



Salem, Virginia.

Current market data.

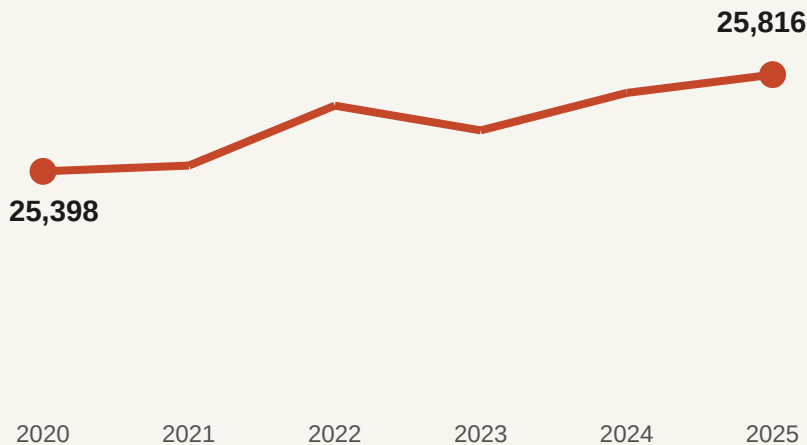
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.6% since 2020.

25,816

people, the 23rd-largest of Virginia's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

86.6%

of 21,974 jobs located in Salem are filled by in-commuters.



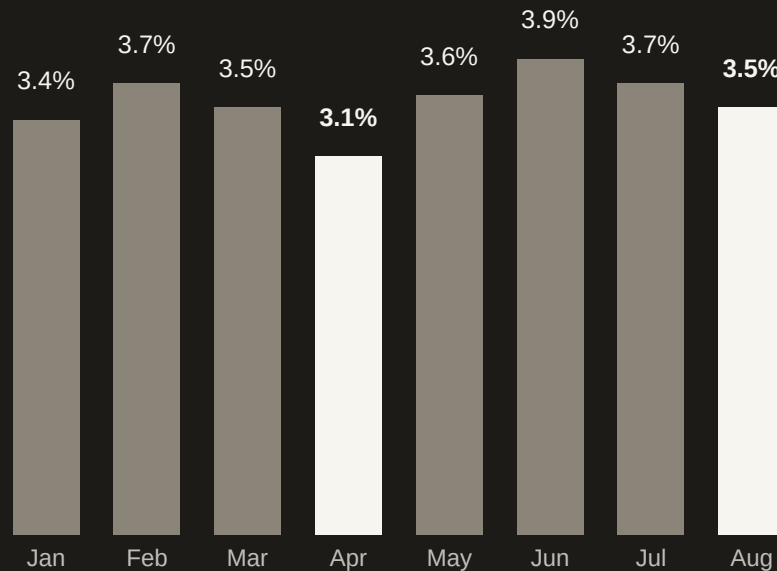
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.1%.

3.5%

in August 2026, the latest month released. A year earlier it was 3.5%.

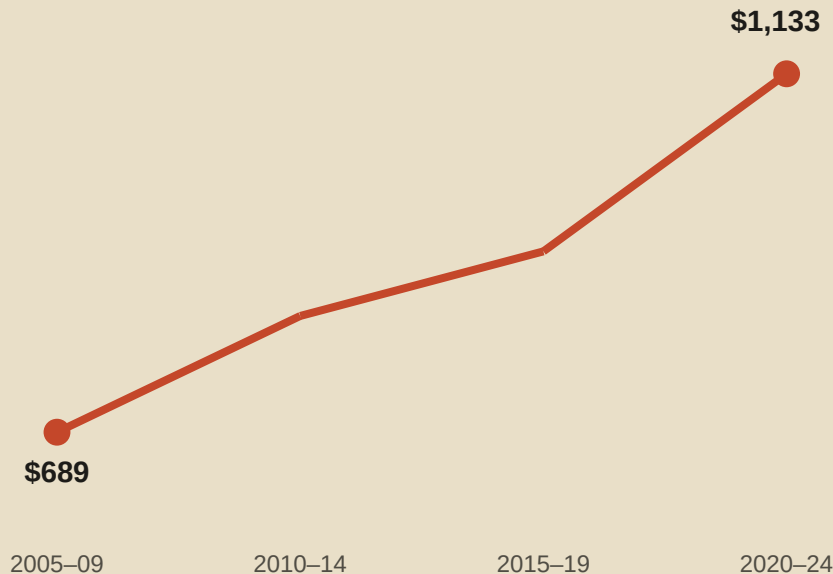


RENT

Median rent is up 64%
since the 2005–2009
survey, before inflation.

\$1,133

a month. Virginia's median is \$1,579.





THE SEAM

Cross one tract line and median rent jumps \$285.

A \$285 gap between neighbors, the sharpest rent edge between adjacent tracts in Salem city.

TRACT 105.02

\$961

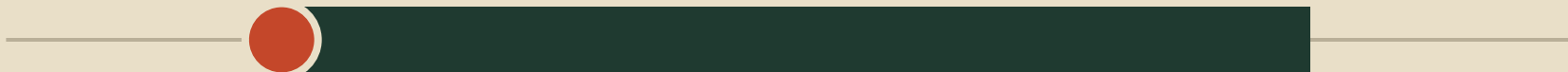
TRACT 103

\$1,246

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,125–\$1,687



\$1,133 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

437

homes permitted, 2022–2025

78%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–2.0% to the 11,112 homes here.

40–220

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 33% less than Virginia's.

\$258,600

median home value in Salem.

Salem



\$258,600

Virginia



\$383,700

U.S.



\$332,700

THAT WAS SALEM'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/va/salem/

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