Villas 08251

SELLER'S MARKET

ZIP code · NJ · New Jersey › Cape May County › Villas

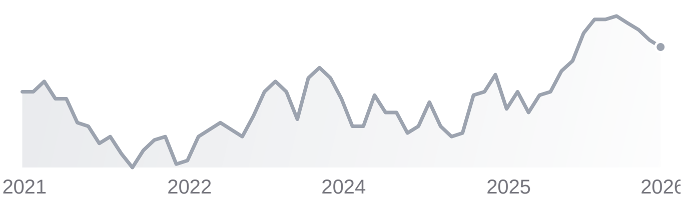
$400K	+11.8%	281	$385K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature

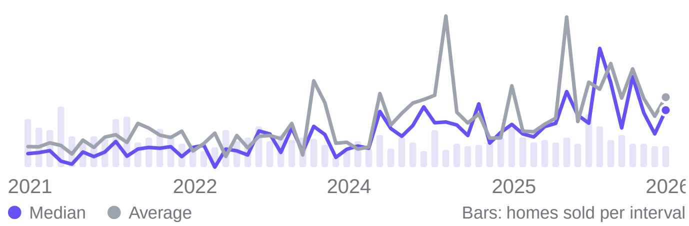
Seller's market · 73 / 100

MARKET TRENDS (5 YEARS)

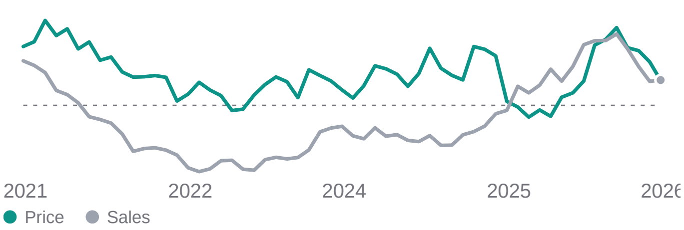
Market temperature (0–100) 73 / 100



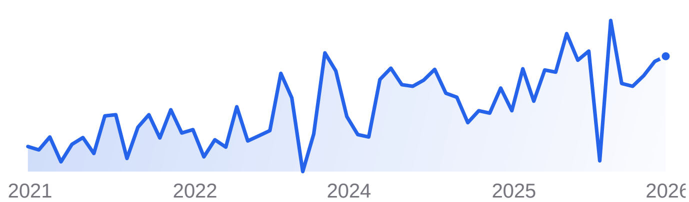
Sale prices Median $429K · Average $472K



Growth (year over year) Price +11.8% · Sales +12.0%

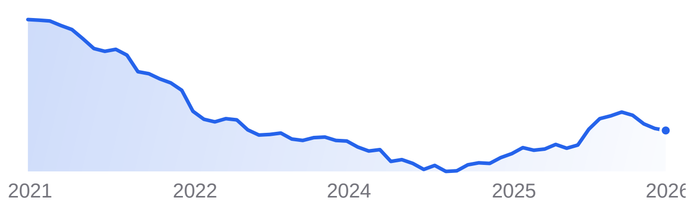


Price per square foot $436/ft²



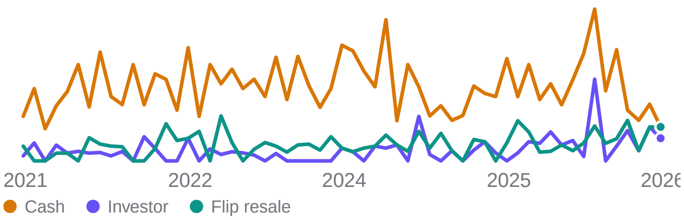
Sale premium vs estimated value -0.5%

Annual turnover (share of homes sold) 4.5%

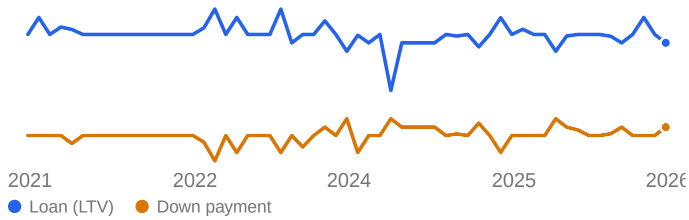


BUYERS & OUTCOMES

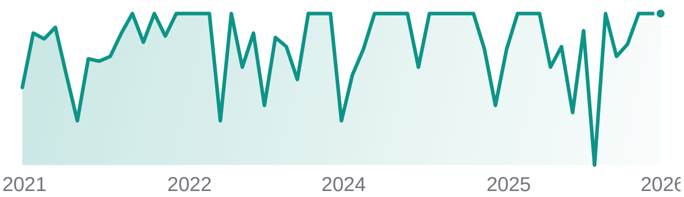
Buyer mix — Cash 18% · Investor 12% · Flip resale 18%



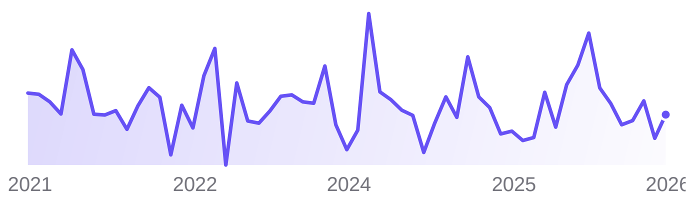
Financing (share of purchase price) — Loan (LTV) 75% · Down payment 25%



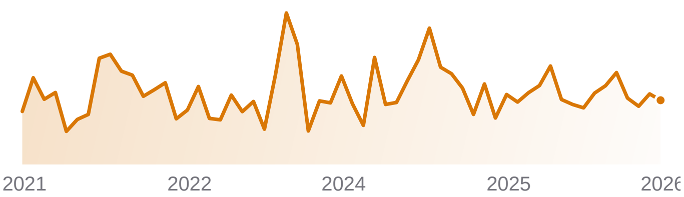
Sellers who sold at a gain — 100%



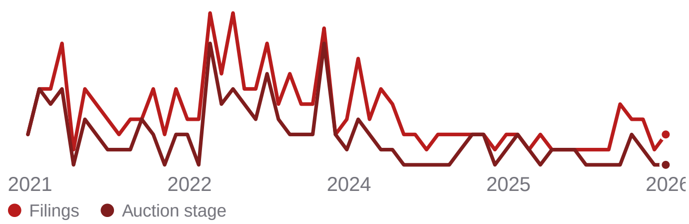
Typical hold before selling — 5.7 yrs



Median annualized return at resale — +8.4%



Preforeclosure filings — Filings 2 · Auction stage 0



HOUSING STOCK

Homes	6,260
Median value (AVM)	$385K
Median size	1,042 ft²
Median year built	1961
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.2%
Owner occupied	47%
Company owned	9.1%
Median loan-to-value	32%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	9,911
Density	1,060 / mi²
Median household income	$77K
Average household income	$106K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	31
Homes occupied	68%
Bachelor's or higher	18%
Poverty rate	13.6%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.