



## Neighborhood Report



**Serene Knell, BROKER, REALTOR®**

**Simply Sell Now**

**119 Drum Hill Rd Suite 343**

**Chelmsford, MA 01824**

**Office: 978.726.0261**

**Fax: 978.236.7257**

**email: [serene@simplysellnow.com](mailto:serene@simplysellnow.com)**

**Web: [www.simplysellnow.com](http://www.simplysellnow.com)**



# Personal and Professional Information



## Serene Knell

### Affiliation

Simply Sell Now  
119 Drum Hill Rd Suite 343  
Chelmsford, MA 01824  
Office: 978.726.0261  
Fax: 978.236.7257



### Experience

Century 21 Commonwealth  
Century 21 Heritage  
Century 21 DeAnn Group  
Boston Globe (Marketing Division)  
DGA (Sr. Operation Mgr/Marketing Firm)  
Radio City Music Hall (Production)  
Apollo Theatre (Production/Staging)  
CBS (Television Production/Line Producer)  
Meadowlands Arena (Stage Manager)  
Serene Hands (Neuromuscular Sports Massage Therapist)

### Personal Information

Simply Sell Now is licensed in Massachusetts and New Hampshire. As licensed Realtors we are also members of Massachusetts Association of Realtors, National Association of Realtors and Northeast Association of Realtors.

L. Serene Knell was born and raised in Chelmsford, Massachusetts yet spread her wings and made her home in New York City where she worked her way up the ladder in the entertainment industry working at Radio City Music Hall, Apollo Theatre and Giants Stadium/Continental Airlines Arena as well as the Beacon and other theatrical venues in the capacity of Production Manager, Stage Manager and Director. Her ability to assess a situation and remedy any obstacles with her positive attitude and integrity raised the bar for those who worked by her and for her. Problem solving accompanied by creativity was just what the entertainment industry craved as she was hired to run television shows in Hollywood and made it her home for over seven years. Organization, engaging marketing skills and constantly reinventing herself allowed for a very successful career in such a cut throat business. Serene moved back to Chelmsford 6 years ago so her now adult son could

Prepared by Serene Knell, BROKER, REALTOR®



# Personal and Professional Information



get to know his extended family and she has applied everything that has brought her success to the industry of Real Estate. Serene worked with Century 21 for many years while she assisted, educated and guided her Buyers and Sellers through each transaction. The ability to relieve their stress and ensure a negotiation goes from conception to closing is imperative for a sale or purchase of such monetary value and emotional magnitude. The art of listening is vital to being successful. Great ideas mean nothing if not executed properly. Most importantly the ability to communicate in a likable manner and encourage everyone involved to do their part successfully requires someone such as Serene to see a transaction through to the end. There is always a Buyer and there is always a Seller... it's about proactively seeking the one out for the other through every possible venue and ingenious marketing skills that are true and not just a gimmick.

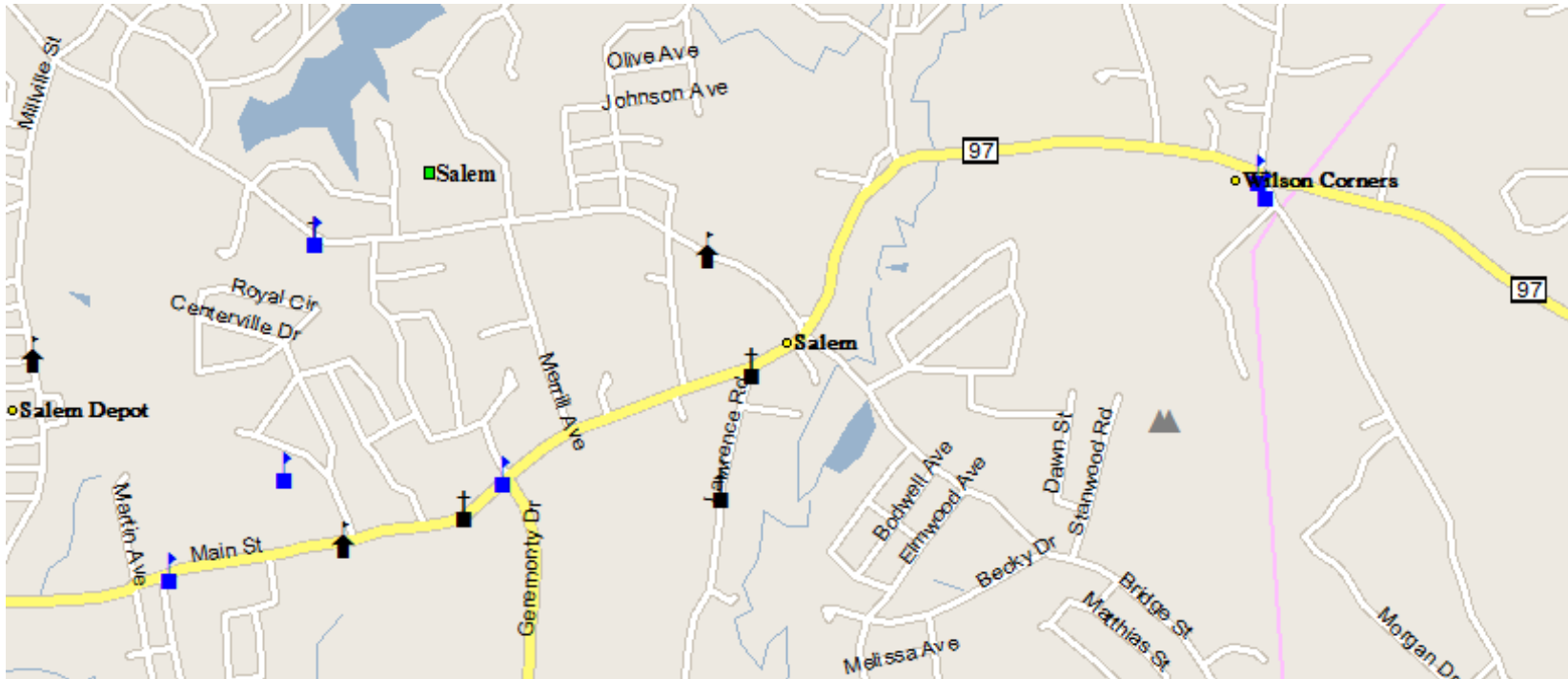
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the difference of selling in a timely manner and setting your home apart from the rest. These skills made her client base grow quickly. Serene continues to educate herself so she can educate her clients and eventually she became a Broker and started Simply Sell Now.com which is exactly what it's name states. Simply Sell Now opened in April of 2007 and was created for Serene to utilize all of her creative marketing skills to enable her clients to accomplish their goals. Serene is the Broker/Owner and has chosen not to hire additional agents so she can focus on what she loves to do...work with her clients directly!

Make today a Great Day!





## SALEM, NH





## Neighborhood Facts

# SALEM

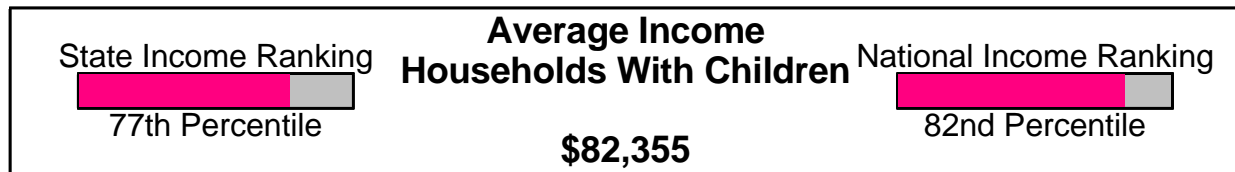
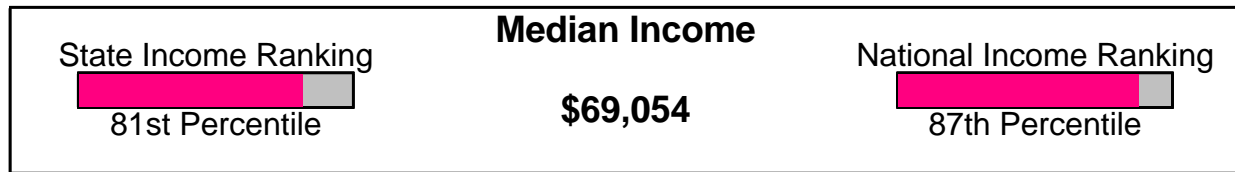
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# Neighborhood Facts

