RealReports™

21 Garrison Road

Salem, NH 03079

Snapshot RealReport™ created on 08/19/25

Presented By:

Jennifer Mason

jen@jenmasonrealtor.com

978-995-4885

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SCAN THE QR CODE

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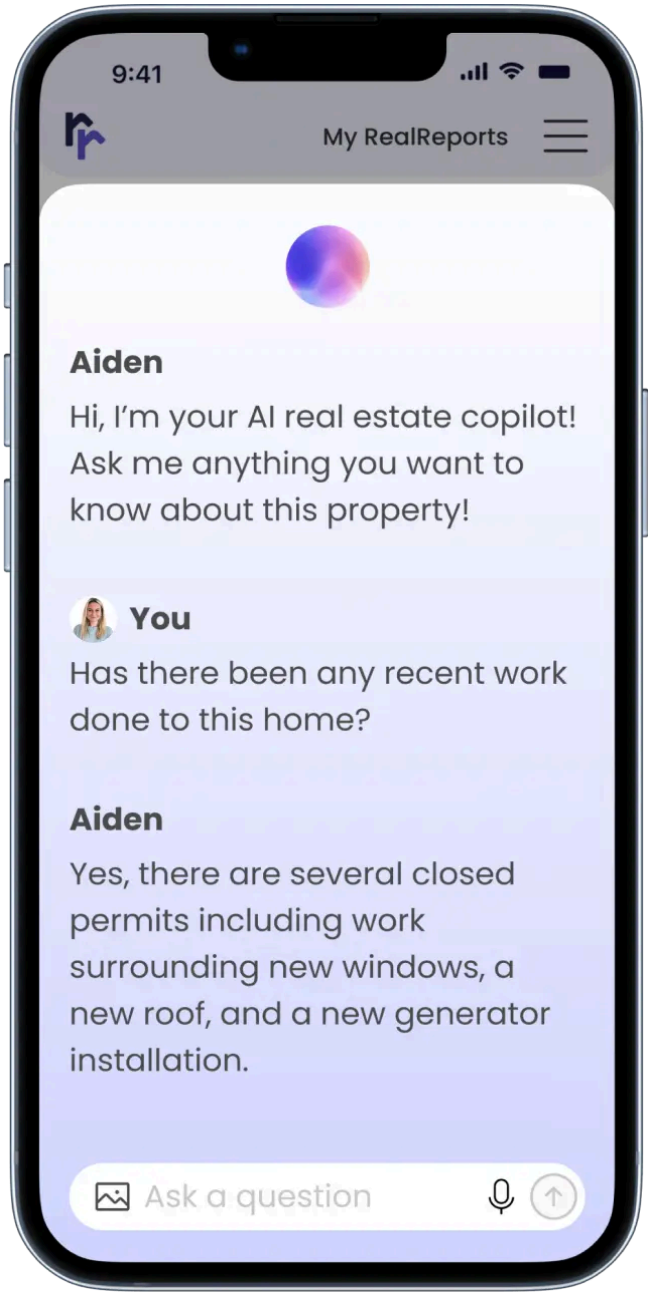

This is an example conversation, and is unrelated to this property.

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Jennifer Mason

jen@jenmasonrealtor.com

978-995-4885

Lic #: 075954

RealReports™

RealReport™ Summary

21 Garrison Road, Salem, NH 03079

Third-Party Valuations

$733,190

$671,777		$794,604
Min	Average	Max

Top Climate Risks

Lightning	Cold Wave	Heat Wave
Moderate	Low	Low

Population

Total population in ZIP Code	**30,646**
Population under 18 years old	**16.9%**
Median household income	**$101,339**
Percent owner-occupied homes	**76.8%**
Median rent	**$1,487**
High school education	**31.3%**
Employment Rate	**70.4%**
Mean work travel time	**28 Minutes**
Work from home	**15.1%**
>1 language spoken in the home	**12.0%**

Neighborhood Scores

Walkability	Biking
2/100	27/100
Car-Dependent	Somewhat Bikeable

Hazardous Materials

Radon Levels	Air Quality
6.6pCi/L	0/yr
Levels exceed EPA standard	Days with poor air quality

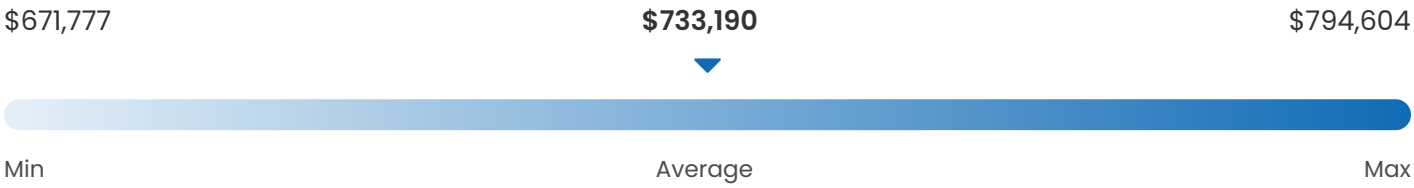
Flood Details

Flood Zone	**X**
Flood Zone Subtype	**Area Of Minimal Flood Hazard**
Avg. Cost of Insurance	**$1,025/mo**
Avg. Risk-Based Cost	**$1,505/mo**

