

MARKET REPORT

Downtown vs Greenville

Jersey City Neighborhood Comparison

\$602,000

Downtown Median

\$320,000

Greenville Median

19,822

Downtown Properties

11,493

Greenville Properties

1 At a Glance

| Metric | Downtown | Greenville |
|-----------------------|-----------|------------|
| Total Properties | 19,822 | 11,493 |
| Median Sale Price | \$602,000 | \$320,000 |
| Median \$/SF | \$650 | \$193 |
| Avg Annual Tax | \$20,837 | \$8,644 |
| Sale/Assessment Ratio | 1.06x | 1.04x |
| Avg Year Built | 1974 | 1950 |
| Sub-Neighborhoods | 16 | 9 |
| Avg PATH Distance | 0.33 mi | 2.64 mi |

KEY INSIGHT

Downtown commands a 88% premium over Greenville at median. Tax burden differences are also notable: \$20,837/yr in Downtown vs \$8,644/yr in Greenville.

2 Price Trend Comparison

| Year | Downtown | Greenville | Difference |
|------|-----------|------------|------------------------|
| 2015 | \$527,000 | \$315,000 | Downtown higher by 67% |
| 2016 | \$590,000 | \$299,000 | Downtown higher by 97% |
| 2017 | \$699,000 | \$360,000 | Downtown higher by 94% |
| 2018 | \$652,500 | \$355,000 | Downtown higher by 84% |
| 2019 | \$680,000 | \$380,000 | Downtown higher by 79% |
| 2020 | \$642,500 | \$410,000 | Downtown higher by 57% |
| 2021 | \$700,000 | \$435,000 | Downtown higher by 61% |
| 2022 | \$765,000 | \$467,000 | Downtown higher by 64% |
| 2023 | \$834,000 | \$525,000 | Downtown higher by 59% |

| Year | Downtown | Greenville | Difference |
|------|-----------|------------|------------------------|
| 2024 | \$894,500 | \$551,750 | Downtown higher by 62% |
| 2025 | \$889,000 | \$550,000 | Downtown higher by 62% |
| 2026 | \$799,000 | \$539,500 | Downtown higher by 48% |

3 Property Mix

| Type | Downtown | Greenville |
|-------------------------|---------------|---------------|
| Vacant Land | 4,389 (22.1%) | 334 (2.9%) |
| Class 15A | 9 (0.0%) | 61 (0.5%) |
| Class 15B | 17 (0.1%) | 2 (0.0%) |
| Tax-Exempt (Charitable) | 135 (0.7%) | 155 (1.3%) |
| Class 15D | 53 (0.3%) | 73 (0.6%) |
| Class 15E | 0 (0.0%) | 3 (0.0%) |
| Tax-Exempt (Public) | 4,654 (23.5%) | 197 (1.7%) |
| Residential (1-4 units) | 9,004 (45.4%) | 9,727 (84.6%) |

4 Transit Access

| Transit | Downtown | Greenville |
|------------|----------|------------|
| PATH | 0.33 mi | 2.64 mi |
| Light Rail | 0.26 mi | 0.60 mi |
| Bus Stop | 0.11 mi | 0.19 mi |
| Ferry | 0.45 mi | 1.89 mi |

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