

Marmora 08223

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

BALANCED MARKET

\$502K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

48

SALES (12 MO)

\$409K

MEDIAN VALUE (AVM)

Market temperature

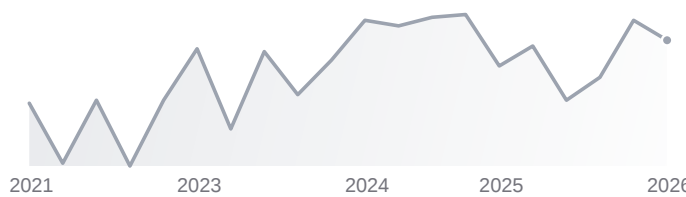
Balanced market · 57 / 100



MARKET TRENDS (5 YEARS)

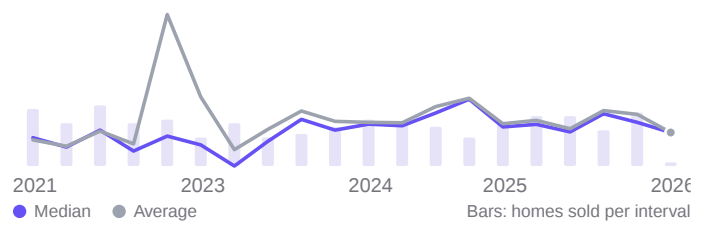
Market temperature (0–100)

57 / 100



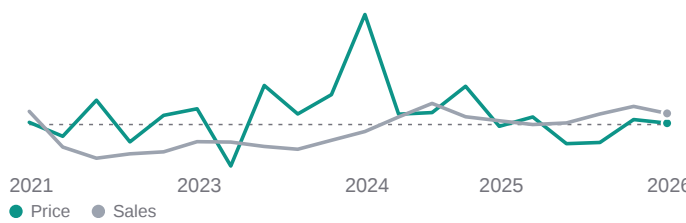
Sale prices

Median \$415K · Average \$415K



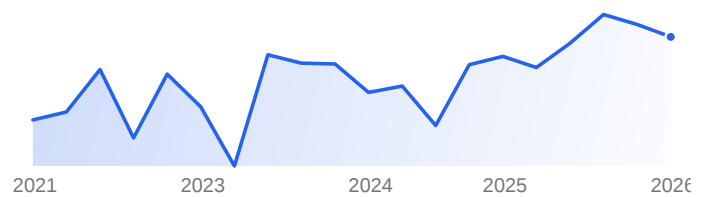
Growth (year over year)

Price +1.8% · Sales +14.3%



Price per square foot

\$286/ft²



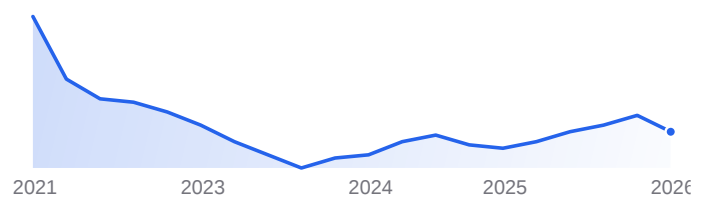
Sale premium vs estimated value

+24.7%



Annual turnover (share of homes sold)

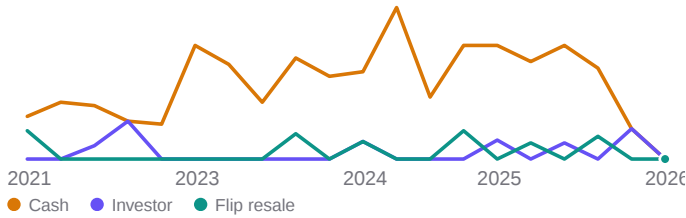
2.7%



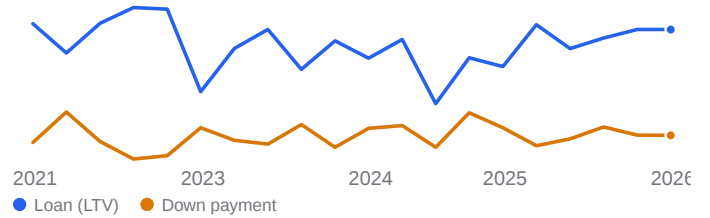
BUYERS & OUTCOMES

Buyer mix

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

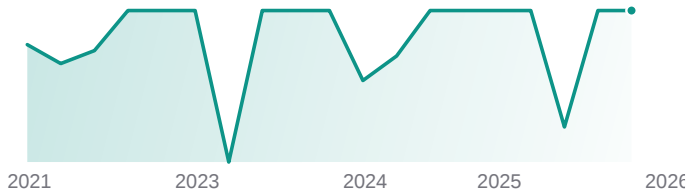


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



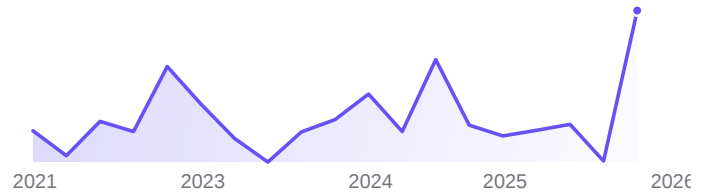
Sellers who sold at a gain

100%



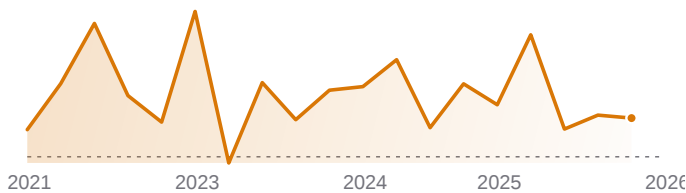
Typical hold before selling

23.8 yrs



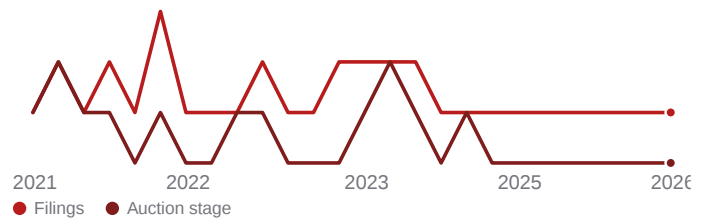
Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,797
Median value (AVM)	\$409K
Median size	1,897 ft²
Median year built	1978
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.7%
Owner occupied	66%
Company owned	12%
Median loan-to-value	51%
Typical ownership tenure	21.8 yrs

COMMUNITY

Population	4,512
Density	253 / mi²
Median household income	\$100K
Average household income	\$139K
Crime index (US avg 100)	29
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	37
Homes occupied	59%
Bachelor's or higher	30%
Poverty rate	1.7%
Unemployment	2.5%
Average temp	54°F
Annual precip	43 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.