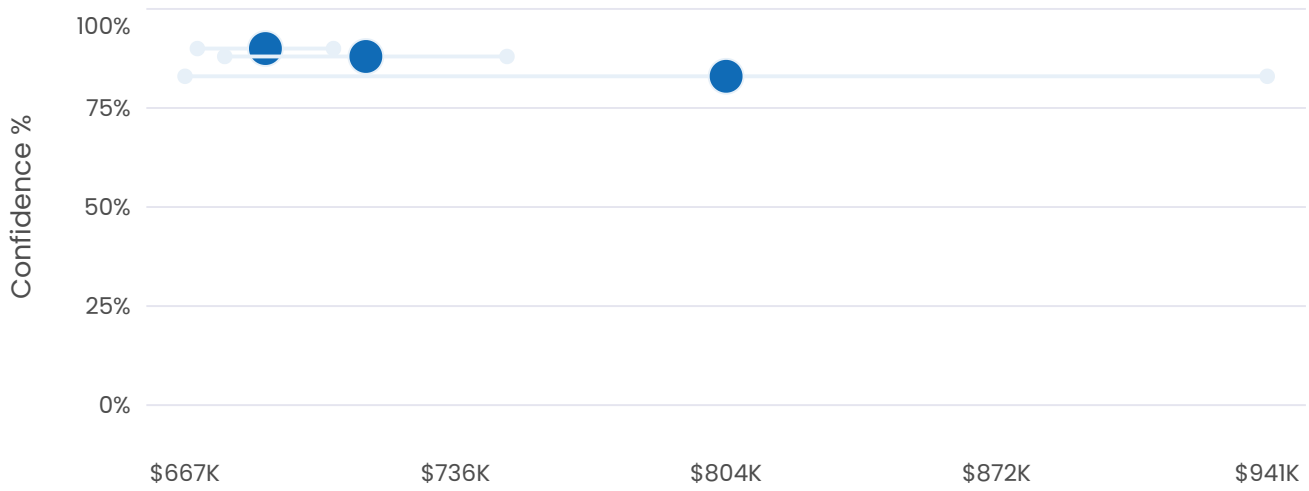
Schools

District	**Salem School District**
Elementary	**Barron Elementary School**
Middle	**Woodbury School**
High	**Salem High School**

Third-Party Valuations



Automated Valuations



Automated Valuation Models (AVM's)

Valuation	Min	Max	Confidence	Date
$687,630	$670,439	$704,821	90%	8/12/2025
$713,000	$677,350	$748,650	88%	8/16/2025
$804,000	$667,320	$940,680	83%	7/16/2025

FAQs:

How is the valution calculated?

The values displayed represents the weighted average of data from multiple Automated Valuation Model (AVM) providers and are not an assessment made by RealReports. This approach helps ensure a more

comprehensive and balanced valuation based on the confidence-weighted aggregate rather than relying on one individual source.

What is an AVM?

An AVM estimates a property's market value using data analysis and mathematical modeling. It factors in property size, location, sales history, and comparable sales. While AVMs offer quick estimates for real estate professionals and consumers, they don't consider a property's condition or unique features. For accuracy, a professional evaluation is recommended.

What comps are used in AVMs?

The transparency of comparable properties utilized in AVMs varies depending on the provider. Some AVMs disclose the specific comps used in their valuation process, allowing users to see which properties influenced the estimated value. Others may provide a general overview or summary without listing exact addresses or details.

Neighborhood

Neighborhood Scores

Walkability

Car-Dependent

Biking

Somewhat Bikeable

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Nearby Schools

Rating	Name	Grades	Type
Above avg	William T. Barron Elementary School	KG-5	Public
N/A	Patsy's House Daycare & Learning Center	KG	Private
Avg	Salem High School	9-13	Public
N/A	Salem Boys & Girls Club	PK-KG	Private
Avg	Woodbury School	6-8	Public
Avg	The Birches Academy of Academics and Art	KG-8	Charter
N/A	Create & Discover Learning Center	PK-KG	Private
Avg	Dr. L. F. Soule School	KG-5	Public
N/A	Create & Discover Learning Center	PK-KG	Private
N/A	Granite State Christian School	PK-5	Private

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Utility Estimates

Electricity Price	$0.15/kWh
Est. Total Electricity Usage	34,049 kWh/yr
Est. Annual Electricity Cost	$4,767/yr
Est. Monthly Electricity Cost	$397/mo
Electricity Provider	Granite State Electric Co (New Hampshire)
Electricity Rate Details	Link
Oil Price	$3.63/gal ($0.18 above nat'l avg.)
Propane Price	$3.63/gal ($1.11 above nat'l avg.)
Natural Gas Price	$1.63/therm ($0.38 above nat'l avg.)

