

Cape May County, NJ

County · NJ · New Jersey

SELLER'S MARKET

\$682K

MEDIAN SALE PRICE

+12.0%

1-YR CHANGE

3,126

SALES (12 MO)

\$711K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

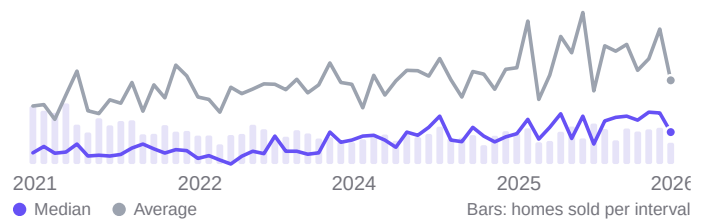
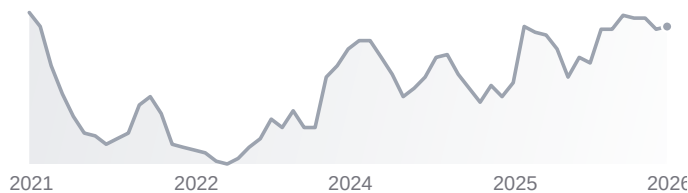
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

68 / 100

Sale prices

Median \$600K · Average \$925K

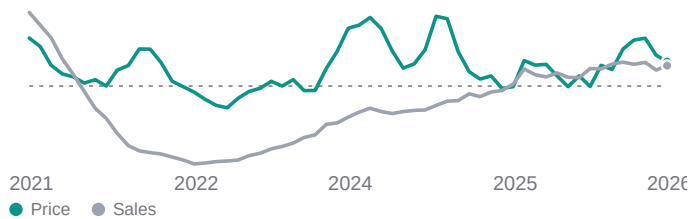


Growth (year over year)

Price +12.0% · Sales +10.1%

Price per square foot

\$535/ft²

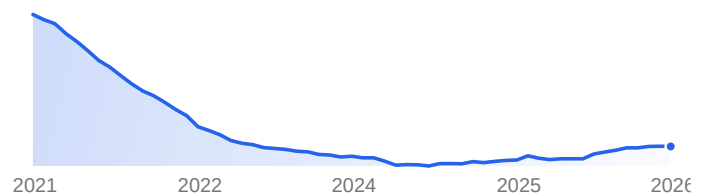
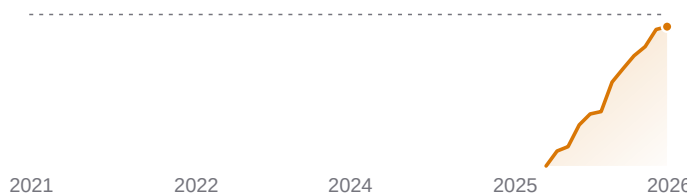


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

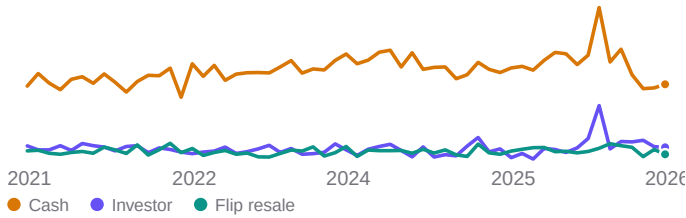
3.1%



BUYERS & OUTCOMES

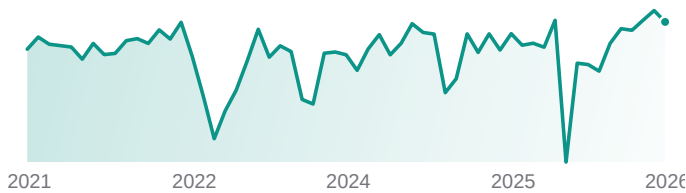
Buyer mix

Cash 38% · Investor 7.4% · Flip resale 4.0%



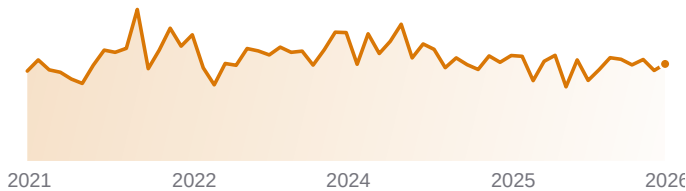
Sellers who sold at a gain

96%

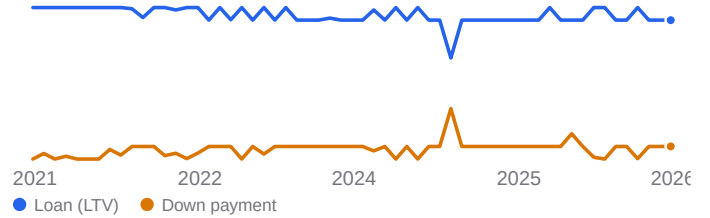


Median annualized return at resale

+8.2%

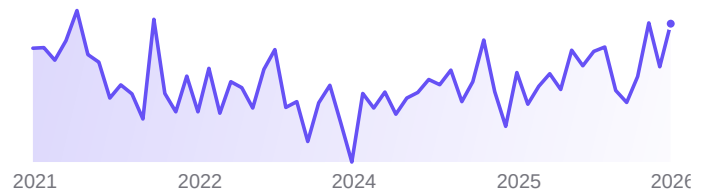


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



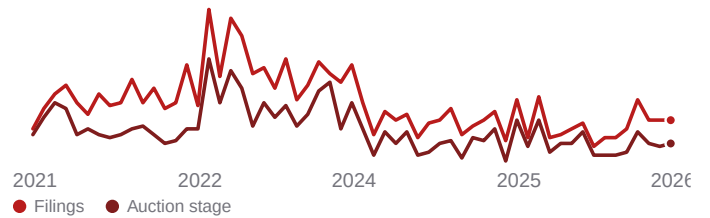
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 14 · Auction stage 6



HOUSING STOCK

Homes	100,040
Median value (AVM)	\$711K
Median size	1,469 ft²
Median bedrooms	2
Median year built	1983
Single family	85%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.1%
Owner occupied	24%
Company owned	16%
Median loan-to-value	26%

Typical ownership tenure

17.2 yrs

COMMUNITY

Population	94,118
Density	374 / mi²
Median household income	\$85K
Average household income	\$118K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	33
Homes occupied	43%
Bachelor's or higher	24%
Poverty rate	7.2%
Unemployment	2.0%
Average temp	55°F
Annual precip	42 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.