

MARKET REPORT

Downtown vs Heights

Jersey City Neighborhood Comparison

\$602,000

Downtown Median

\$405,750

Heights Median

19,822

Downtown Properties

12,135

Heights Properties

1 At a Glance

Metric	Downtown	Heights
Total Properties	19,822	12,135
Median Sale Price	\$602,000	\$405,750
Median \$/SF	\$650	\$264
Avg Annual Tax	\$20,837	\$10,430
Sale/Assessment Ratio	1.06x	0.98x
Avg Year Built	1974	1934
Sub-Neighborhoods	16	9
Avg PATH Distance	0.33 mi	1.16 mi

KEY INSIGHT

Downtown commands a 48% premium over Heights at median. Tax burden differences are also notable: \$20,837/yr in Downtown vs \$10,430/yr in Heights.

2 Price Trend Comparison

Year	Downtown	Heights	Difference
2015	\$527,000	\$400,000	Downtown higher by 32%
2016	\$590,000	\$415,000	Downtown higher by 42%
2017	\$699,000	\$495,000	Downtown higher by 41%
2018	\$652,500	\$531,250	Downtown higher by 23%
2019	\$680,000	\$530,000	Downtown higher by 28%
2020	\$642,500	\$580,000	Downtown higher by 11%
2021	\$700,000	\$649,000	Downtown higher by 8%
2022	\$765,000	\$675,000	Downtown higher by 13%
2023	\$834,000	\$710,750	Downtown higher by 17%

Year	Downtown	Heights	Difference
2024	\$894,500	\$800,000	Downtown higher by 12%
2025	\$889,000	\$800,000	Downtown higher by 11%
2026	\$799,000	\$794,500	Downtown higher by 1%

3 Property Mix

Type	Downtown	Heights
Vacant Land	4,389 (22.1%)	250 (2.1%)
Class 15A	9 (0.0%)	10 (0.1%)
Class 15B	17 (0.1%)	5 (0.0%)
Tax-Exempt (Charitable)	135 (0.7%)	126 (1.0%)
Class 15D	53 (0.3%)	47 (0.4%)
Class 15E	0 (0.0%)	1 (0.0%)
Tax-Exempt (Public)	4,654 (23.5%)	823 (6.8%)
Residential (1-4 units)	9,004 (45.4%)	9,379 (77.3%)

4 Transit Access

Transit	Downtown	Heights
PATH	0.33 mi	1.16 mi
Light Rail	0.26 mi	0.59 mi
Bus Stop	0.11 mi	0.08 mi
Ferry	0.45 mi	1.50 mi

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