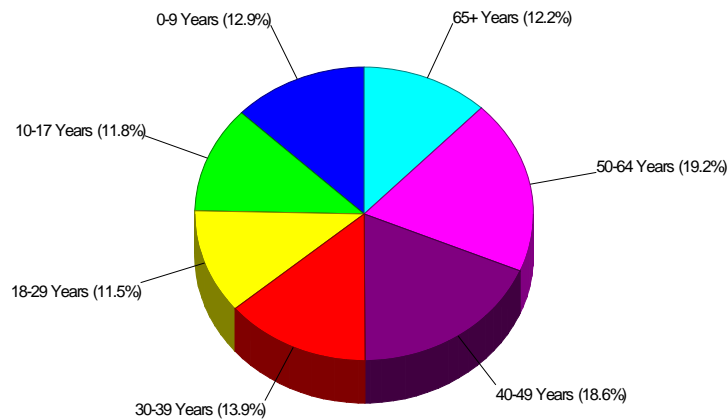


## Income For Neighborhood Within Town of Salem



## Age Breakdown For Neighborhood Within Town of Salem

**Average Age = 40.0 Years**



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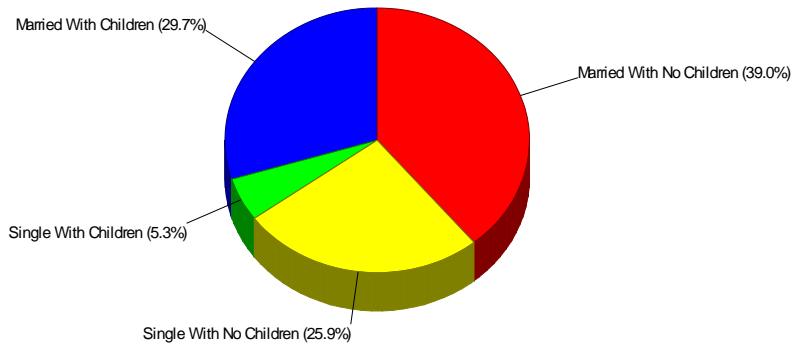


# Neighborhood Facts



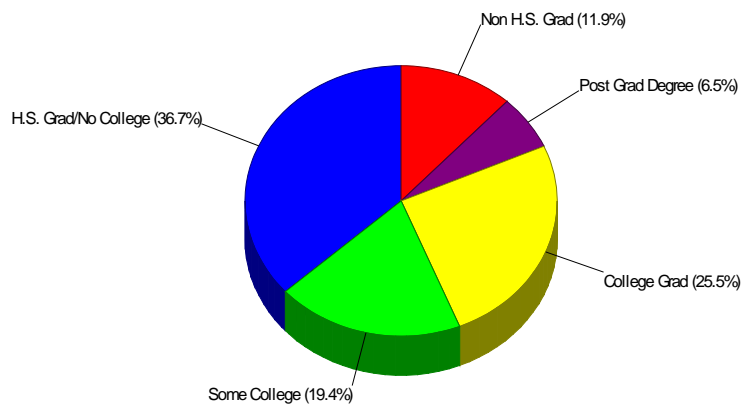
## Household Characteristics For Neighborhood Within Town of Salem

**68.8% Married**  
**35.1% With Children**



## Adult Education Level For Neighborhood Within Town of Salem

**88.1% High School Graduates**  
**32.0% College Graduates**



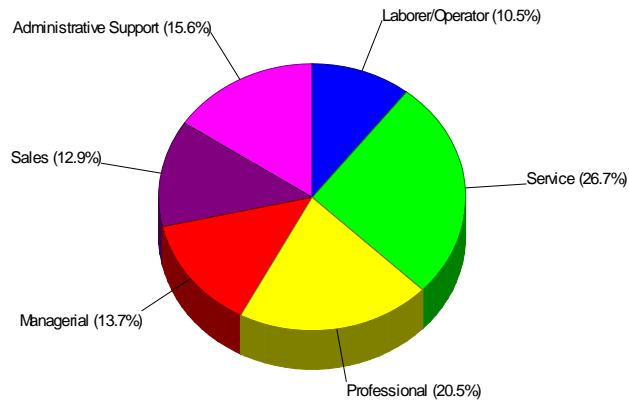
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# Neighborhood Facts



## Employment For Neighborhood Within Town of Salem Average Travel Time To Work = 28.1 Minutes



**Occupation**







## Area Facts

# SALEM

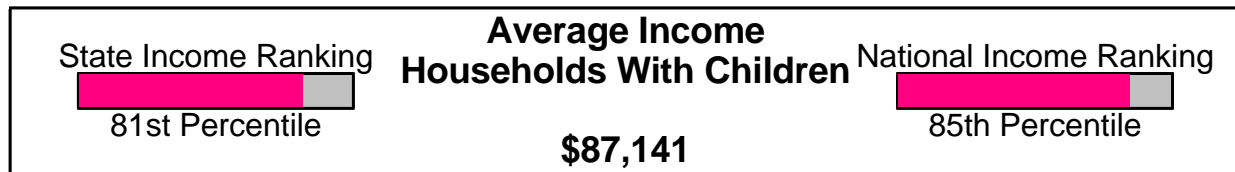
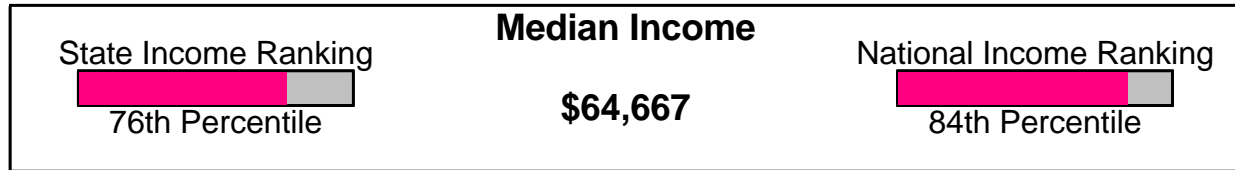
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# Area Facts

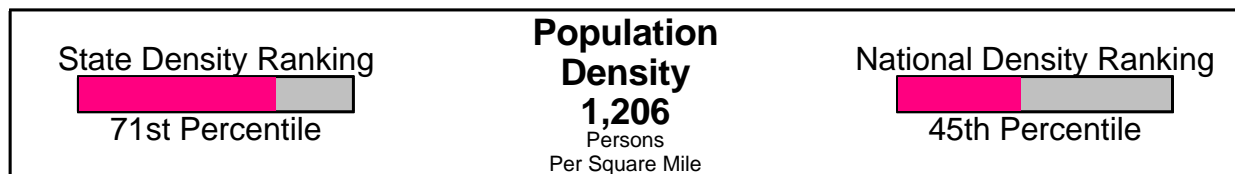


## Income For Town of Salem



## Population For Town of Salem

**Population = 29,799**  
**Land Area = 24.7 Square Miles**

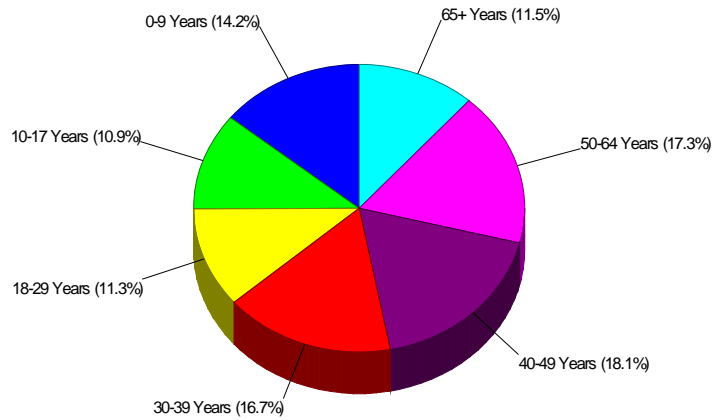


# Area Facts



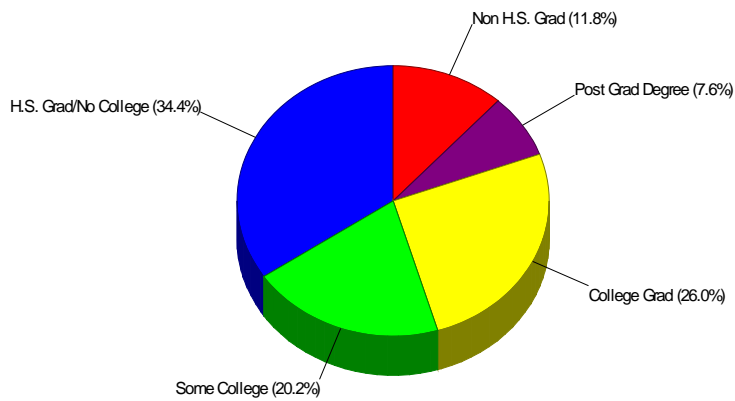
## Age Breakdown For Town of Salem

**Average Age = 38.3 Years**



## Adult Education Level For Town of Salem

**88.2% High School Graduates  
33.6% College Graduates**



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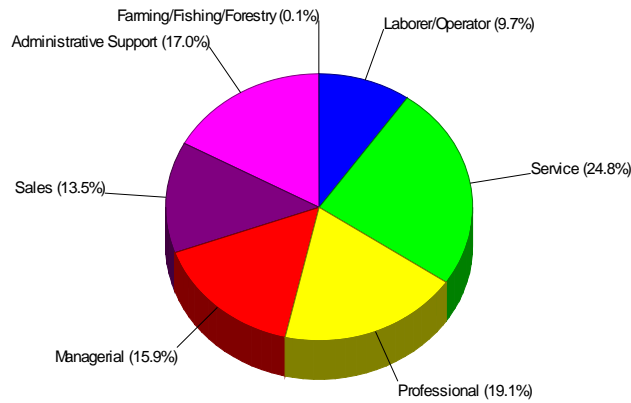


