

Avalon 08202

ZIP code · NJ · New Jersey > Cape May County > Avalon

BALANCED MARKET

\$2.8M

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

193

SALES (12 MO)

\$2.9M

MEDIAN VALUE (AVM)

Market temperature

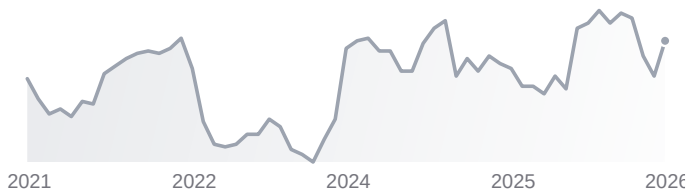
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

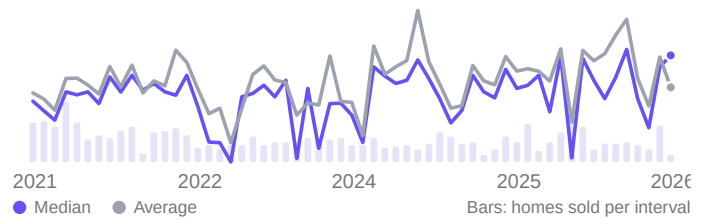
Market temperature (0–100)

56 / 100



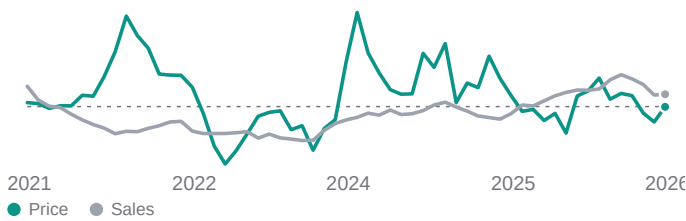
Sale prices

Median \$3.6M · Average \$2.6M



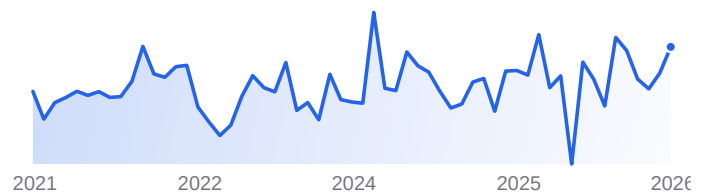
Growth (year over year)

Price -0.4% · Sales +14.2%



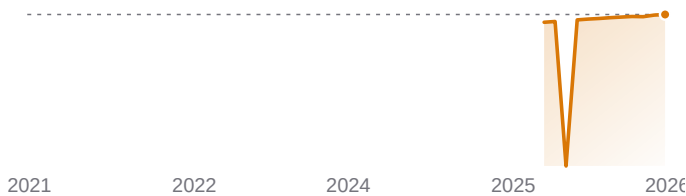
Price per square foot

\$1652/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

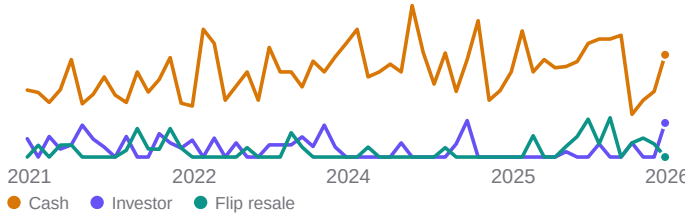
3.0%



BUYERS & OUTCOMES

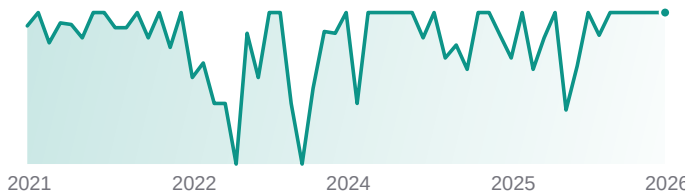
Buyer mix

Cash 60% · Investor 20% · Flip resale 0%



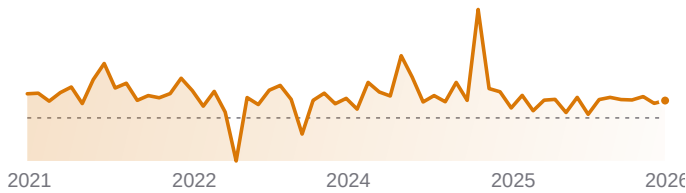
Sellers who sold at a gain

100%

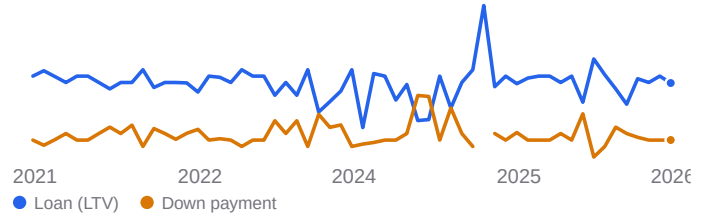


Median annualized return at resale

+8.0%

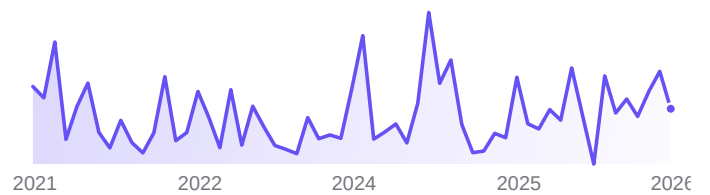


Financing (share of purchase price) Loan (LTV) 70% · Down payment 25%



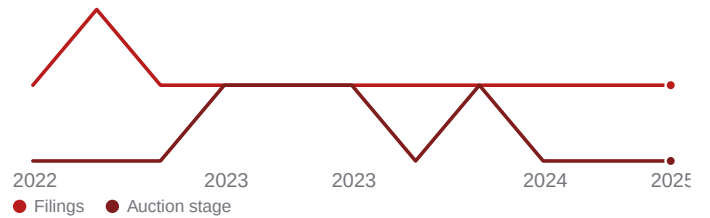
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,418
Median value (AVM)	\$2.9M
Median size	2,046 ft²
Median year built	1989
Single family	92%
Condos	6.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	1.2%
Owner occupied	8.7%
Company owned	24%
Median loan-to-value	17%
Typical ownership tenure	16.6 yrs

COMMUNITY

Population	1,419
Density	144 / mi²
Median household income	\$146K
Average household income	\$236K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	31
Homes occupied	13%
Bachelor's or higher	42%
Poverty rate	4.4%
Unemployment	1.7%
Average temp	55°F
Annual precip	43 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.