

Rio Grande 08242

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

SELLER'S MARKET

\$408K

MEDIAN SALE PRICE

+28.3%

1-YR CHANGE

55

SALES (12 MO)

\$417K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

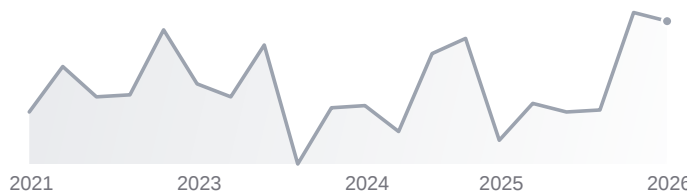
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

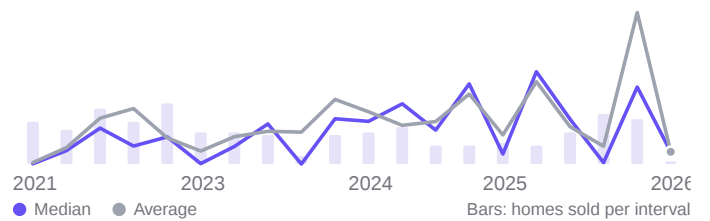
Market temperature (0–100)

76 / 100



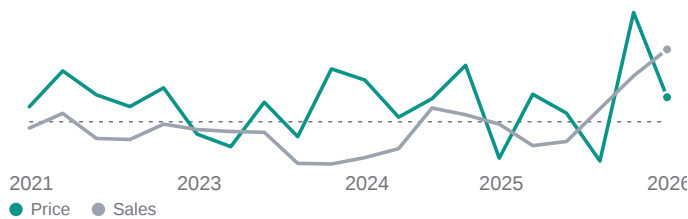
Sale prices

Median \$275K · Average \$275K



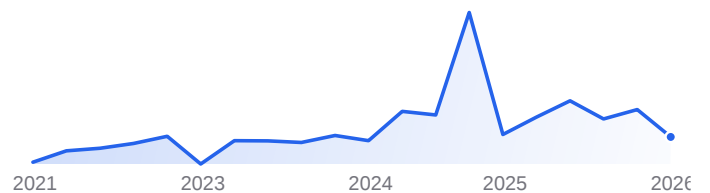
Growth (year over year)

Price +28.3% · Sales +83.3%



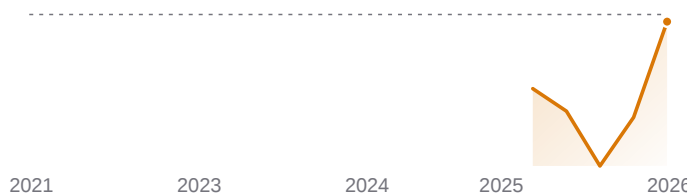
Price per square foot

\$207/ft²



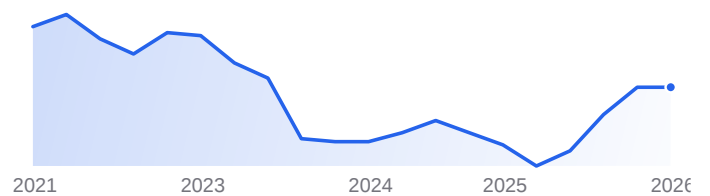
Sale premium vs estimated value

-0.7%



Annual turnover (share of homes sold)

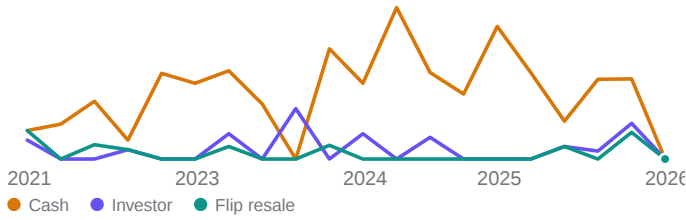
3.6%



BUYERS & OUTCOMES

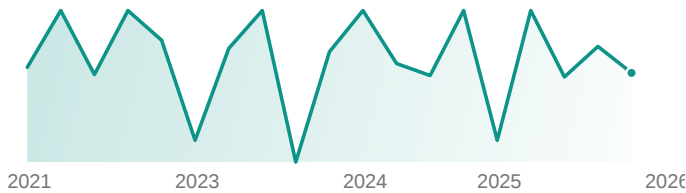
Buyer mix

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



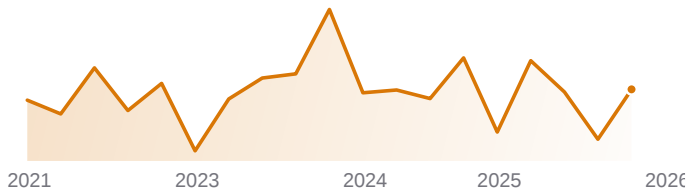
Sellers who sold at a gain

86%

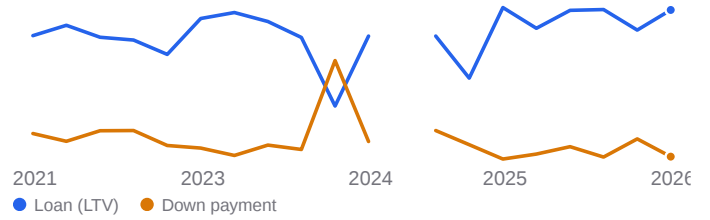


Median annualized return at resale

+6.3%

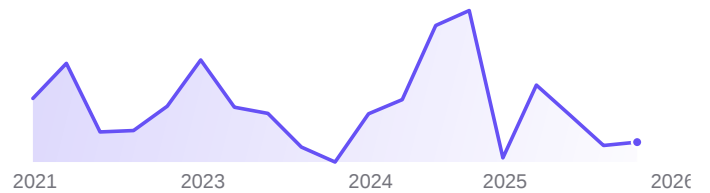


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



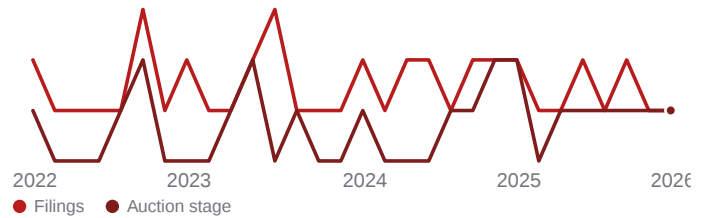
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,508
Median value (AVM)	\$417K
Median size	1,552 ft²
Median year built	1984
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.5%
Owner occupied	49%
Company owned	14%
Median loan-to-value	32%
Typical ownership tenure	14.6 yrs

COMMUNITY

Population	4,716
Density	735 / mi²
Median household income	\$72K
Average household income	\$99K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	30
Homes occupied	82%
Bachelor's or higher	14%
Poverty rate	6.0%
Unemployment	2.0%
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.