# Area Facts



## Employment For Town of Salem

Average Travel Time To Work = 28.5 Minutes



Occupation





## **School Information**

# **SALEM**

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# School Information



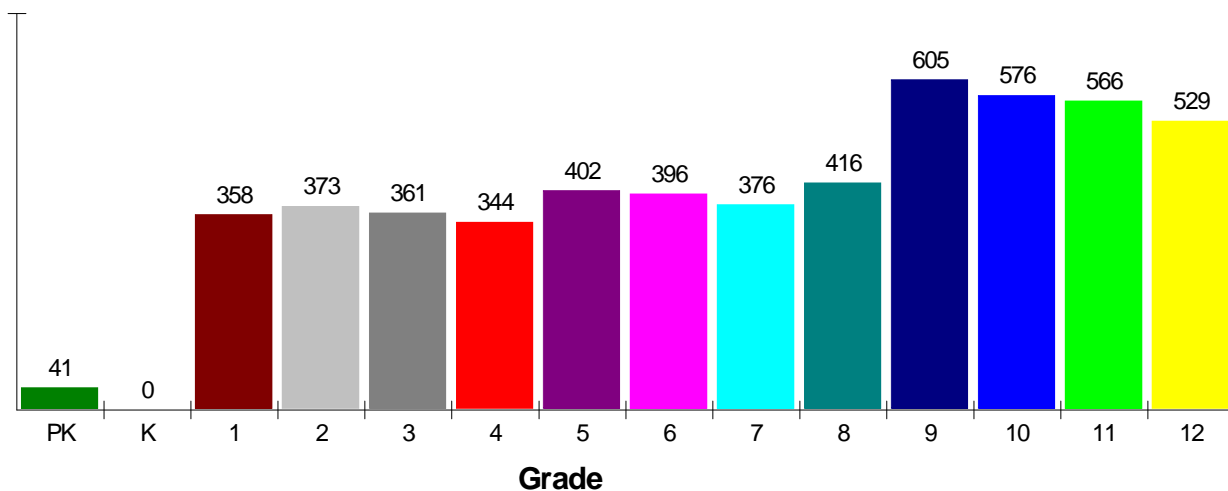
## General Facts FOR SALEM SCHOOL DISTRICT

SALEM SCHOOL DISTRICT  
38 GEREMONTY DR  
SALEM, NH 03079

Type:	(603)893-7040	Union Component Local District
Grade Range:		PK - 12
Schools:		8
Teacher:		324
Students:		5,343
Student/Teacher Ratio:		16.5 To 1
Student/Librarian Ratio:		890.5 To 1
Secondary Student/Guidance Ratio:		113.8 To 1

## Student Enrollment By Grade FOR SALEM SCHOOL DISTRICT

Total Enrollment = 5,343



National Enrollment Ranking: 2,001 of 15,679 (87th Percentile)  
State Enrollment Ranking: 6 of 167 (97th Percentile)

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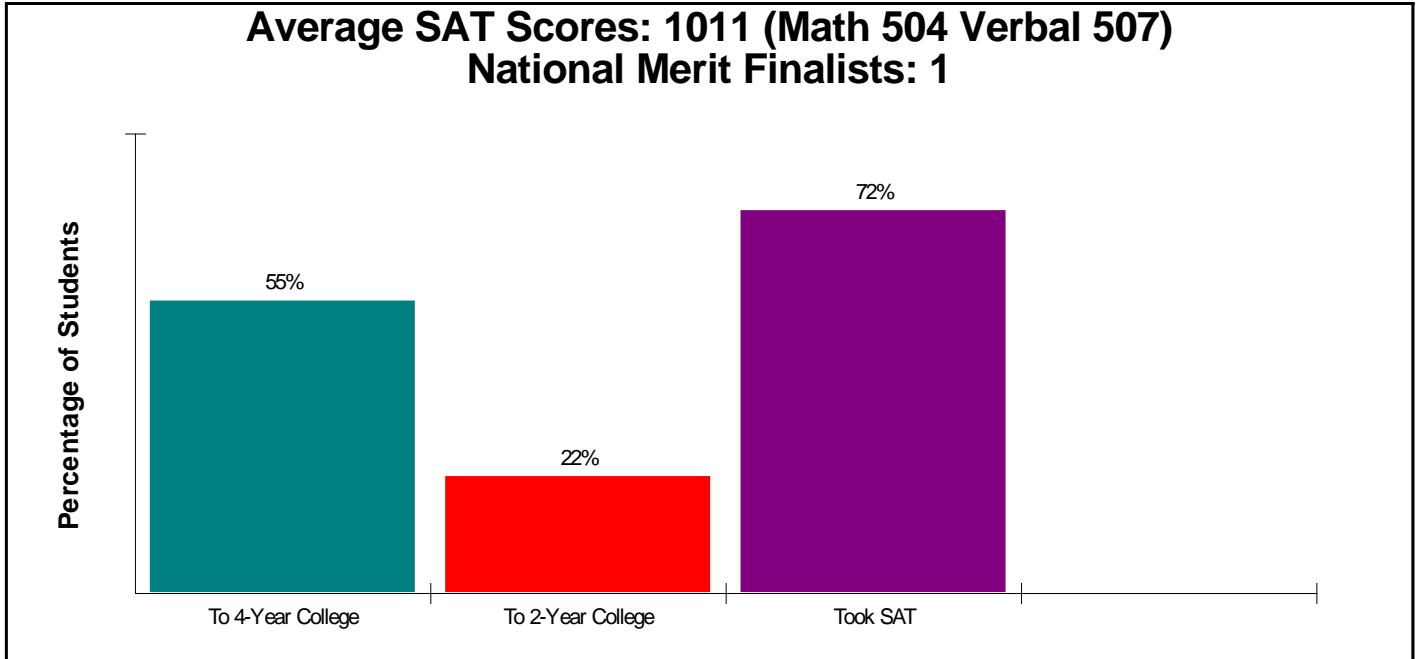


# School Information



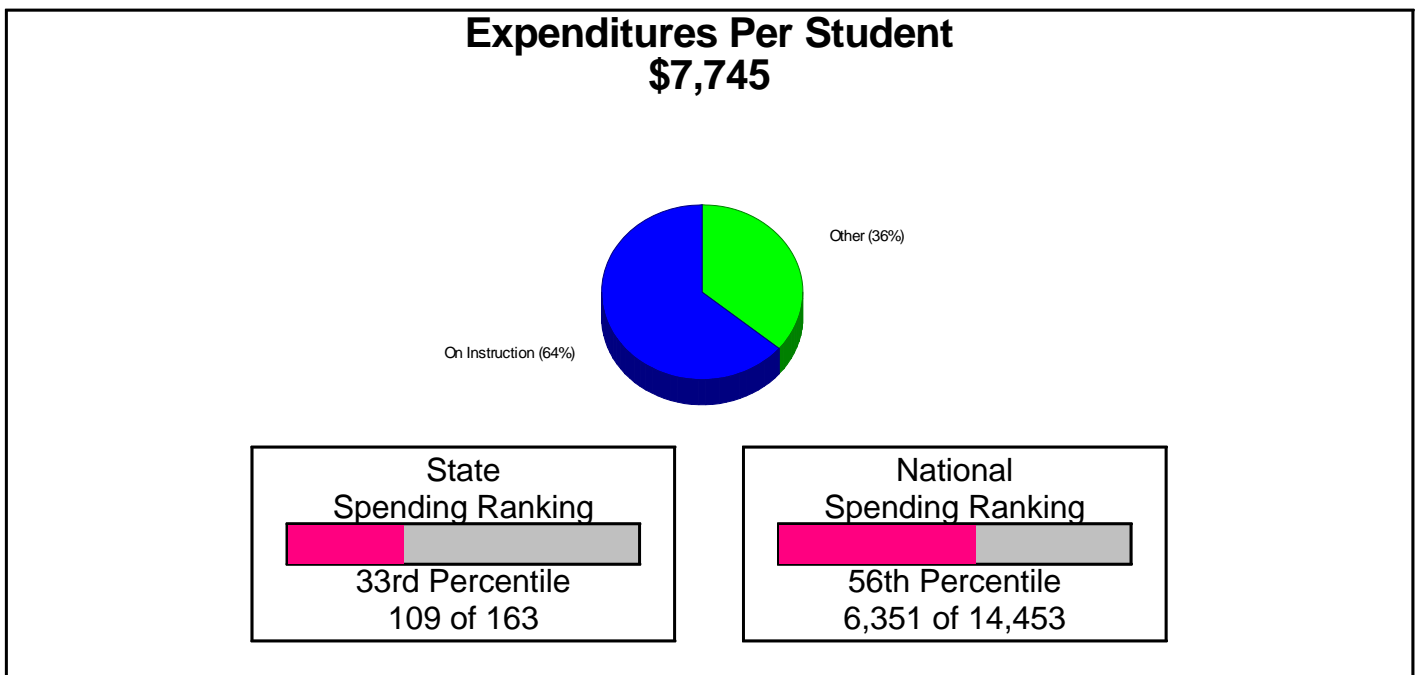
## High School Statistics FOR SALEM SCHOOL DISTRICT