Solar Estimates

System Cost	$48,224
Total Incentives	$15,467
Net System Cost	$32,757
System Output	18,694 kWh/yr
Year 1 Savings	$1,222
Year 20 Savings	$47,230

HVAC Estimates

HVAC Cost Without Heatpump	$3,040
HVAC Cost With Heatpump	$2,665
Heatpump Savings	$375

Internet

fidium Authorized Dealer	Consolidated Communications Provider	2,000 Mbps Max Download Speed
Package 1: Residential Fiber	2,000 Mbps Down | 2,000 Mbps Up	
Package 2: Residential Fiber	1,000 Mbps Down | 1,000 Mbps Up	
Package 3: Residential DSL	10 Mbps Down | 1 Mbps Up	
Parent Company	Consolidated Communications, Inc.	
xfinity authorized retailer	Xfinity Provider	2,000 Mbps Max Download Speed
Package 1: Residential & Business Cable	2,000 Mbps Down | 300 Mbps Up	
Parent Company	Comcast Corporation	
verizon	Verizon Provider	300 Mbps Max Download Speed
Package 1: Residential Fixed Wireless	300 Mbps Down | 20 Mbps Up	
Package 2: Business Fixed Wireless	200 Mbps Down | 30 Mbps Up	
Package 3: Business Fixed Wireless	50 Mbps Down | 6 Mbps Up	
Parent Company	Verizon Communications Inc.	
EarthLink	Earthlink	100 Mbps

Provider	Max Download Speed
Package 1: Residential & Business Fixed Wireless	100 Mbps Down | 20 Mbps Up
Package 2: Residential & Business Fixed Wireless	25 Mbps Down | 3 Mbps Up
Telephone	1-888-327-8454
Parent Company	Earthlink Business

AT&T Provider	100 Mbps Max Download Speed
Package 1: Business Fixed Wireless	100 Mbps Down | 6 Mbps Up
Package 2: Business Fixed Wireless	30 Mbps Down | 3 Mbps Up
Parent Company	AT&T Inc.

T-Mobile Provider	100 Mbps Max Download Speed
Package 1: Residential & Business Fixed Wireless	100 Mbps Down | 20 Mbps Up
Package 2: Residential & Business Fixed Wireless	25 Mbps Down | 3 Mbps Up
Parent Company	T-Mobile USA, Inc.

HughesNet Provider	100 Mbps Max Download Speed
Package 1: Residential & Business Satellite	100 Mbps Down | 5 Mbps Up
Parent Company	Hughes Network Systems, LLC

Viasat Carrier	100 Mbps Max Download

Services Inc Provider	Speed
Package 1: Residential Satellite	100 Mbps Down | 3 Mbps Up
Package 2: Business Satellite	50 Mbps Down | 4 Mbps Up
Parent Company	Viasat, Inc.

Mobile Coverage Insights

Best Overall	Verizon
Best Speed	Verizon
Best Reliability	Verizon
Best Coverage	AT&T

Mobile Coverage

Verizon	4G LTE	64/100
Carrier	Networks at Property	Overall Score

Operator	Verizon Wireless
Networks in Area	4G LTE
Towers in Range	11
Closest Tower Distance	1.75 miles
Coverage Quality	Good
Signal Strength	Excellent
Speed	Fast
Reliability	Very High
Expected Throughput	78 Mbps
Coverage Quality	61/100
Speed Potential	30/100
Network Redundancy	85/100
Technology Mix	50/100
Average Signal Strength	-65.1 dBm
Average Signal Quality	24.9 dB
Coverage Radius	13.2 miles

AT&T	4G LTE	58/100
Carrier	Networks at Property	Overall Score

Operator	At&t Mobility
Networks in Area	4G LTE
Towers in Range	1
Closest Tower Distance	7.43 miles
Coverage Quality	Fair
Signal Strength	Excellent
Speed	Fast
Reliability	Moderate
Expected Throughput	69 Mbps
Coverage Quality	88/100
Speed Potential	30/100
Network Redundancy	50/100
Technology Mix	50/100
Average Signal Strength	-71.6 dBm
Average Signal Quality	18.4 dB
Coverage Radius	12.9 miles

T-Mobile	-	31/100
Carrier	Networks at Property	Overall Score

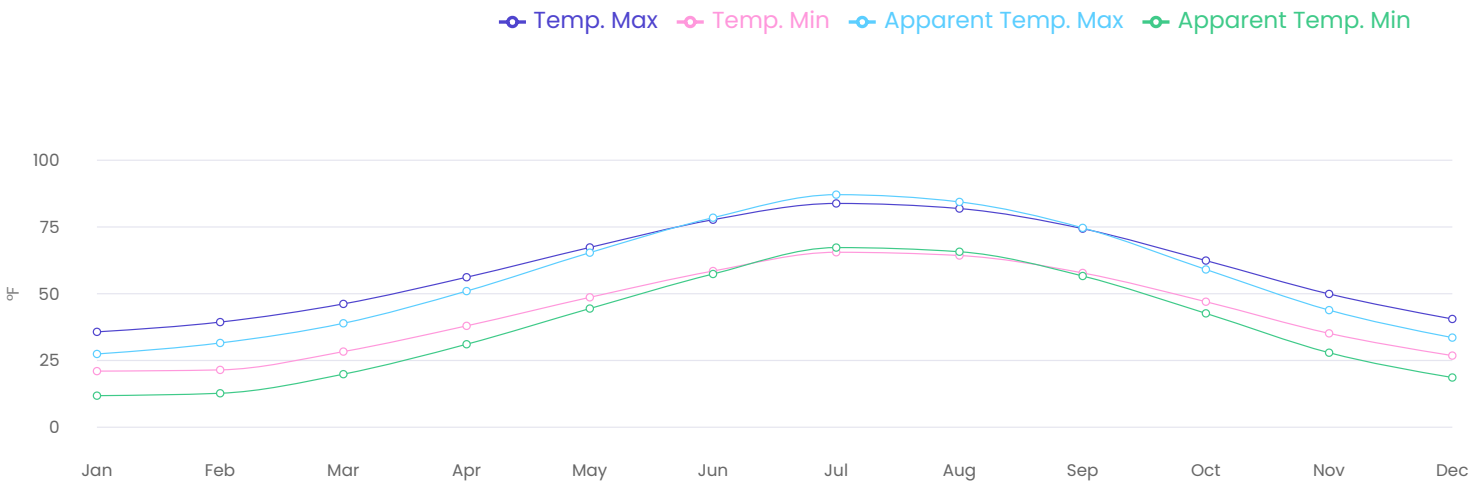
Operator	T-mobile Usa
Networks in Area	4G LTE
Towers in Range	0
Closest Tower Distance	1.80 miles
Coverage Quality	Limited
Signal Strength	Excellent
Speed	Fast
Reliability	Variable
Expected Throughput	87 Mbps
Coverage Quality	35/100
Speed Potential	30/100
Network Redundancy	0/100
Technology Mix	50/100
Average Signal Strength	-59.4 dBm
Average Signal Quality	30.6 dB
Coverage Radius	1.1 miles

