

# FINDING THE NEIGHBORHOOD THAT IS RIGHT FOR YOU

The location of a home is just as important as the layout and style



Why location matters



Identifying priorities



Neighborhood awareness



Salem features



Research tools and resources



# WHY LOCATION MATTERS

The neighborhood you live in and surrounding amenities are equally important as to what your home looks like.



# IDENTIFYING PRIORITIES

In a perfect world we could have 100% of everything we need and want in a house, the reality is we need to aim for 75% or better



# NEIGHBORHOOD AWARENESS



## Is there income limitations?

With areas with higher incomes taxes can rise as well as the cost of other things depending on what your area advocates for.



## What are the crime rates?

Crime is inevitable and is everywhere, but you wouldn't park a Ferrari in a dark alley. What type of crime is common for that area, are there easy measures to put in place to prevent it?



## How often do people move in or out of that area?

An area that has a high move in/out rate can mean a few different things, the taxes or home prices may have gone up forcing people out, crime and safety, or lack of growth.

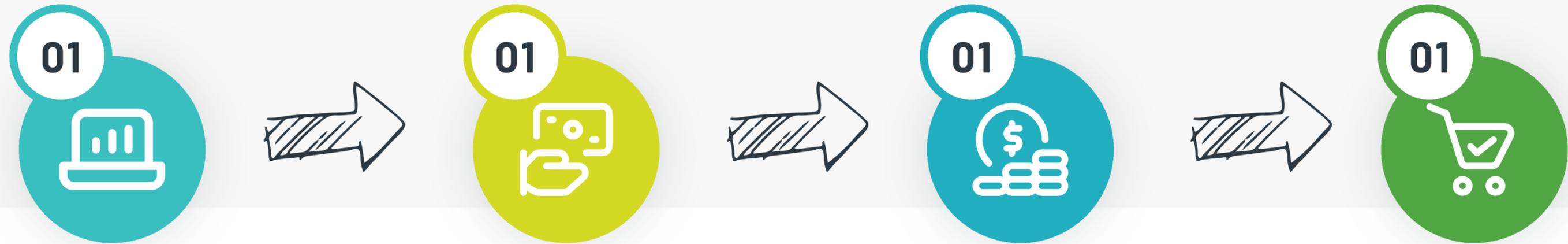


## Are you in a possible rezoning area?

Some homes may be in areas that can be rezoned as commercial, meaning the city may now have permission to build a shopping center next door. You may also consider big box companies may pay you \$\$ to sell so they can build

# SALEM FEATURES

It would help if you were comfortable delegating, but there's still much work involved.



## Downtown District

Historical downtown is a great place to meet friends on the weekend or business meetings during the week. There isn't much housing in downtown but plenty near it.

## West Salem

West Salem is across the Willamette river and has been separated from the rest of Salem allowing it to build it's own community

## New Construction

Many areas in the North east parts of Salem have built entirely new subdivisions.

## Recent Rezones

Along commercial many areas have been rezoned to use homes as offices for dentists, lawyers, realtors.

# RESOURCES AND TOOLS



## Your Local Realtor

Your trusted realtor is an area expert and can often answer any area questions or concerns, as well as any questions about city future planning

## Niche.com

Niche.com is a great resource to use when searching for neighborhoods and school data

## City of Salem

The City of Salem website features many of the projects coming to the city and any important city information

## Nextdoor app

The next-door app allows you to get to know other members in specific neighborhoods as well as keeping up with current neighborhood matters.