Average SAT Scores: 1011 (Math 504 Verbal 507)  
National Merit Finalists: 1



## School Expenditures FOR SALEM SCHOOL DISTRICT

Expenditures Per Student  
\$7,745

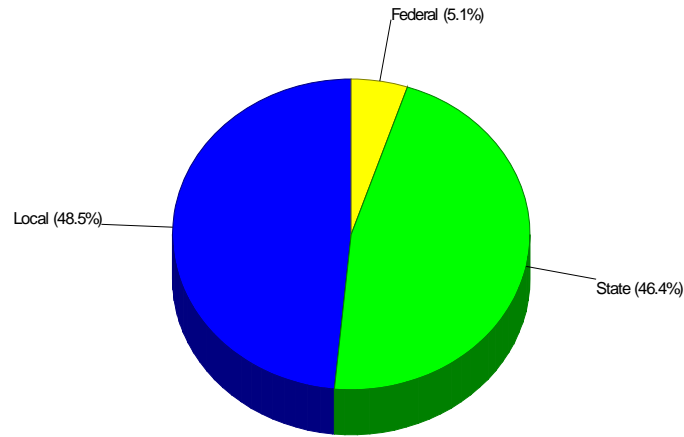


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## School Funding FOR SALEM SCHOOL DISTRICT





# School Information



## Public Schools for District

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**WALTER F HAIGH SCHOOL** Phone: (603)893-7064  
24 SCHOOL ST, SALEM, NH 03079 Grades: 1 - 5

**Distance from Subject:** 0.2 Miles **School Type:** Regular  
**Student/Teacher Ratio:** 12.6 to 1 **Students/Teachers:** 201/16  
**Mascot:** Hornets **School Colors :** Royal & Purple

---

**SALEM HIGH SCHOOL** Phone: (603)893-7069  
44 GEREMONTY DR, SALEM, NH 03079 Grades: 9 - 12

**Distance from Subject:** 0.7 Miles **School Type:** Regular  
**Student/Teacher Ratio:** 17.2 to 1 **Students/Teachers:** 2,256/131  
**Mascot:** Blue Devils **School Colors :** Royal & White  
**Average SAT:** 1011 (Math 504 Verbal 507) **Graduates To 2-Year College:** 22.0%  
**Students Taking SAT:** 72.0% **Graduates To 4-Year College:** 55.0%  
**National Merit Finalists:** 1

---

**WOODBURY SCHOOL** Phone: (603)893-7055  
206 MAIN ST, SALEM, NH 03079 Grades: 6 - 8

**Distance from Subject:** 0.8 Miles **School Type:** Regular  
**Student/Teacher Ratio:** 16.2 to 1 **Students/Teachers:** 1,166/72  
**Mascot:** Warriors **School Colors :** Red & White

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**WILLIAM E LANCASTER SCHOOL** Phone: (603)893-7059  
54 MILLVILLE ST, SALEM, NH 03079 Grades: 1 - 5

**Distance from Subject:** 1.3 Miles **School Type:** Regular  
**Student/Teacher Ratio:** 12.4 to 1 **Students/Teachers:** 273/22  
**School Colors :** Gold & Royal

---

**WILLIAM T BARRON ELEMENTARY SCHOOL** Phone: (603)893-7067  
55 BUTLER ST, SALEM, NH 03079 Grades: 1 - 5

**Distance from Subject:** 1.7 Miles **School Type:** Regular  
**Student/Teacher Ratio:** 18.0 to 1 **Students/Teachers:** 396/22  
**Mascot:** Bobcats **School Colors :** Red & White

---

**MARY A FISK ELEMENTARY SCHOOL** Phone: (603)893-7051  
14 MAIN ST, SALEM, NH 03079 Grades: 1 - 5

**Distance from Subject:** 1.9 Miles **School Type:** Regular  
**Student/Teacher Ratio:** 15.9 to 1 **Students/Teachers:** 318/20  
**Mascot:** Falcons **School Colors :** Red & White