Flood Data Details

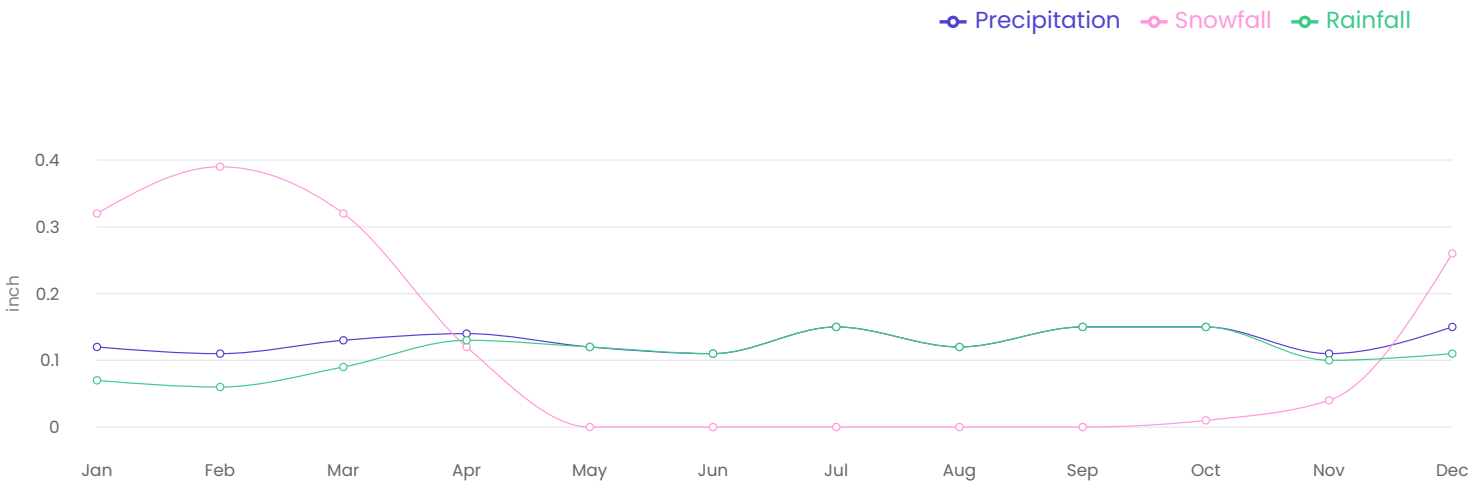
Avg. Current Cost of Insurance (03079)	$1,025
Avg. Risk-Based Cost of Insurance (03079)	$1,505
Flood Zone	X
Flood Zone Subtype	Area Of Minimal Flood Hazard
Study ID	33015c
Study Type	Np

