

Cape May Point 08212

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

BALANCED MARKET

\$2.8M

MEDIAN SALE PRICE

14

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

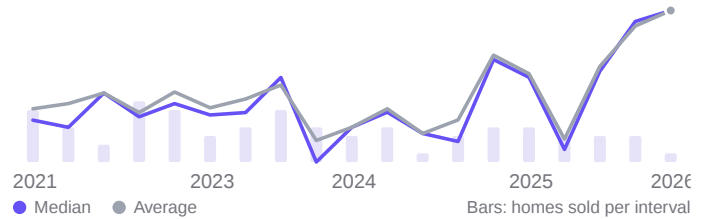
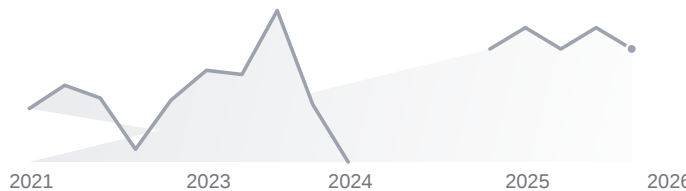
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

59 / 100

Sale prices

Median \$2.9M · Average \$2.9M

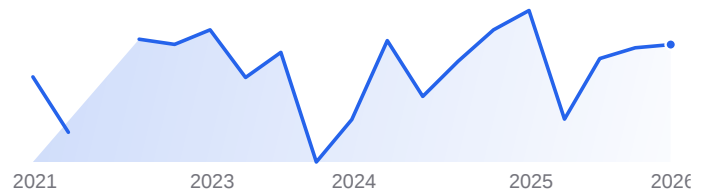
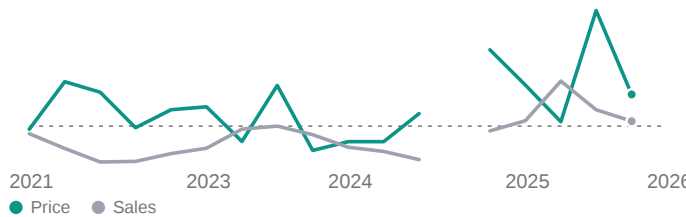


Growth (year over year)

Price +52.9% · Sales +8.3%

Price per square foot

\$997/ft²

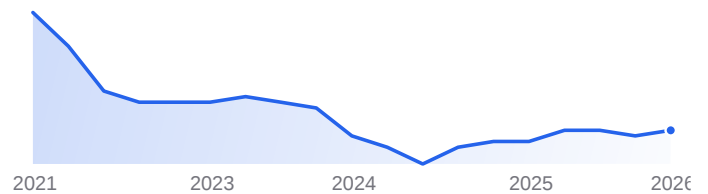
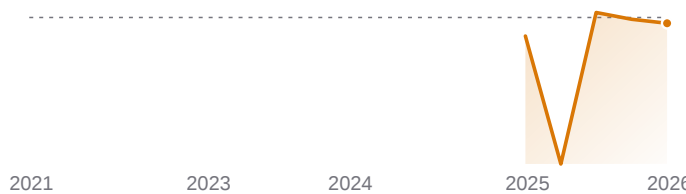


Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

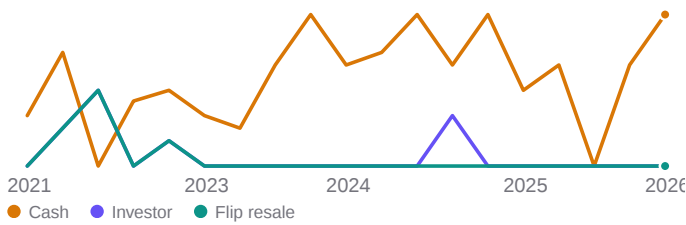
2.0%



BUYERS & OUTCOMES

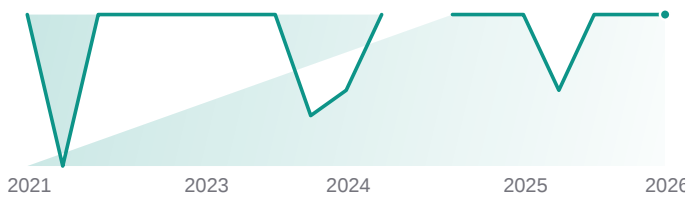
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



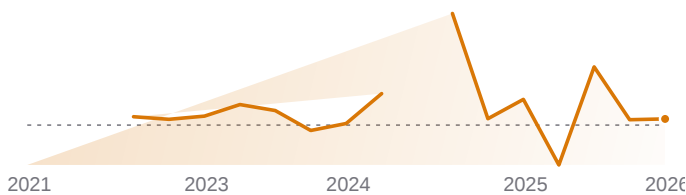
Sellers who sold at a gain

100%

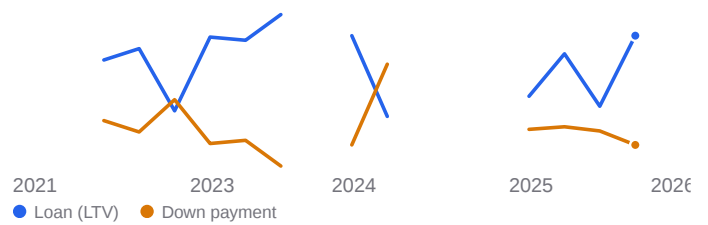


Median annualized return at resale

+4.4%

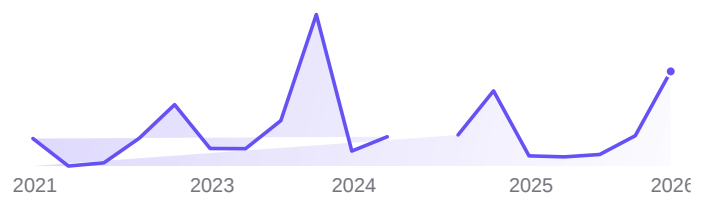


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



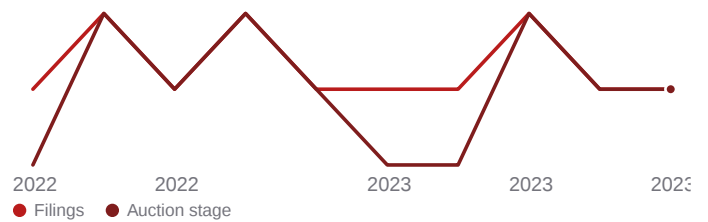
Typical hold before selling

21.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	692
Median value (AVM)	\$1.8M
Median size	1,680 ft²
Median year built	1980
Single family	99%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	88%
Underwater (LTV 125% or more)	0.9%
Owner occupied	3.5%
Company owned	20%
Median loan-to-value	12%
Typical ownership tenure	18.8 yrs

COMMUNITY

Population	100
Density	144 / mi²
Median household income	\$104K
Average household income	\$131K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	30
Homes occupied	39%
Bachelor's or higher	20%
Poverty rate	2.8%
Unemployment	2.7%
Average temp	55°F
Annual precip	42 in
Sunshine	56%

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