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# School Information



## Public Schools for District

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### DR L F SOULE SCHOOL

173 SOUTH POLICY ST, SALEM, NH 03079

**Distance from Subject:** 2.2 Miles

**Student/Teacher Ratio:** 11.1 to 1

**School Type:**

**Students/Teachers:**

**School Colors :**

Regular

211/19

Red & White

**Phone:** (603)893-7053

**Grades:** 1 - 5

---

### NORTH SALEM ELEMENTARY SCHOOL

140 ZION HILL RD, SALEM, NH 03079

**Distance from Subject:** 2.8 Miles

**Student/Teacher Ratio:** 17.0 to 1

**Mascot:** Panthers

**School Type:**

**Students/Teachers:**

**School Colors :**

Regular

374/22

Gold & Royal

**Phone:** (603)893-7062

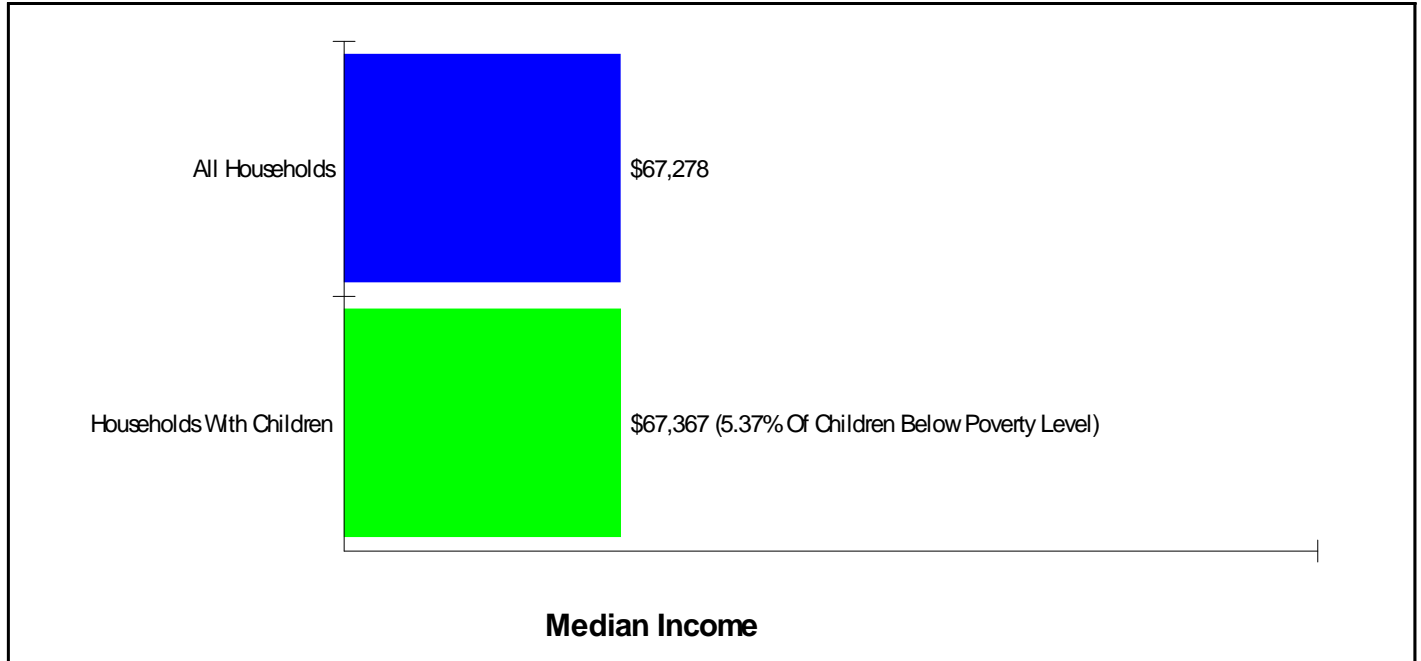
**Grades:** 1 - 5



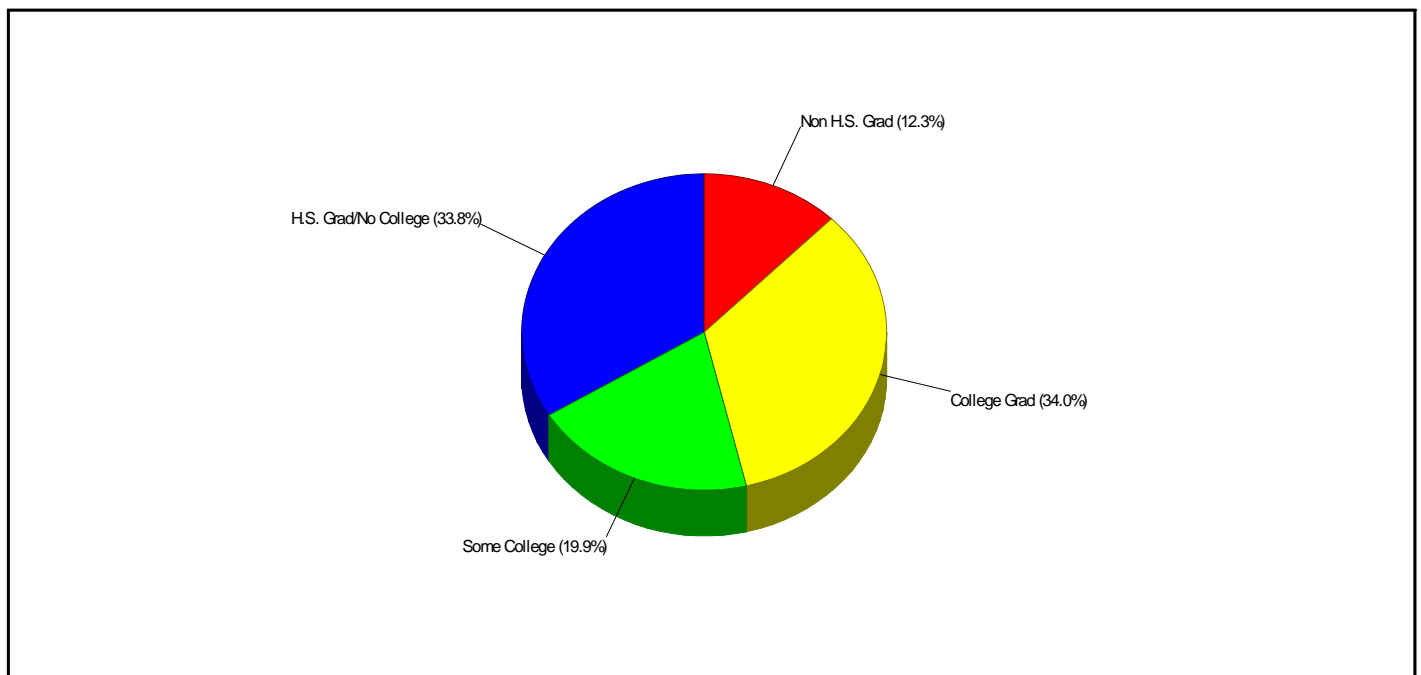
# School Information



## Income FOR SALEM SCHOOL DISTRICT



## Parent Education Level FOR SALEM SCHOOL DISTRICT



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# School Information



## Private Schools

Private School Enrollment= 22.6% within School District

### SALEM BOYS AND GIRLS CLUB

3 GEREMONTY DR, SALEM, NH 03079

Distance from Subject: 0.5 Miles

Affiliation: Nonsectarian

Students: 80

Enrollment By Grade: PK-40 K-40

Phone: (603)898-7709

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 21.1 to 1

### SALEM CHRISTIAN SCHOOL

101 School St., SALEM, NH 03079

Distance from Subject: 0.8 Miles

Affiliation: Baptist

Students: 181

Student/ Homeroom Ratio: 15.1

School Colors: Red & White

Enrollment By Grade: UG-1 PK-24 K-30 1-20 2-20 3-13 4-16 5-20  
6-13 7-11 8-13

Phone: (603)893-4289

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 13.7 to 1

### WONDER YEAR LEARNING CENTER

401 MAIN STREET UNIT 106, SALEM, NH 03079

Distance from Subject: 0.8 Miles

Affiliation: Nonsectarian

Students: 62

Enrollment By Grade: PK-32 K-30

Phone: (603)890-0155

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 15.0 to 1

### PATSY'S HOUSE DAY CARE & LRNG2

Distance from Subject: 0.8 Miles

Affiliation: Nonsectarian

Students: 29

Enrollment By Grade: PK-18 K-11

Phone: (603)898-5655

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 11.0 to 1

### THE LEARNING PATH CHILDCARE CE

Distance from Subject: 0.9 Miles

Affiliation: Nonsectarian

Students: 64

Enrollment By Grade: PK-49 K-15

Phone: (603)893-4948

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 7.9 to 1



# School Information



## Private Schools

Private School Enrollment= 22.6% within School District

**KIDS WORLD CHILD CARE LRN CENTER**  
76 LAWERENCE ROAD, SALEM, NH 03079  
**Distance from Subject:** 1.0 Miles  
**Affiliation:** Nonsectarian  
**Students:** 23  
**Enrollment By Grade:** PK-15 K-8

**Phone:** (603)893-7760  
**Grades:** PK - K  
**School Type:** Early Childhood  
**Gender:** Coed  
**Student/Teacher Ratio:** 8.0 to 1

**CREATE - DISCOVER LEARNING CTN**  
176 MAIN STREET, SALEM, NH 03079  
**Distance from Subject:** 1.1 Miles  
**Affiliation:** Nonsectarian  
**Students:** 141  
**Enrollment By Grade:** PK-89 K-52

**Phone:** (603)894-5250  
**Grades:** PK - K  
**School Type:** Early Childhood  
**Gender:** Coed  
**Student/Teacher Ratio:** 17.3 to 1

**ST. JOSEPH REGIONAL SCHOOL**  
40 Main St., SALEM, NH 03079  
**Distance from Subject:** 1.7 Miles  
**Affiliation:** Roman Catholic  
**Students:** 481  
**Student/ Homeroom Ratio:** 26.7  
**School Colors:** Kelly Green & White  
**Enrollment By Grade:** K-70 1-50 2-50 3-49 4-50 5-54 6-50 7-56 8-52

**Phone:** (603)893-6811  
**Grades:** K - 8  
**School Type:** Regular  
**Gender:** Coed  
**Student/Teacher Ratio:** 23.7 to 1  
**Mascot:** Eagles

**THE GROWING YEARS**  
423 HOWE STREET, METHUEN, MA 01844  
**Distance from Subject:** 2.4 Miles  
**Affiliation:** Nonsectarian  
**Students:** 145  
**Enrollment By Grade:** PK-120 K-25

**Phone:** (978)685-0975  
**Grades:** PK - K  
**School Type:** Early Childhood  
**Gender:** Coed  
**Student/Teacher Ratio:** 12.5 to 1

**ENDLESS OPP. FOR CHILDREN**  
47 PELHAM ROAD, SALEM, NH 03079  
**Distance from Subject:** 2.9 Miles  
**Affiliation:** Nonsectarian  
**Students:** 38  
**Enrollment By Grade:** PK-31 K-7

**Phone:** (603)893-7710  
**Grades:** PK - K  
**School Type:** Early Childhood  
**Gender:** Coed  
**Student/Teacher Ratio:** 1.3 to 1





## Housing Information

# SALEM

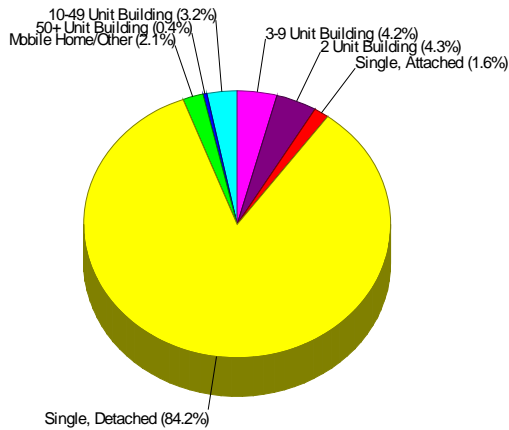
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## Housing Characteristics For Neighborhood Within Town of Salem

