

Cape May 08204

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

SELLER'S MARKET

\$634K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

411

SALES (12 MO)

\$683K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



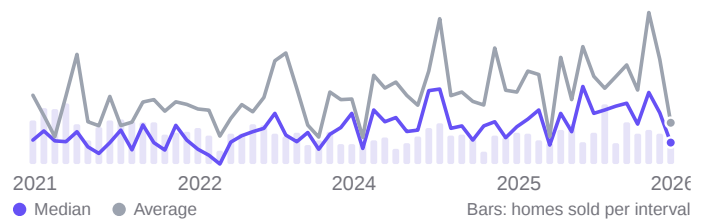
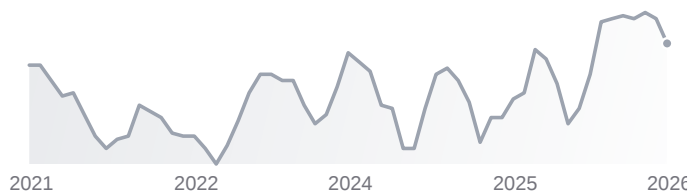
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$475K · Average \$593K

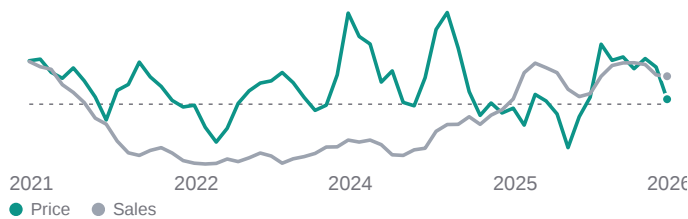


Growth (year over year)

Price +2.6% · Sales +14.5%

Price per square foot

\$422/ft²

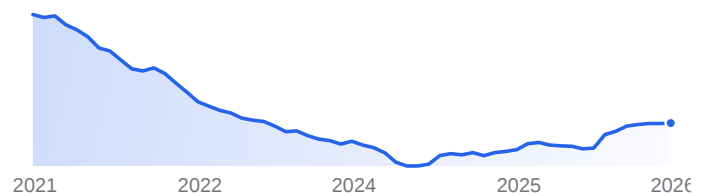
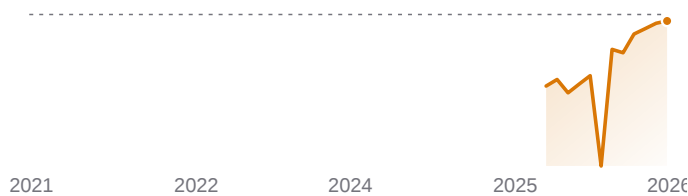


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

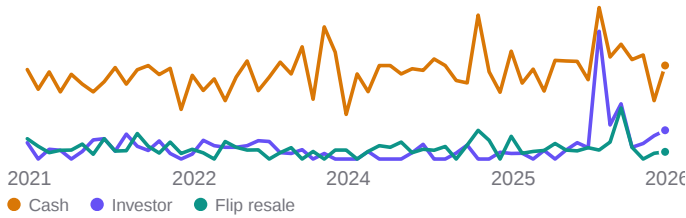
3.2%



BUYERS & OUTCOMES

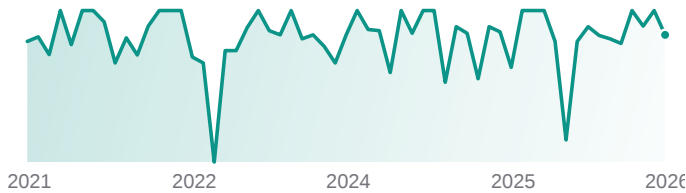
Buyer mix

Cash 50% · Investor 15% · Flip resale 3.8%



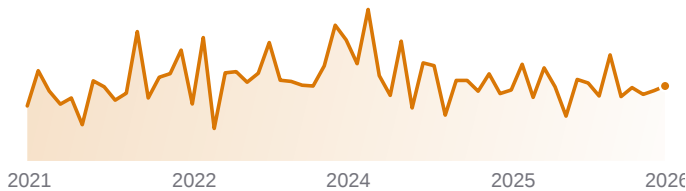
Sellers who sold at a gain

93%

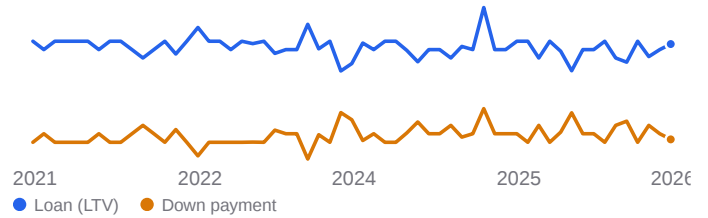


Median annualized return at resale

+7.4%

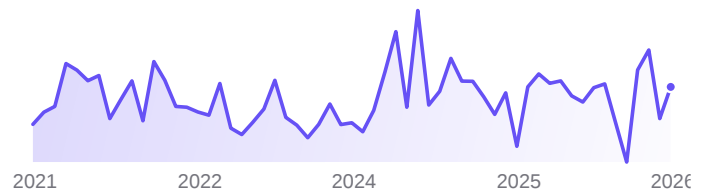


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



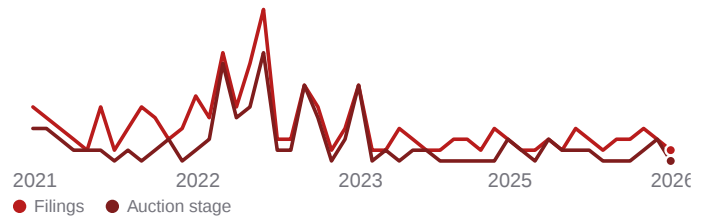
Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	12,694
Median value (AVM)	\$683K
Median size	1,428 ft²
Median year built	1973
Single family	94%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	1.2%
Owner occupied	38%
Company owned	16%
Median loan-to-value	22%
Typical ownership tenure	17.9 yrs

COMMUNITY

Population	16,393
Density	646 / mi²
Median household income	\$78K
Average household income	\$106K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	35
Homes occupied	56%
Bachelor's or higher	27%
Poverty rate	5.5%
Unemployment	1.9%
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.