

MARKET REPORT

Downtown vs Bergen-Lafayette

Jersey City Neighborhood Comparison

\$602,000

Downtown Median

\$330,500

Bergen-Lafayette Median

19,822

Downtown Properties

8,903

Bergen-Lafayette Properties

1 At a Glance

Metric	Downtown	Bergen-Lafayette
Total Properties	19,822	8,903
Median Sale Price	\$602,000	\$330,500
Median \$/SF	\$650	\$208
Avg Annual Tax	\$20,837	\$11,808
Sale/Assessment Ratio	1.06x	1.00x
Avg Year Built	1974	1927
Sub-Neighborhoods	16	7
Avg PATH Distance	0.33 mi	1.21 mi

KEY INSIGHT

Downtown commands a 82% premium over Bergen-Lafayette at median. Tax burden differences are also notable: \$20,837/yr in Downtown vs \$11,808/yr in Bergen-Lafayette.

2 Price Trend Comparison

Year	Downtown	Bergen-Lafayette	Difference
2015	\$527,000	\$258,000	Downtown higher by 104%
2016	\$590,000	\$312,250	Downtown higher by 89%
2017	\$699,000	\$365,000	Downtown higher by 92%
2018	\$652,500	\$388,000	Downtown higher by 68%
2019	\$680,000	\$400,000	Downtown higher by 70%
2020	\$642,500	\$467,500	Downtown higher by 37%
2021	\$700,000	\$475,000	Downtown higher by 47%
2022	\$765,000	\$570,000	Downtown higher by 34%
2023	\$834,000	\$583,500	Downtown higher by 43%

Year	Downtown	Bergen-Lafayette	Difference
2024	\$894,500	\$600,000	Downtown higher by 49%
2025	\$889,000	\$650,000	Downtown higher by 37%
2026	\$799,000	\$611,250	Downtown higher by 31%

3 Property Mix

Type	Downtown	Bergen-Lafayette
Vacant Land	4,389 (22.1%)	651 (7.3%)
Class 15A	9 (0.0%)	43 (0.5%)
Class 15B	17 (0.1%)	12 (0.1%)
Tax-Exempt (Charitable)	135 (0.7%)	235 (2.6%)
Class 15D	53 (0.3%)	150 (1.7%)
Tax-Exempt (Public)	4,654 (23.5%)	624 (7.0%)
Residential (1-4 units)	9,004 (45.4%)	5,970 (67.1%)
Commercial	1,319 (6.7%)	753 (8.5%)

4 Transit Access

Transit	Downtown	Bergen-Lafayette
PATH	0.33 mi	1.21 mi
Light Rail	0.26 mi	0.48 mi
Bus Stop	0.11 mi	0.07 mi
Ferry	0.45 mi	1.44 mi

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