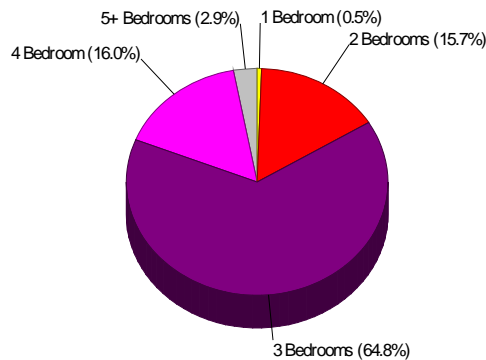
**Average Age of Housing 34 years**



**Type of Dwelling**

## Home Ownership For Neighborhood Within Town of Salem

**Owner Occupied Households = 83.7%**  
**Median Housing Value = \$261,975**  
**Median Number of Bedrooms = 3**



**Home Size Breakdown**



# Housing Information



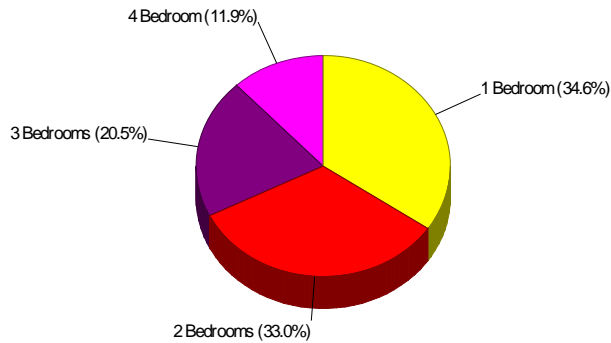
## Rental

### For Neighborhood Within Town of Salem

**Renter Occupied Households = 16.3%**

**Median Monthly Rent = \$764**

**Median Number of Bedrooms = 2**

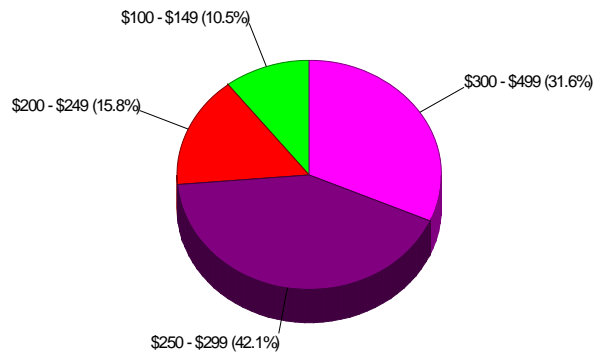


**Home Size Breakdown**

## Home Sales Pricing Pattern (Closest 20)

**Median Price = \$275,000**

**Average Price = \$269,158**



**Dollars In Thousands  
Homes Sold In Past Year**

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## **Crime Information**

# **SALEM**

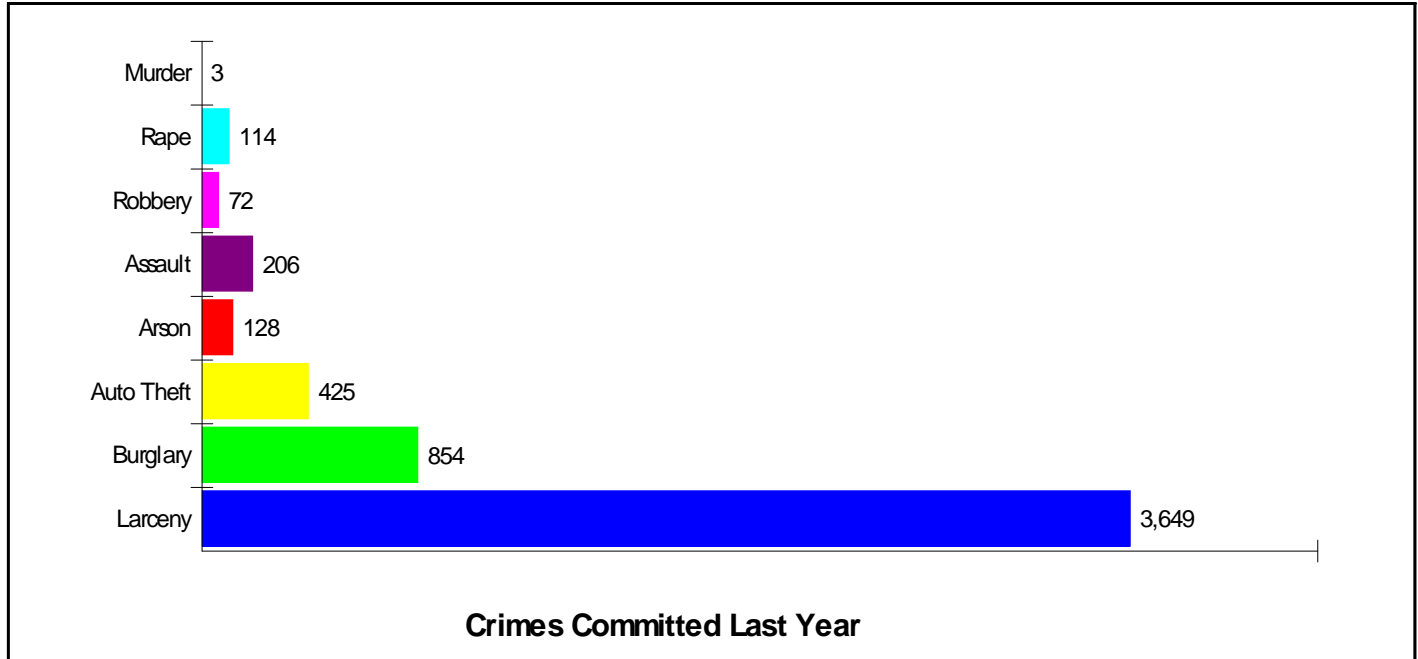
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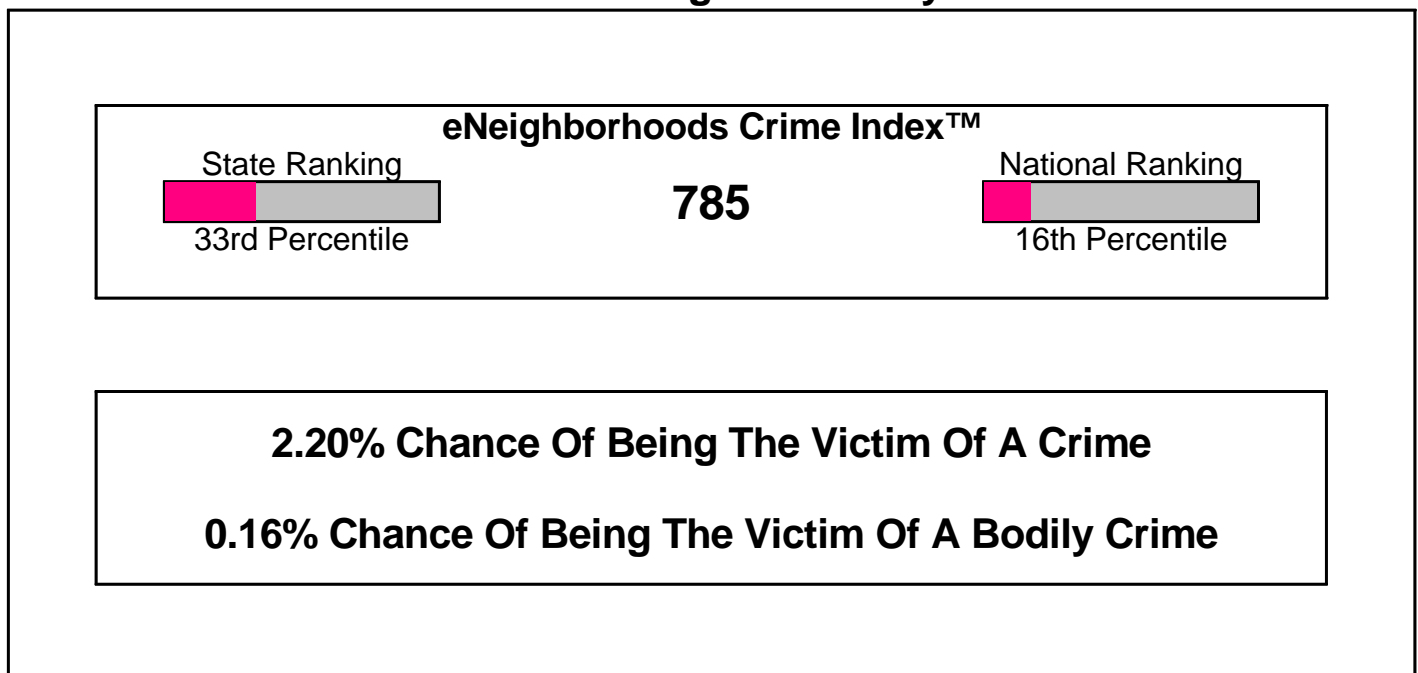
# Crime Information



