

# Ocean View 08230

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

BALANCED MARKET

**\$477K**

MEDIAN SALE PRICE

**-18.0%**

1-YR CHANGE

**67**

SALES (12 MO)

**\$516K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



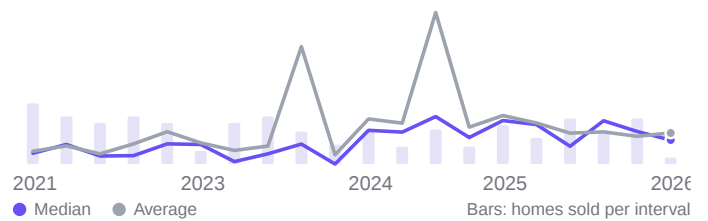
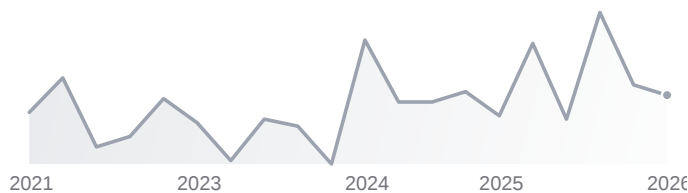
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$439K · Average \$479K

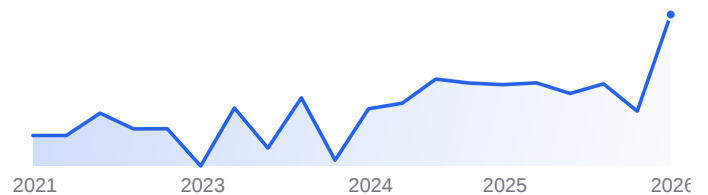
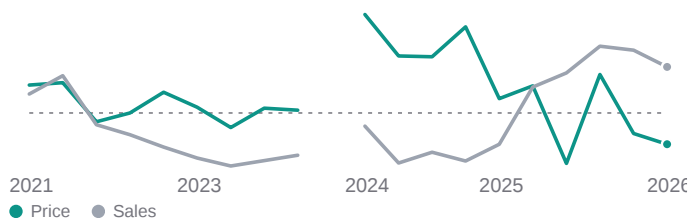


Growth (year over year)

Price -18.0% · Sales +26.4%

Price per square foot

\$309/ft²

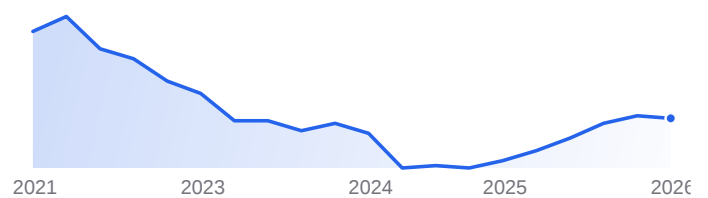


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

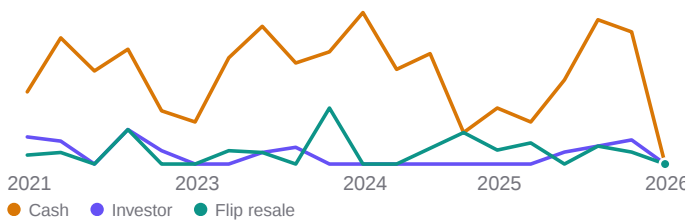
3.4%



## BUYERS & OUTCOMES

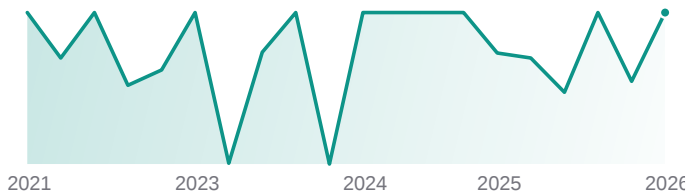
### Buyer mix

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



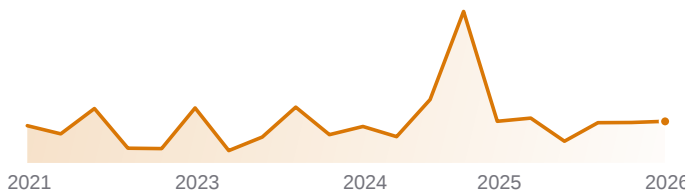
### Sellers who sold at a gain

100%

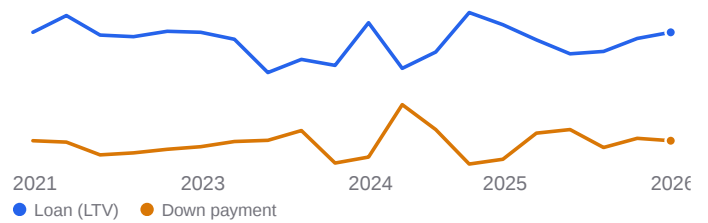


### Median annualized return at resale

+6.2%

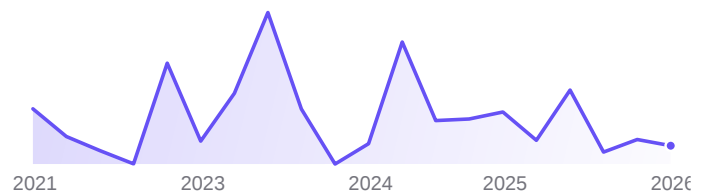


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



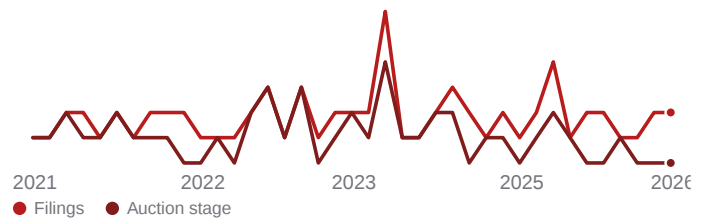
### Typical hold before selling

4.8 yrs



### Preforeclosure filings

Filings 2 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,999     |
| Median value (AVM) | \$516K    |
| Median size        | 2,002 ft² |
| Median year built  | 1985      |
| Single family      | 99%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 62%      |
| Underwater (LTV 125% or more) | 0.8%     |
| Owner occupied                | 73%      |
| Company owned                 | 12%      |
| Median loan-to-value          | 43%      |
| Typical ownership tenure      | 18.7 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 5,648     |
| Density                          | 245 / mi² |
| Median household income          | \$115K    |
| Average household income         | \$130K    |
| Crime index (US avg 100)         | 17        |
| Air pollution index (US avg 100) | 111       |
| Earthquake index (US avg 100)    | 38        |
| Homes occupied                   | 85%       |
| Bachelor's or higher             | 28%       |
| Poverty rate                     | 2.3%      |
| Unemployment                     | 2.3%      |
| Average temp                     | 55°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.