

MARKET REPORT

Bergen-Lafayette vs West Side

Jersey City Neighborhood Comparison

\$330,500

Bergen-Lafayette Median

\$272,000

West Side Median

8,903

Bergen-Lafayette Properties

7,055

West Side Properties

1 At a Glance

Metric	Bergen-Lafayette	West Side
Total Properties	8,903	7,055
Median Sale Price	\$330,500	\$272,000
Median \$/SF	\$208	\$212
Avg Annual Tax	\$11,808	\$9,730
Sale/Assessment Ratio	1.00x	0.95x
Avg Year Built	1927	1930
Sub-Neighborhoods	7	7
Avg PATH Distance	1.21 mi	1.00 mi

KEY INSIGHT

Bergen-Lafayette commands a 22% premium over West Side at median. Tax burden differences are also notable: \$11,808/yr in Bergen-Lafayette vs \$9,730/yr in West Side.

2 Price Trend Comparison

Year	Bergen-Lafayette	West Side	Difference
2015	\$258,000	\$270,000	Bergen-Lafayette lower by 4%
2016	\$312,250	\$280,500	Bergen-Lafayette higher by 11%
2017	\$365,000	\$340,000	Bergen-Lafayette higher by 7%
2018	\$388,000	\$370,000	Bergen-Lafayette higher by 5%
2019	\$400,000	\$359,750	Bergen-Lafayette higher by 11%
2020	\$467,500	\$430,000	Bergen-Lafayette higher by 9%
2021	\$475,000	\$432,000	Bergen-Lafayette higher by 10%
2022	\$570,000	\$419,000	Bergen-Lafayette higher by 36%
2023	\$583,500	\$450,000	Bergen-Lafayette higher by 30%

Year	Bergen-Lafayette	West Side	Difference
2024	\$600,000	\$622,500	Bergen-Lafayette lower by 4%
2025	\$650,000	\$550,000	Bergen-Lafayette higher by 18%
2026	\$611,250	\$578,500	Bergen-Lafayette higher by 6%

3 Property Mix

Type	Bergen-Lafayette	West Side
Vacant Land	651 (7.3%)	322 (4.6%)
Class 15A	43 (0.5%)	17 (0.2%)
Class 15B	12 (0.1%)	11 (0.2%)
Tax-Exempt (Charitable)	235 (2.6%)	144 (2.0%)
Class 15D	150 (1.7%)	78 (1.1%)
Class 15E	0 (0.0%)	2 (0.0%)
Tax-Exempt (Public)	624 (7.0%)	361 (5.1%)
Residential (1-4 units)	5,970 (67.1%)	5,123 (72.6%)

4 Transit Access

Transit	Bergen-Lafayette	West Side
PATH	1.21 mi	1.00 mi
Light Rail	0.48 mi	0.88 mi
Bus Stop	0.07 mi	0.14 mi
Ferry	1.44 mi	2.15 mi

Cleaned arm's-length sales with IQR outlier filtering. Not financial or legal advice. Visit knowthisproperty.com for the latest data.