Average Daily Weather

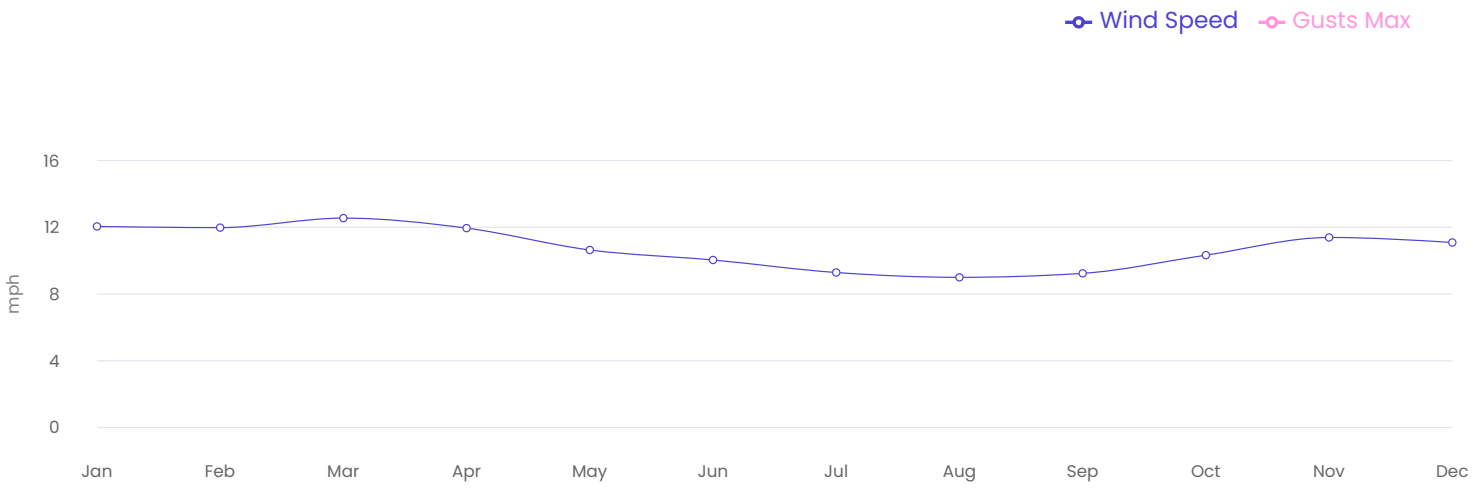
Temperature



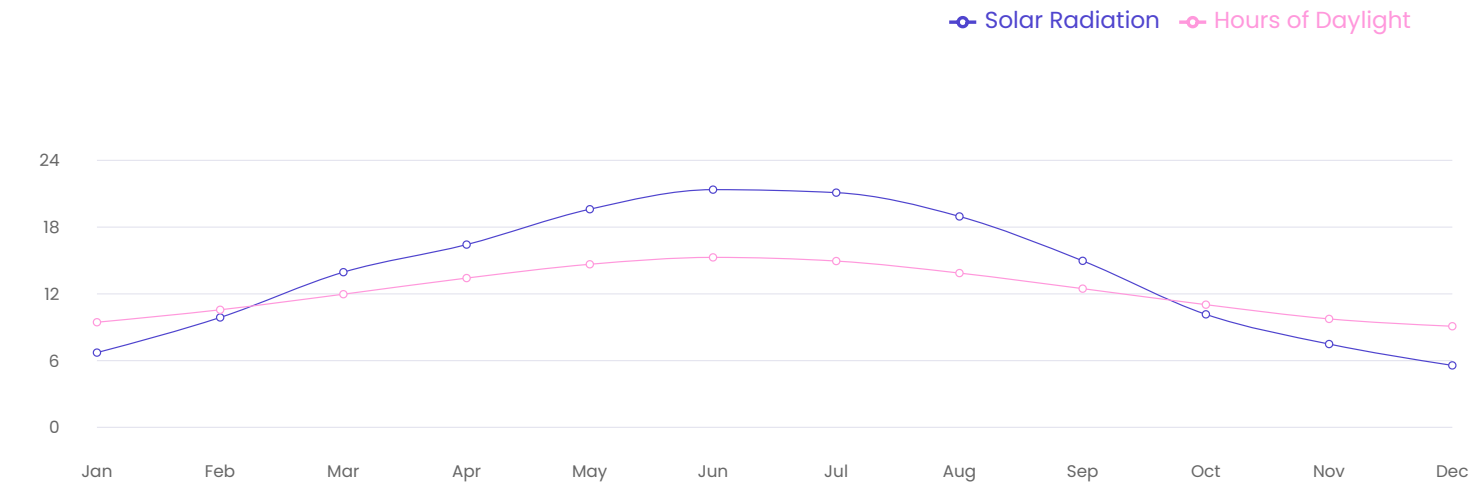
Precipitation



Wind



Add'l Info



Area Resilience Summary

Overall Risk

Very Low

Hazard Summary

Area Resilience

	Hazard	Risk Rating	Relative Risk Score
●	Earthquake	Very Low	48.64
●	Hail	Very Low	39.4
●	Wildfire	Very Low	35.24
●	Cold Wave	Relatively Low	55.53
●	Heat Wave	Relatively Low	27.53
●	Hurricane	Relatively Low	59.77
●	Ice Storm	Relatively Low	39.9
●	Landslide	Relatively Low	49.73
●	Riverine Flooding	Relatively Low	48.3
●	Strong Wind	Relatively Low	51.26
●	Tornado	Relatively Low	38.22
●	Winter Weather	Relatively Low	43.39
●	Lightning	Relatively Moderate	52.35

Historical Disasters (Rockingham County)

Title	Incident Type	Declaration Date	Claims in Salem?
Severe Winter Storm And Flooding	Winter Storm	7/9/2024	No
Severe Storms And Flooding	Severe Storm	4/18/2024	No
Severe Storms And Flooding	Flood	9/13/2023	No
Covid-19 Pandemic	Biological	4/2/2020	Yes
Covid-19	Biological	3/12/2020	No
Severe Winter Storm And Snowstorm	Snowstorm	6/7/2018	No
Severe Storm And Flooding	Coastal Storm	6/7/2018	No
Severe Winter Storm And Snowstorm	Severe Storm	3/24/2015	No
Severe Winter Storm And Snowstorm	Severe Storm	3/18/2013	No
Hurricane Sandy	Hurricane	11/27/2012	No
Hurricane Sandy	Hurricane	10/29/2012	No
Severe Storm And Snowstorm	Severe Storm	12/4/2011	No
Severe Storm	Severe Storm	10/31/2011	No
Hurricane Irene	Hurricane	8/26/2011	No
Severe Storms And Flooding	Severe Storm	5/11/2010	No
Severe Winter Storm	Severe Storm	3/28/2010	No
Severe Winter Storm	Severe Ice Storm	1/1/2009	No
Severe Winter Storm	Severe Storm	12/12/2008	No
Severe Storms, Tornado, And Flooding	Severe Storm	8/10/2008	No
Severe Storms And Flooding	Severe Storm	4/26/2007	Yes
Severe Storms And Flooding	Severe Storm	5/24/2006	Yes
Hurricane Katrina Evacuation	Hurricane	9/18/2005	No
Record Snow	Snowstorm	4/27/2005	No
Record And/or Near Record Snow	Snowstorm	3/29/2005	No
Snow	Snowstorm	3/10/2003	No
Snow	Snowstorm	3/27/2001	No
Severe Storms And Flooding	Severe Storm	7/1/1998	No
Fall Northeaster Rainstorm	Flood	10/28/1996	No
Blizzards, High Winds & Record Snowfall	Snowstorm	3/15/1993	No
Coastal Storm	Coastal Storm	11/12/1991	No
Hurricane Bob & Severe Storms	Hurricane	9/8/1991	No
Severe Storms & Flooding	Flood	4/15/1987	No
High Winds, Tidal Surge & Coastal Flooding	Flood	2/15/1978	No
Severe Storms & Flooding	Flood	7/10/1973	No
Coastal Storms	Coastal Storm	3/17/1972	No

