

Stone Harbor 08247

ZIP code · NJ · New Jersey > Cape May County > Stone Harbor

STRONG BUYER'S MARKET

\$3.8M

MEDIAN SALE PRICE

-41.8%

1-YR CHANGE

68

SALES (12 MO)

\$2.7M

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



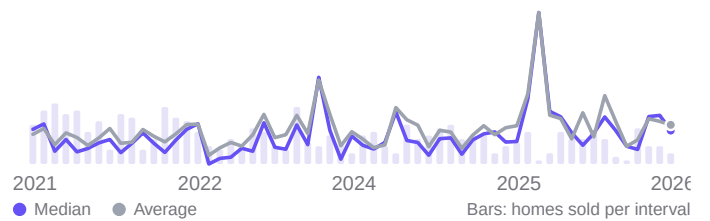
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$3.1M · Average \$3.5M

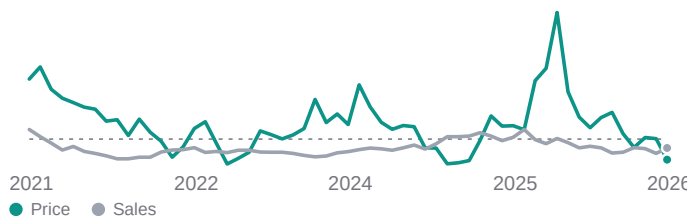


Growth (year over year)

Price -41.8% · Sales -18.1%

Price per square foot

\$1343/ft²

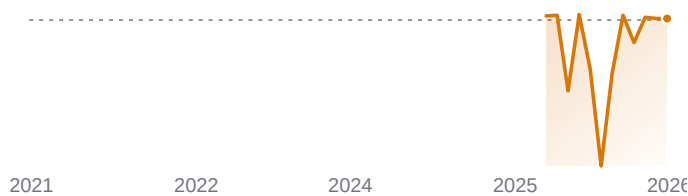


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

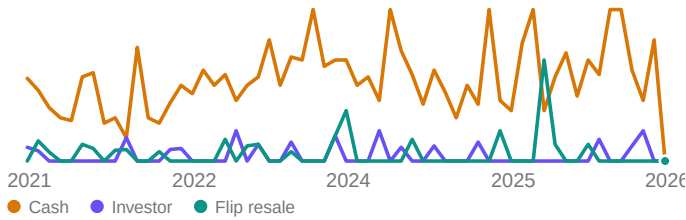
2.2%



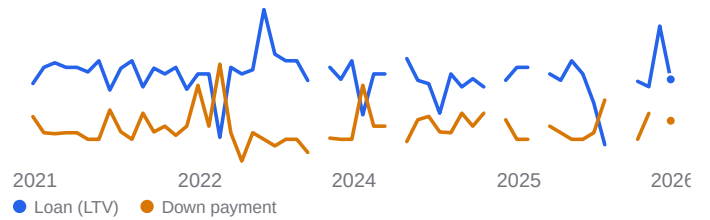
BUYERS & OUTCOMES

Buyer mix

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

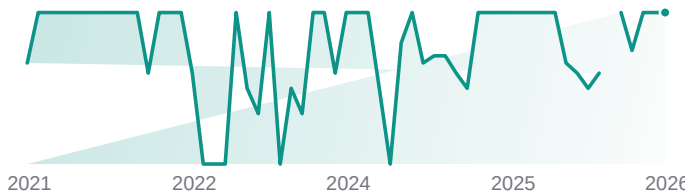


Financing (share of purchase price) Loan (LTV) 66% · Down payment 34%



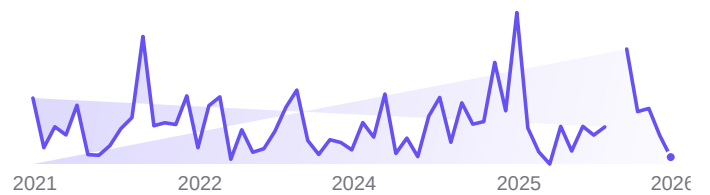
Sellers who sold at a gain

100%



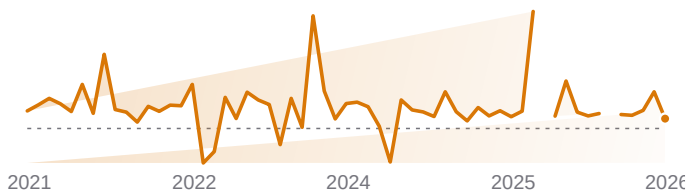
Typical hold before selling

1.1 yrs



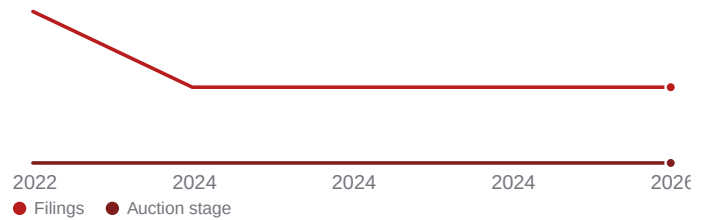
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,072
Median value (AVM)	\$2.7M
Median size	1,800 ft²
Median bedrooms	3
Median year built	1982
Single family	87%
Condos	9.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	0.9%
Owner occupied	8.3%
Company owned	28%
Median loan-to-value	12%

Typical ownership tenure

18.0 yrs

COMMUNITY

Population	1,016
Density	150 / mi²
Median household income	\$124K
Average household income	\$235K
Crime index (US avg 100)	168
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	28
Homes occupied	16%
Bachelor's or higher	38%
Poverty rate	5.4%
Unemployment	1.7%
Average temp	55°F
Annual precip	42 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.