

Woodbine 08270

ZIP code · NJ · New Jersey > Cape May County > Woodbine

STRONG BUYER'S MARKET

\$143K

MEDIAN SALE PRICE

-40.2%

1-YR CHANGE

89

SALES (12 MO)

\$345K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



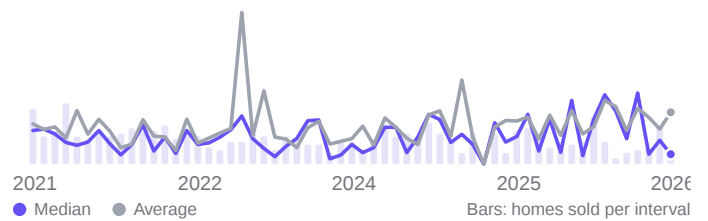
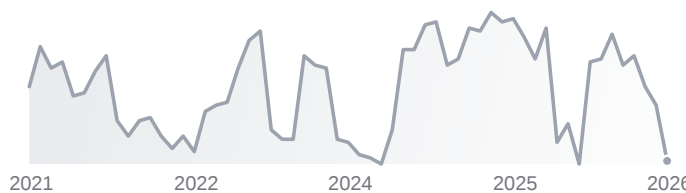
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

15 / 100

Sale prices

Median \$115K · Average \$372K

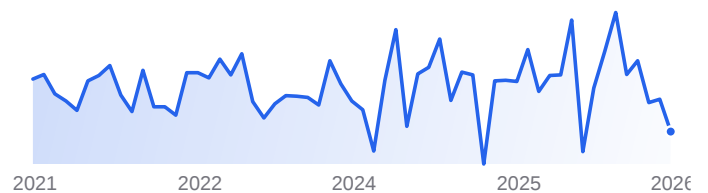
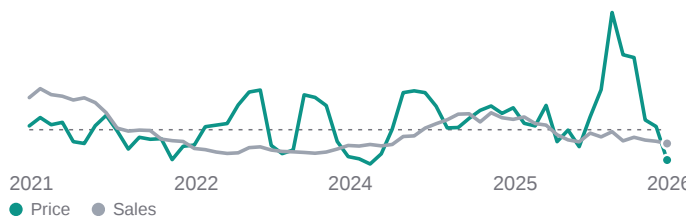


Growth (year over year)

Price -40.2% · Sales -18.3%

Price per square foot

\$92/ft²

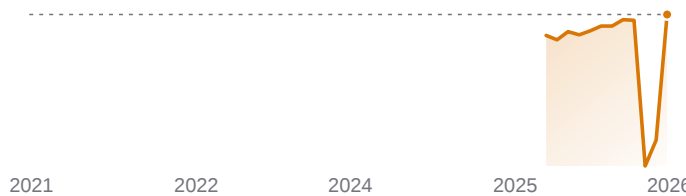


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

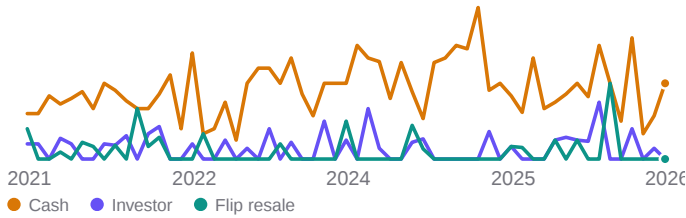
2.4%



BUYERS & OUTCOMES

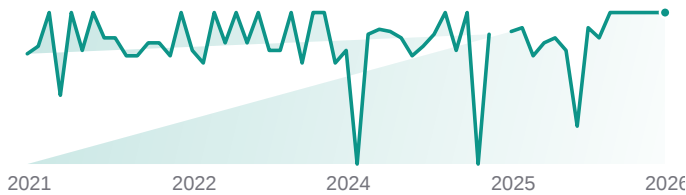
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



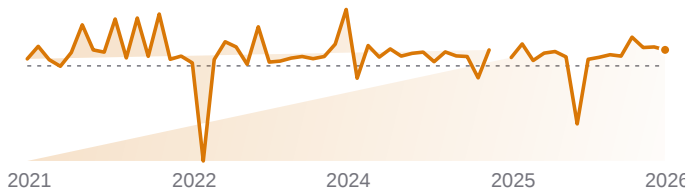
Sellers who sold at a gain

100%

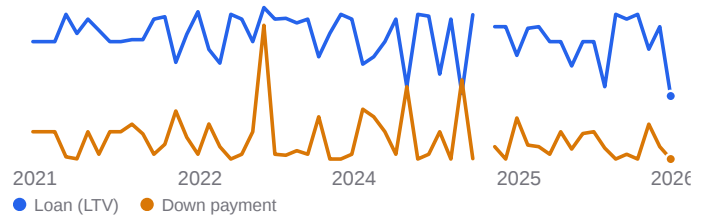


Median annualized return at resale

+8.1%

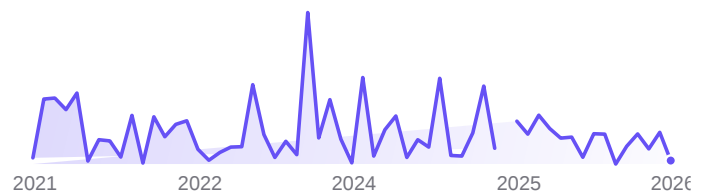


Financing (share of purchase price) Loan (LTV) 44% · Down payment 1.8%



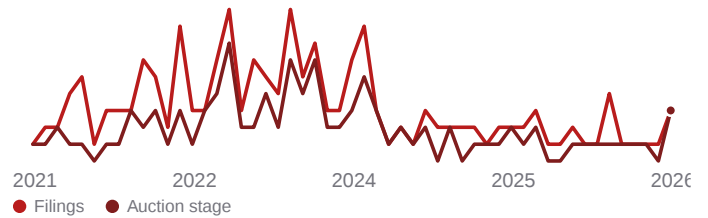
Typical hold before selling

1.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	3,642
Median value (AVM)	\$345K
Median size	1,536 ft²
Median year built	1979
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.3%
Owner occupied	54%
Company owned	11%
Median loan-to-value	41%
Typical ownership tenure	24.0 yrs

COMMUNITY

Population	8,680
Density	74 / mi ²
Median household income	\$93K
Average household income	\$116K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	37
Homes occupied	87%
Bachelor's or higher	19%
Poverty rate	9.4%
Unemployment	2.2%
Average temp	54°F
Annual precip	44 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.