Radon & Air Quality (Rockingham county)

Avg. Radon Levels

6.6 pCi/L

Levels exceed EPA standard

Air Quality

0/yr

Days with poor air quality

Nearby Hazardous Facilities

Site Name	Address	Distance
Bruces Garage	74 Wheeler Ave Salem, Nh 03079	0.34 mi
Northeast Rehabilitation Hospital	70 Butler Street Salem, Nh 03079-3974	0.56 mi
Fary Auto Sales	201 Lawrence Rd Salem, Nh 03079	0.85 mi
Digital Equipment Corp	215 S Broadway Salem, Nh 03079	1.13 mi
Home Depot 3480	289 S Broadway Salem, Nh 03079	1.14 mi
Salem High School	44 Geremonty Drive Salem, Nh 03079-3389	1.16 mi
Sunoco Service Station	323 S Broadway Salem, Nh 03079	1.19 mi
Super Petroleum Auto Repair	320 S Broadway Salem, Nh 03079	1.19 mi
Jiffy Lube Store 1233	323 South Broadway Salem, Nh 03079-4522	1.19 mi
Meineke Discount Mufflers	323 South Broadway #2 Salem, Nh 03079-4565	1.19 mi

Census Data

Income

Median Household Income	$101,339
Median Family Income	$127,632
Median Married-Couple Family Income	$142,692
Median Non-Family Household Income	$61,917
Percent Below Poverty Level	4.70%
Age 18 Years & Younger Below Poverty Level	5.80%
Age 18-64 Years Below Poverty Level	4.50%
Age 65 Years+ Below Poverty Level	4.60%

Household

Average Family Size	2.91
Married-Couple Family Household	54.90%
Male Householder Family Household (No Spouse Present)	12.70%
Female Householder Family Household (No Spouse Present)	23.20%

Education

Enrolled in Nursery/Preschool	5.20%
Enrolled in K-12	71.30%
Enrolled in College, Undergrad	17.10%
Enrolled in Graduate/Professional School	6.40%
Attained a Bachelor Degree or Higher	39.10%
Attained High School or Equivalent Degree	31.30%
Attained Some College, No Degree	17.40%
Attained Associate Degree	8.20%
Attained Bachelor Degree	24.10%
Attained Graduate or Professional Degree	15.00%

Heat Source

Utility Gas	14.50%
Bottled, Tank, or LP Gas	20.20%
Electricity	8.30%
Fuel Oil, Kerosene, etc	52.60%
Coal or Coke	0.00%
All Other Fuels	3.90%
No Fuel Used	0.60%

Census Data

Commuting

Mean Work Travel Time (min)	28
Drive Alone	76.00%
Carpool	4.20%
Public Transportation	1.60%
Walk	1.70%
Other Means	1.50%
Work from Home	15.10%

Health

Disabled Population	11.40%
Hearing Difficulty	2.70%
Vision Difficulty	1.80%
Cognitive Difficulty	5.10%
Ambulatory Difficulty	5.60%
Self-care Difficulty	2.50%
Independent Living Difficulty	4.40%

Language

Language Other than English Spoken at Home	12.00%
English Only	88.00%
Spanish	6.30%
Other Indo-European Languages	2.50%
Asian and Pacific Islander Languages	2.20%
Other Languages	1.10%