## Crime Incidents For Rockingham County



## Crime Index For Rockingham County



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## **Climate Information**

# **SALEM**

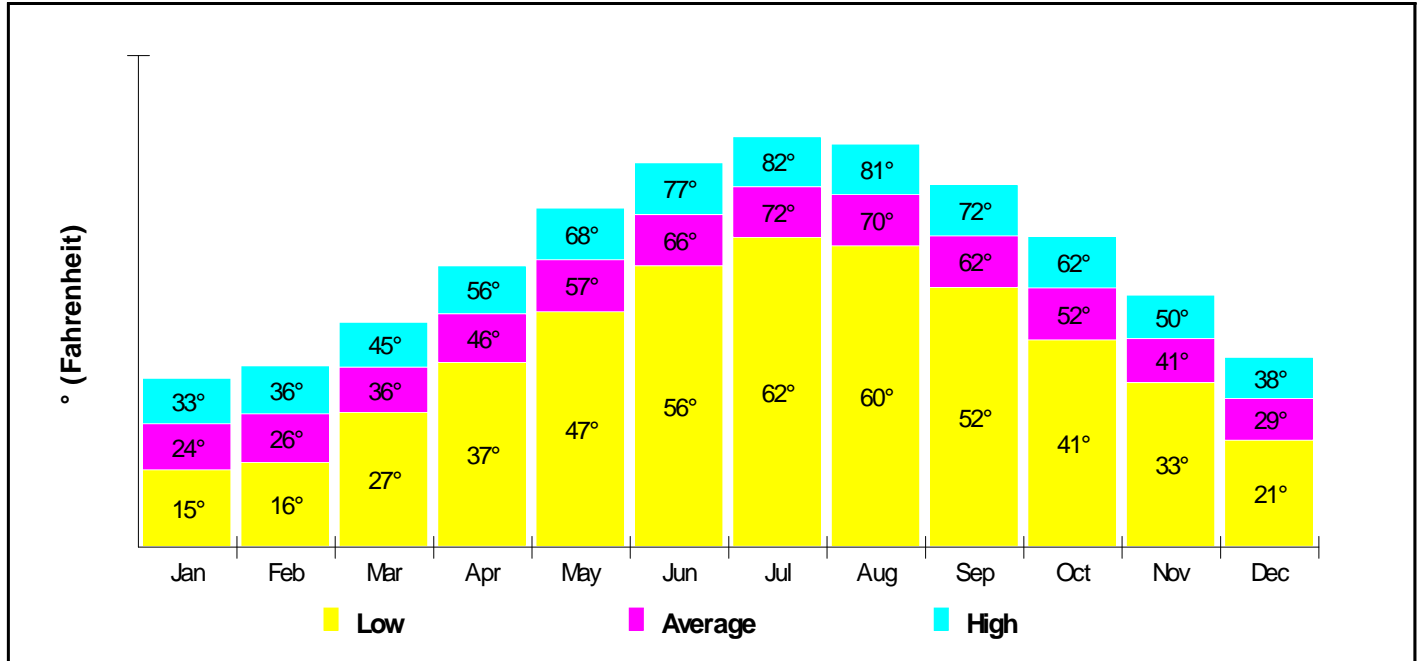
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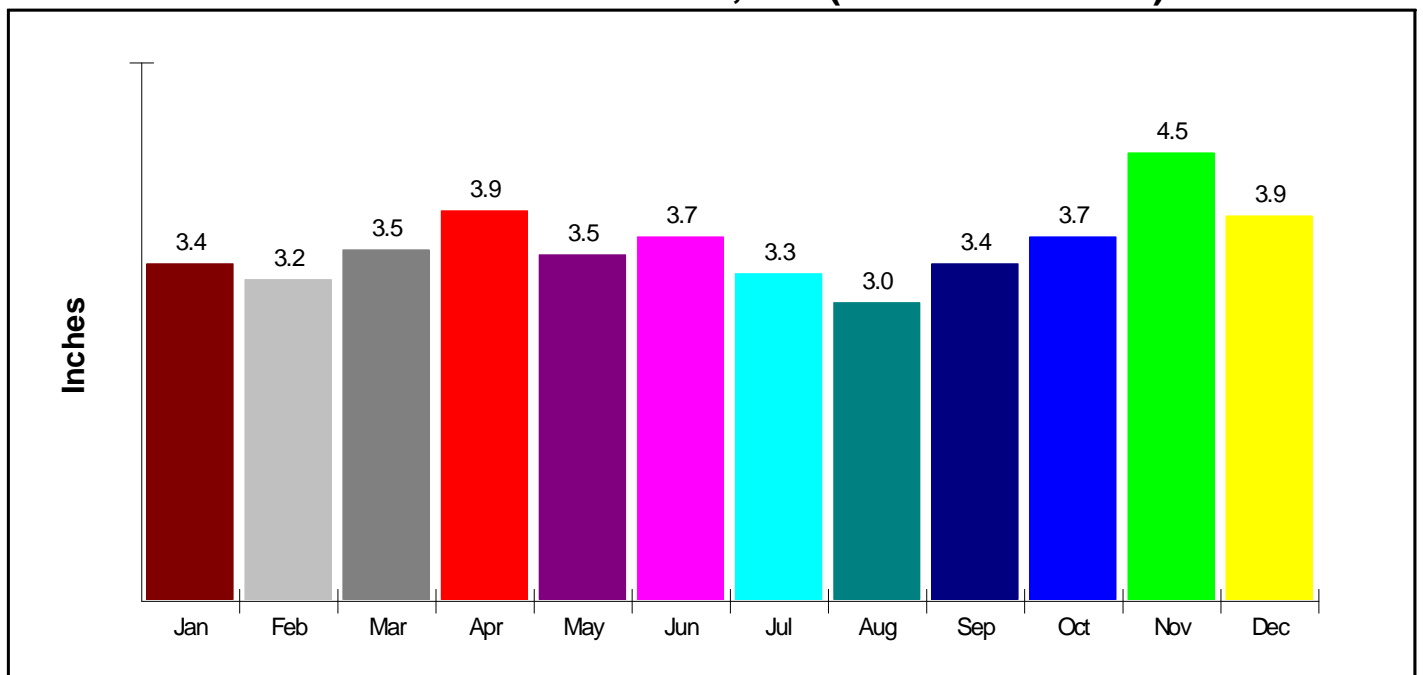
# Climate Information



## Temperature Measured at LAWRENCE, MA (elevation = 57ft. )



## Average Precipitation Measured at LAWRENCE, MA (elevation = 57ft. )



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## **Houses of Worship**

# **SALEM**

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# Houses of Worship



## Houses of Worship

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**TENNEY UNITED METHODIST CHURCH**

290 MAIN ST, SALEM, NH 03079

**Denomination:** Methodist Churches**Phone:** (603)898-2785**Distance from Subject:** 0.10 miles

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**CONGREGATIONAL FIRST OF SALEM**

15 LAWRENCE RD, SALEM, NH 03079

**Denomination:** Congregational Churches**Phone:** (603)893-3421**Distance from Subject:** 0.30 miles

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**SAINT DAVID'S EPISCOPAL CHURCH**

231 MAIN ST, SALEM, NH 03079

**Denomination:** Episcopal Churches**Phone:** (603)893-0342**Distance from Subject:** 0.60 miles

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**FIRST BAPTIST CHURCH**

101 SCHOOL ST, SALEM, NH 03079

**Denomination:** Baptist Churches**Phone:** (603)893-9191**Distance from Subject:** 0.80 miles

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**PLEASANT SAINT UNITED METHODIST CHURCH**

8 PLEASANT ST, SALEM, NH 03079

**Denomination:** Methodist Churches**Phone:** (603)898-2501**Distance from Subject:** 1.60 miles

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**UNITED PENTECOSTAL CHURCH HAVERHILL**

1445 BROADWAY, HAVERHILL, MA 01832

**Denomination:** Pentecostal Churches**Phone:** (978)521-4554**Distance from Subject:** 1.70 miles

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**ABUNDANT LIFE UNITED PNTCSTL**

1441 BROADWAY, HAVERHILL, MA 01832

**Denomination:** Pentecostal Churches**Phone:** (978)521-4554**Distance from Subject:** 1.70 miles

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**ROCKINGHAM CHRISTIAN CHURCH**

224 N BROADWAY, SALEM, NH 03079

**Denomination:** Churches, Denomination Unknown**Phone:** (603)894-5228**Distance from Subject:** 1.70 miles

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**TRIUMPHANT CROSS LUTHERAN CHURCH**

171 ZION HILL RD, SALEM, NH 03079

**Denomination:** Lutheran Churches**Phone:** (603)893-0305**Distance from Subject:** 3.00 miles

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**GRACE ASSEMBLY OF GOD**

199 ZION HILL RD, SALEM, NH 03079

**Denomination:** Assembly of God Churches**Phone:** (603)898-1650**Distance from Subject:** 3.10 miles

# Houses of Worship



## Houses of Worship

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**FAITH UNITED METHODIST CHURCH**

100 HOWE ST, METHUEN, MA 01844

**Denomination:** Methodist Churches**Phone:** (978)688-6973**Distance from Subject:** 3.10 miles

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**WEST CONGREGATIONAL CHURCH**

767 BROADWAY, HAVERHILL, MA 01832

**Denomination:** Churches of Christ**Phone:** (978)373-3034**Distance from Subject:** 3.50 miles

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**NORTH SALEM UNITED METHODIST**

389 N MAIN ST, SALEM, NH 03079

**Denomination:** Methodist Churches**Phone:** (603)890-4985**Distance from Subject:** 3.60 miles

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**SISTERS OF MERCY**

37 SEARLES RD, WINDHAM, NH 03087

**Denomination:** Churches, Denomination Unknown**Phone:** (603)894-6919**Distance from Subject:** 3.70 miles

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**SALEM BIBLE CHURCH**

11 ERMER RD, SALEM, NH 03079

**Denomination:** Churches, Denomination Unknown**Phone:** (603)898-4258**Distance from Subject:** 4.00 miles



## County Facts

# SALEM

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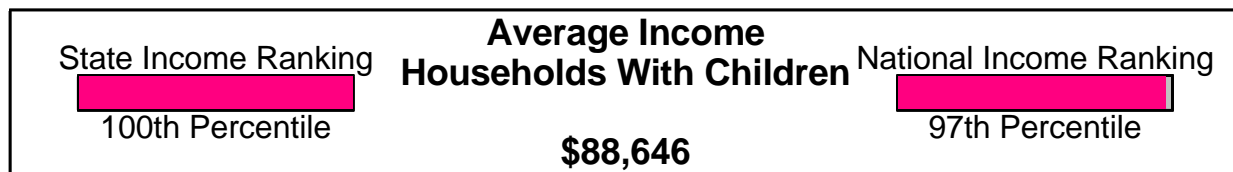
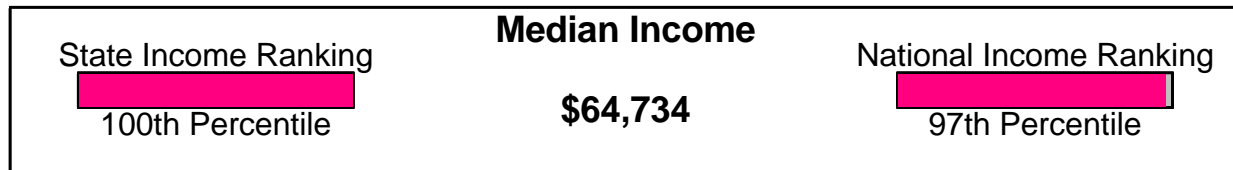




