

Cape May Court House 08210

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

BALANCED MARKET

\$440K

MEDIAN SALE PRICE

+7.3%

1-YR CHANGE

309

SALES (12 MO)

\$492K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



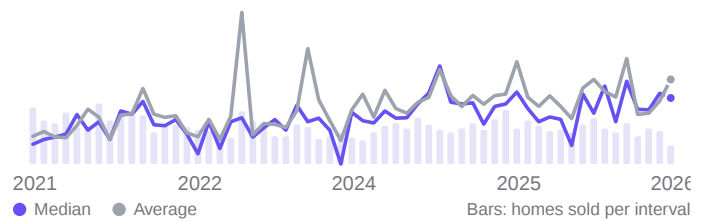
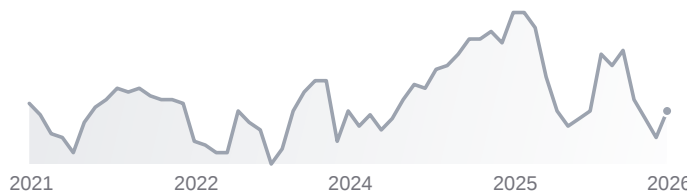
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$450K · Average \$528K

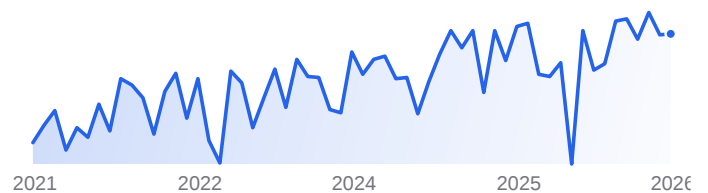
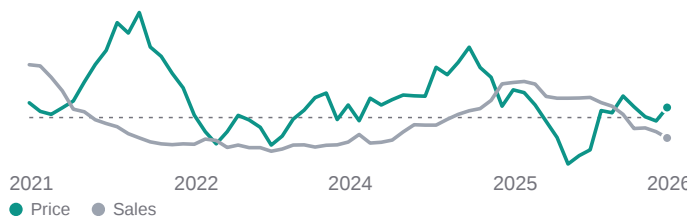


Growth (year over year)

Price +7.3% · Sales -14.9%

Price per square foot

\$284/ft²

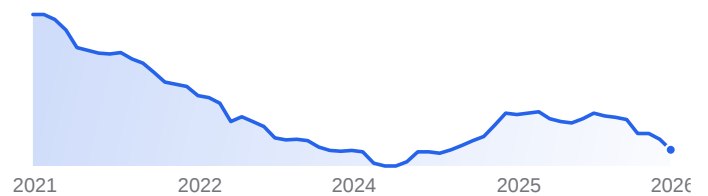
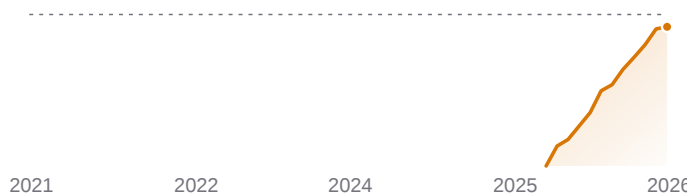


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

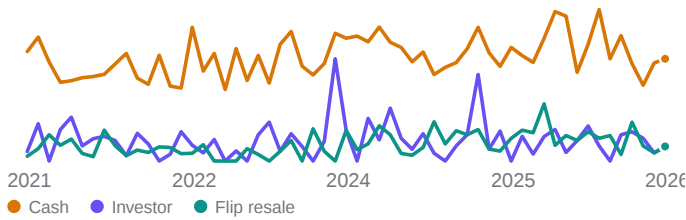
3.2%



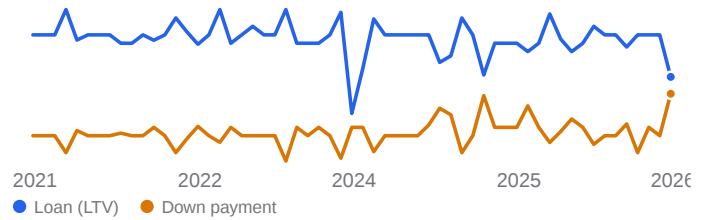
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 7.1% · Flip resale 7.1%

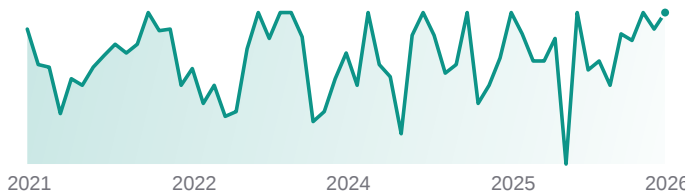


Financing (share of purchase price) Loan (LTV) 55% · Down payment 45%



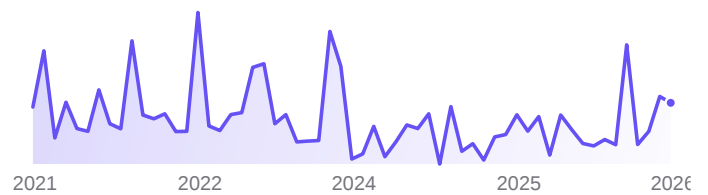
Sellers who sold at a gain

100%



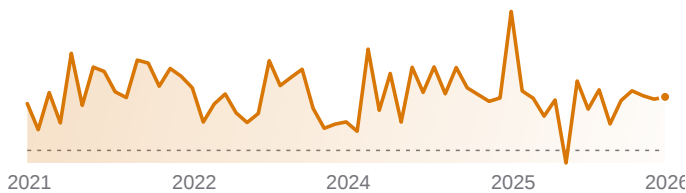
Typical hold before selling

7.3 yrs



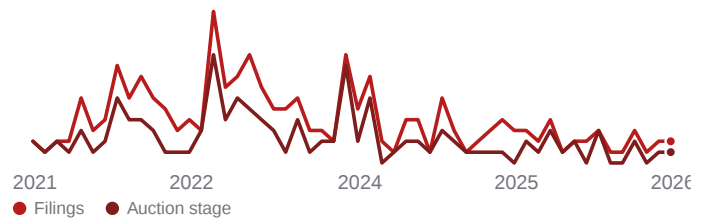
Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	9,645
Median value (AVM)	\$492K
Median size	1,598 ft²
Median year built	1988
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.1%
Owner occupied	47%
Company owned	11%
Median loan-to-value	34%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	16,096
Density	201 / mi²
Median household income	\$86K
Average household income	\$108K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	30
Homes occupied	84%
Bachelor's or higher	22%
Poverty rate	7.3%
Unemployment	2.1%
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.