Population

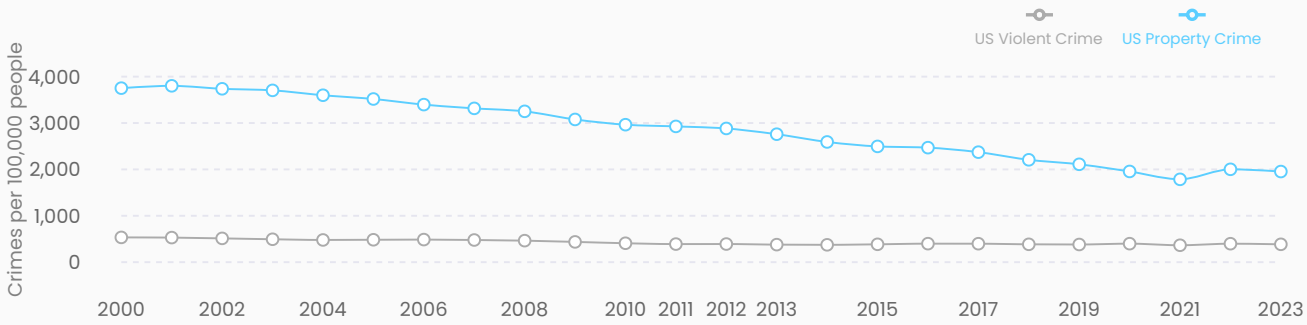
Total Population (NH)	-
Total Population (03079)	30,646
Under 18 Years Old	16.90%
Under 5 Years Old	3.90%
5-9 Years Old	4.70%
10-14 Years Old	5.20%
15-19 Years Old	4.50%
20-24 Years Old	5.40%
25-34 Years Old	15.20%
35-44 Years Old	11.70%
45-54 Years Old	13.70%
55-59 Years Old	8.60%
60-64 Years Old	7.50%
65-74 Years Old	11.70%
75-84 Years Old	5.70%
85 Years Old & Over	2.40%
Foreign Born Population	10.60%
Naturalized US Citizen	59.60%
Not a US Citizen	40.40%

Housing	
Studio	1.30%
1 Bedroom	9.10%
2-3 Bedrooms	71.30%
4 or More Bedrooms	18.30%
Total Housing Units	13511
Occupied Housing Units	12573
Vacant Housing Units	938
Percent Owner-Occupied	76.80%
Percent Renter-Occupied	23.20%
Percent Owner-Occupied Valued Less than $50,000	2.50%
Percent Owner-Occupied Valued Between $50,000-$99,999	3.80%
Percent Owner-Occupied Valued Between $100,000-$149,999	1.50%
Percent Owner-Occupied Valued Between $150,000-$199,999	1.60%
Percent Owner-Occupied Valued Between $200,000-$299,999	9.20%
Percent Owner-Occupied Valued Between $300,000-$499,999	46.20%
Percent Owner-Occupied Valued Between $500,000-$999,999	33.50%
Percent Owner-Occupied Valued $1,000,000 or more	1.70%
Median Gross Rent	$1,487
Percent of Renters Paying Less than $500	4.10%
Percent of Renters Paying Between $500 - $999	7.50%
Percent of Renters Paying Between $1,000 - $1,499	39.90%
Percent of Renters Paying Between $1,500 - $1,999	20.70%
Percent of Renters Paying Between $2,000 - $2,499	17.60%
Percent of Renters Paying Between $2,500 - $2,999	7.70%
Percent of Renters Paying $3,000 or more	2.60%

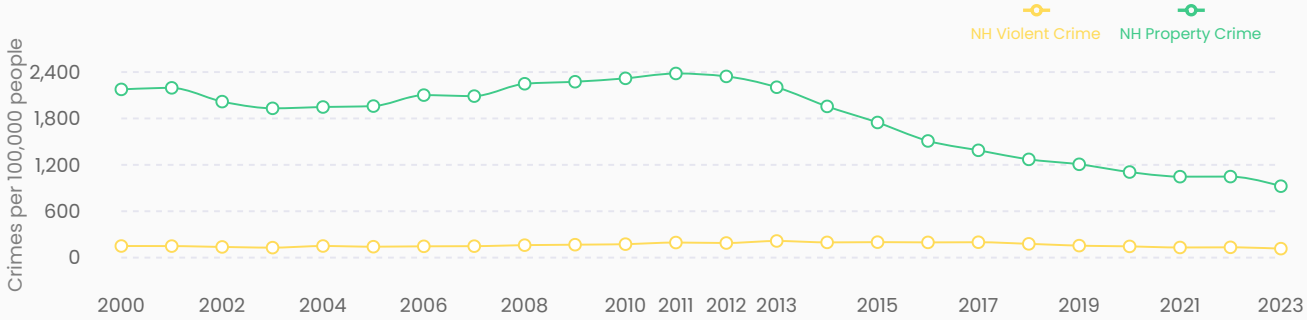
Employment	
Mean Usual Hours Worked for Workers	38.7
Mean Usual Hours Worked for Workers (Male)	40.6
Mean Usual Hours Worked for Workers (Female)	36.5
Management, business, science, and arts occupations	8,283
Total Civilian Employed Population	17,961
Service occupation	2,620
Sales and office occupations	3,515
Natural resources, construction, and maintenance occupations	1,703
Production, transportation, and material moving occupations	1,840
Employee of private company workers	69.30%
Self-employed in own incorporated business workers	2.70%
Private not-for-profit wage and salary workers	8.40%
Local, state, and federal government workers	13.60%
Self-employed in own not incorporated business workers & unpaid family workers	5.90%
Employment rate	70.40%
Agriculture, Forestry, Fishing and Hunting, and Mining	0.00%
Construction	7.20%
Manufacturing	12.50%
Wholesale Trade	4.30%
Retail Trade	9.40%
Transportation and warehousing, and utilities	4.50%
Information	2.70%
Finance and insurance, and real estate and rental and leasing	6.70%
Professional, scientific, and management, and administrative and waste management services	15.30%
Educational services, and health care and social assistance	21.00%
Arts, entertainment, and recreation, and accommodation and food services	8.40%
Other services, except public administration	4.10%
Public administration	3.90%

