

MARKET REPORT

# Bergen-Lafayette vs Greenville

Jersey City Neighborhood Comparison

**\$330,500**

Bergen-Lafayette Median

**\$320,000**

Greenville Median

**8,903**

Bergen-Lafayette Properties

**11,493**

Greenville Properties

## 1 At a Glance

| Metric                | Bergen-Lafayette | Greenville |
|-----------------------|------------------|------------|
| Total Properties      | 8,903            | 11,493     |
| Median Sale Price     | \$330,500        | \$320,000  |
| Median \$/SF          | \$208            | \$193      |
| Avg Annual Tax        | \$11,808         | \$8,644    |
| Sale/Assessment Ratio | 1.00x            | 1.04x      |
| Avg Year Built        | 1927             | 1950       |
| Sub-Neighborhoods     | 7                | 9          |
| Avg PATH Distance     | 1.21 mi          | 2.64 mi    |

### KEY INSIGHT

Bergen-Lafayette commands a 3% premium over Greenville at median. Tax burden differences are also notable: \$11,808/yr in Bergen-Lafayette vs \$8,644/yr in Greenville.

## 2 Price Trend Comparison

| Year | Bergen-Lafayette | Greenville | Difference                     |
|------|------------------|------------|--------------------------------|
| 2015 | \$258,000        | \$315,000  | Bergen-Lafayette lower by 18%  |
| 2016 | \$312,250        | \$299,000  | Bergen-Lafayette higher by 4%  |
| 2017 | \$365,000        | \$360,000  | Bergen-Lafayette higher by 1%  |
| 2018 | \$388,000        | \$355,000  | Bergen-Lafayette higher by 9%  |
| 2019 | \$400,000        | \$380,000  | Bergen-Lafayette higher by 5%  |
| 2020 | \$467,500        | \$410,000  | Bergen-Lafayette higher by 14% |
| 2021 | \$475,000        | \$435,000  | Bergen-Lafayette higher by 9%  |
| 2022 | \$570,000        | \$467,000  | Bergen-Lafayette higher by 22% |
| 2023 | \$583,500        | \$525,000  | Bergen-Lafayette higher by 11% |

| Year | Bergen-Lafayette | Greenville | Difference                     |
|------|------------------|------------|--------------------------------|
| 2024 | \$600,000        | \$551,750  | Bergen-Lafayette higher by 9%  |
| 2025 | \$650,000        | \$550,000  | Bergen-Lafayette higher by 18% |
| 2026 | \$611,250        | \$539,500  | Bergen-Lafayette higher by 13% |

### 3 Property Mix

| Type                    | Bergen-Lafayette | Greenville    |
|-------------------------|------------------|---------------|
| Vacant Land             | 651 (7.3%)       | 334 (2.9%)    |
| Class 15A               | 43 (0.5%)        | 61 (0.5%)     |
| Class 15B               | 12 (0.1%)        | 2 (0.0%)      |
| Tax-Exempt (Charitable) | 235 (2.6%)       | 155 (1.3%)    |
| Class 15D               | 150 (1.7%)       | 73 (0.6%)     |
| Class 15E               | 0 (0.0%)         | 3 (0.0%)      |
| Tax-Exempt (Public)     | 624 (7.0%)       | 197 (1.7%)    |
| Residential (1-4 units) | 5,970 (67.1%)    | 9,727 (84.6%) |

### 4 Transit Access

| Transit    | Bergen-Lafayette | Greenville |
|------------|------------------|------------|
| PATH       | 1.21 mi          | 2.64 mi    |
| Light Rail | 0.48 mi          | 0.60 mi    |
| Bus Stop   | 0.07 mi          | 0.19 mi    |
| Ferry      | 1.44 mi          | 1.89 mi    |

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