

Sea Isle City 08243

ZIP code · NJ · New Jersey > Cape May County > Sea Isle City

SELLER'S MARKET

\$1.7M

MEDIAN SALE PRICE

+13.3%

1-YR CHANGE

146

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

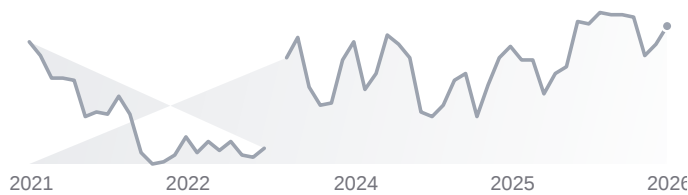
Seller's market · 66 / 100



MARKET TRENDS (5 YEARS)

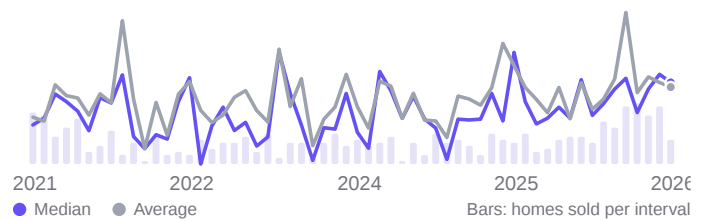
Market temperature (0–100)

66 / 100



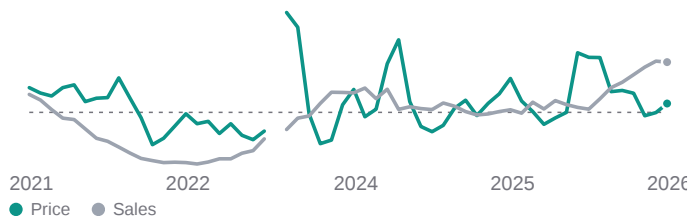
Sale prices

Median \$1.7M · Average \$1.6M



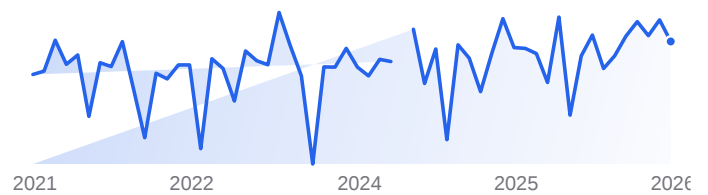
Growth (year over year)

Price +13.3% · Sales +75.9%



Price per square foot

\$856/ft²



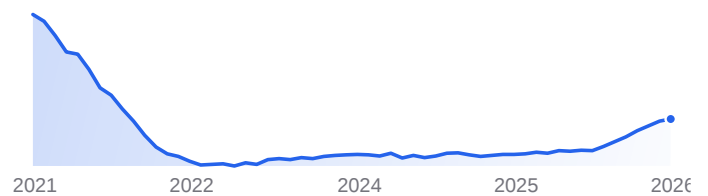
Sale premium vs estimated value

+3.7%



Annual turnover (share of homes sold)

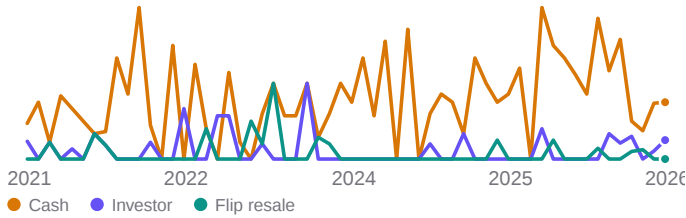
1.9%



BUYERS & OUTCOMES

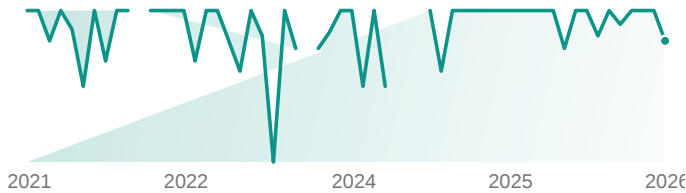
Buyer mix

Cash 38% · Investor 13% · Flip resale 0%



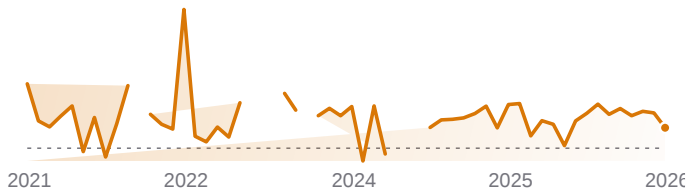
Sellers who sold at a gain

80%

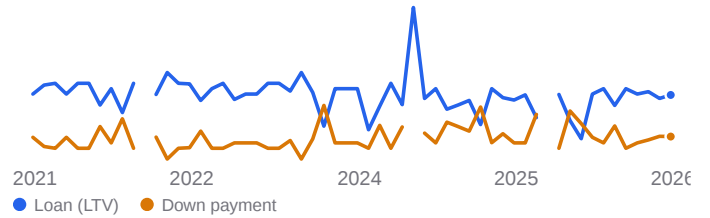


Median annualized return at resale

+4.8%

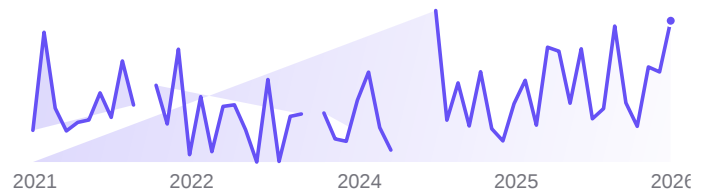


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



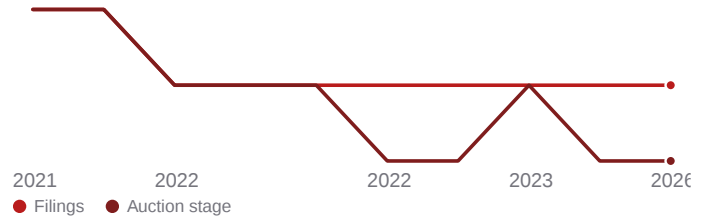
Typical hold before selling

16.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,551
Median value (AVM)	\$1.4M
Median size	1,800 ft²
Median bedrooms	5
Median year built	1991
Single family	92%
Condos	7.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	0.7%
Owner occupied	4.7%
Company owned	16%
Median loan-to-value	28%

Typical ownership tenure

20.3 yrs

COMMUNITY

Population	2,827
Density	301 / mi²
Median household income	\$91K
Average household income	\$127K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	36
Homes occupied	20%
Bachelor's or higher	27%
Poverty rate	4.2%
Unemployment	1.6%
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.