Crime Trends

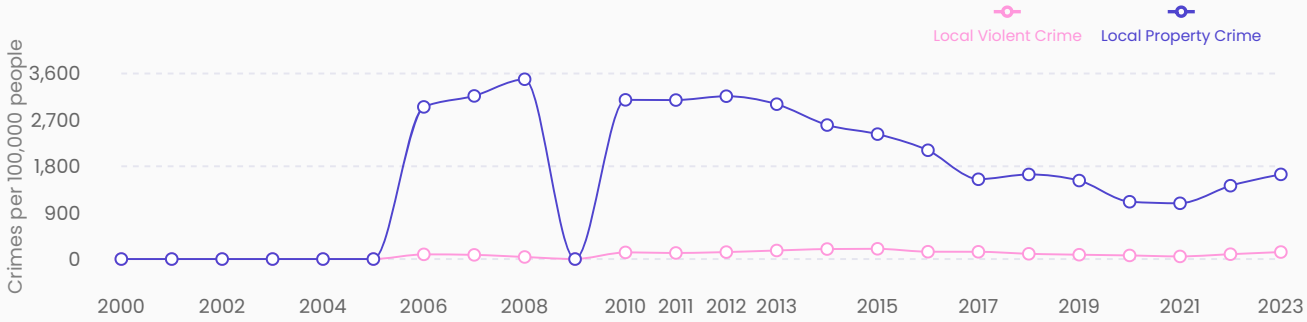
National Crime Statistics



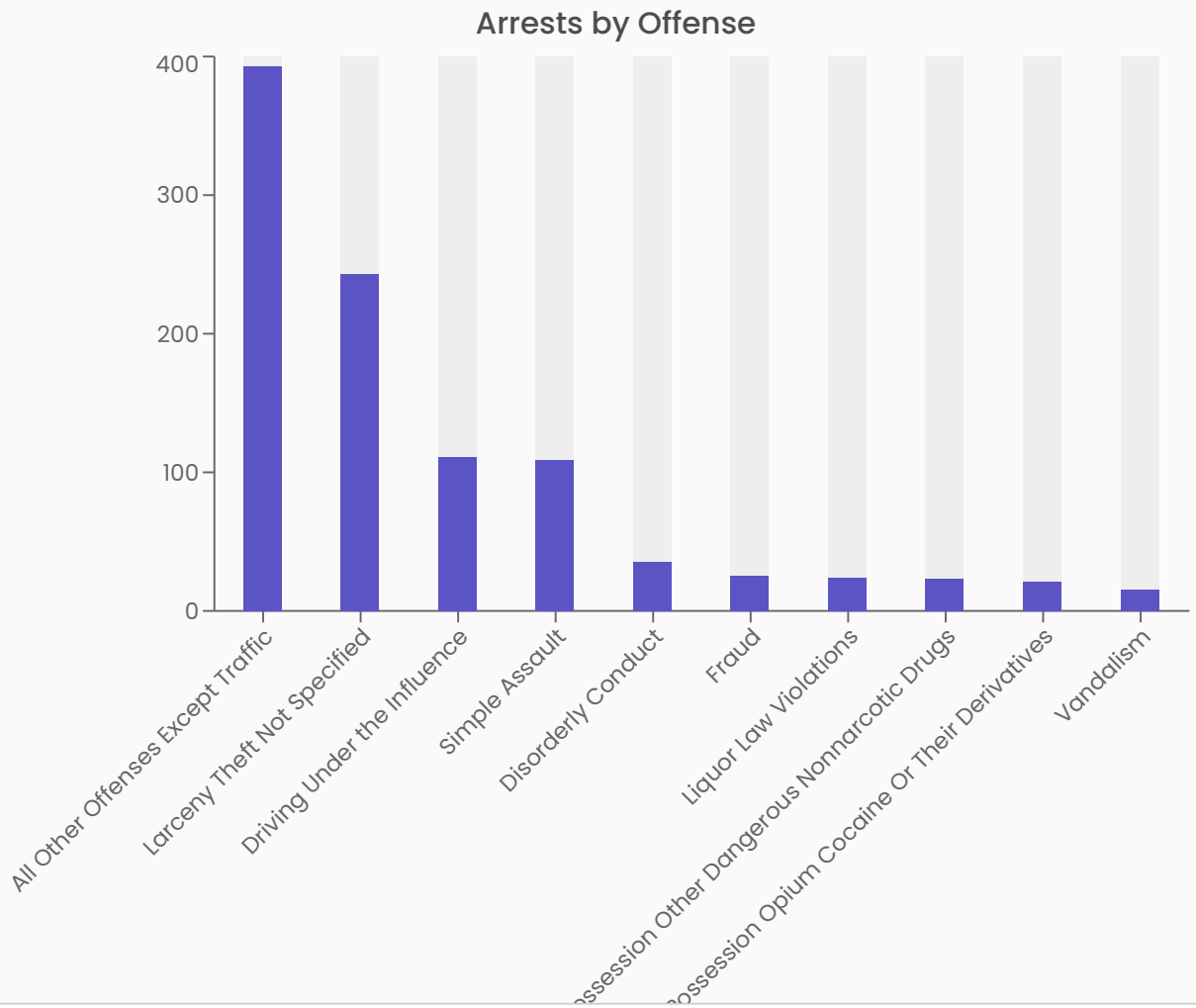
State Crime Statistics



Local Crime Statistics



Annual Arrest Statistics (2023)



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