# County Facts

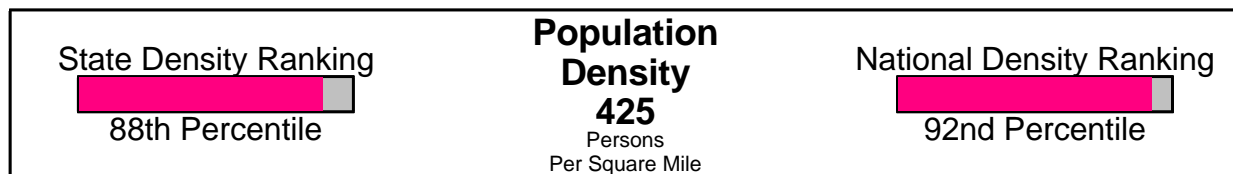


## Income For Rockingham County



## Population For Rockingham County

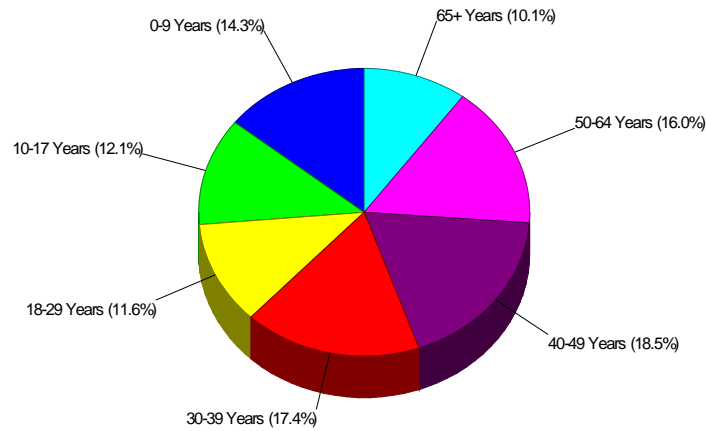
**Population = 295,076**  
**Land Area = 695.0 Square Miles**



# County Facts

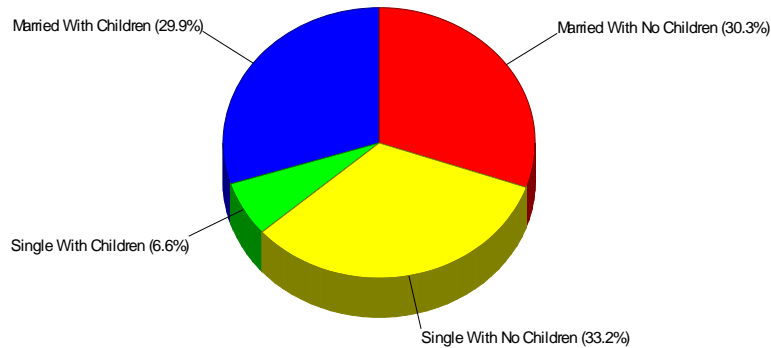


## Age Breakdown For Rockingham County Average Age = 37.2 Years



## Household Characteristics For Rockingham County

**60.2% Married**  
**36.5% With Children**



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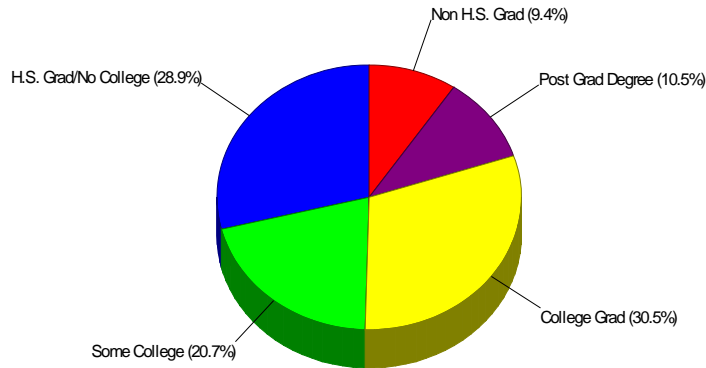


# County Facts



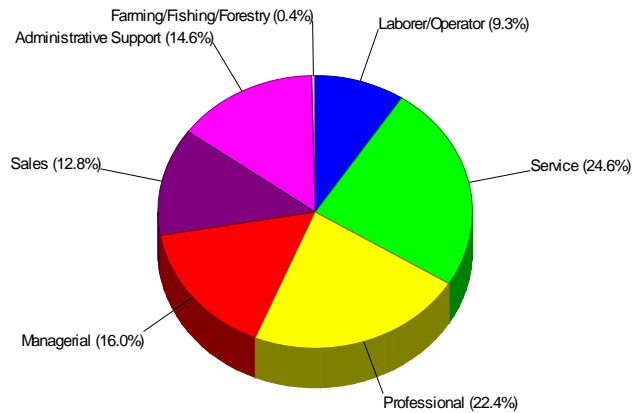
## Adult Education Level For Rockingham County

**90.6% High School Graduates  
41.0% College Graduates**



## Employment For Rockingham County

**Average Travel Time To Work = 30.9 Minutes**



**Occupation**

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## State Facts

# SALEM

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# State Facts



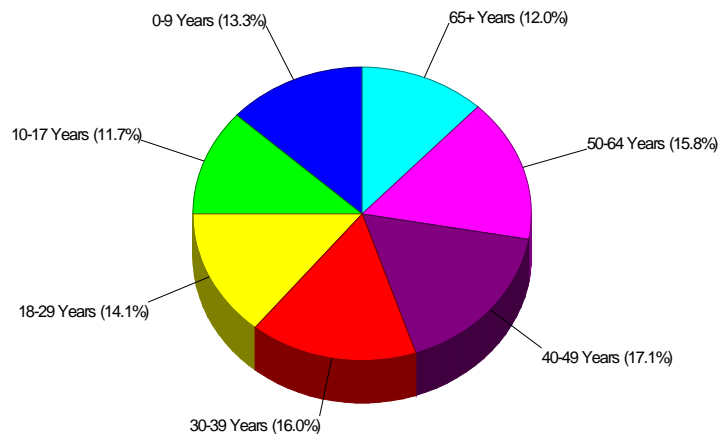
## General Facts For New Hampshire



Median Income:	<b>\$52,409</b>
Income (W/Children):	<b>\$73,308</b>
Population:	<b>1,309,940</b>
Land Area:	<b>8,968</b> Square Miles
Population Density:	<b>146</b> Persons Per Square Mile
Nickname:	<b>Granite State</b>
Capital:	<b>Concord</b>
Date of Statehood:	<b>June 21, 1788</b>
State Bird:	<b>Purple Finch</b>
State Flower:	<b>Purple Lilac</b>
State Tree:	<b>White Birch</b>

## Age Breakdown For New Hampshire

**Average Age = 37.1 Years**



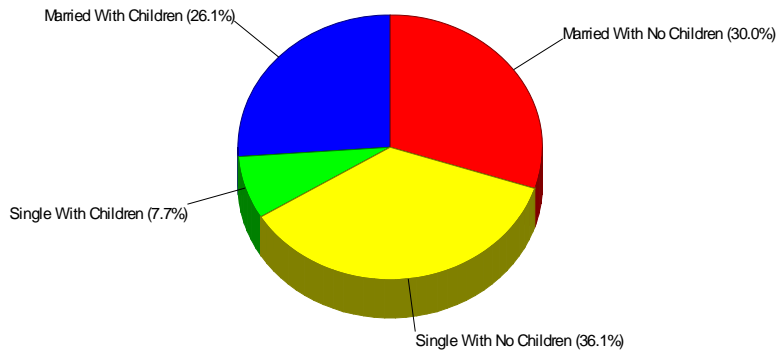
Prepared by Serene Knell, BROKER, REALTOR®





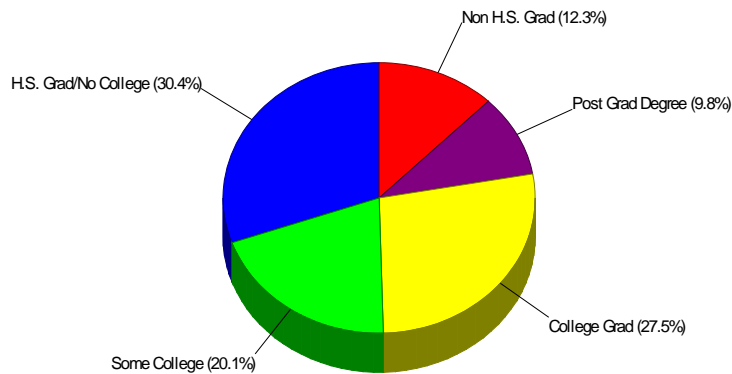
## Household Characteristics For New Hampshire

**56.2% Married**  
**33.8% With Children**



## Adult Education Level For New Hampshire

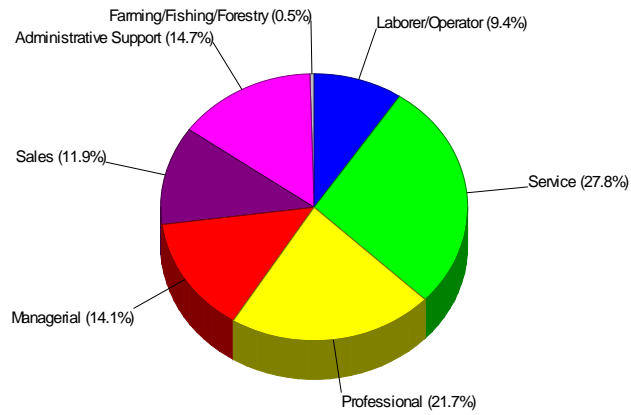
**87.7% High School Graduates**  
**37.3% College Graduates**





## Employment For New Hampshire

Average Travel Time To Work = 27.3 Minutes



Occupation