

MARKET REPORT

Downtown vs Journal Square

Jersey City Neighborhood Comparison

\$602,000

Downtown Median

\$285,000

Journal Square Median

19,822

Downtown Properties

4,152

Journal Square Properties

1 At a Glance

| Metric | Downtown | Journal Square |
|-----------------------|-----------|----------------|
| Total Properties | 19,822 | 4,152 |
| Median Sale Price | \$602,000 | \$285,000 |
| Median \$/SF | \$650 | \$288 |
| Avg Annual Tax | \$20,837 | \$20,937 |
| Sale/Assessment Ratio | 1.06x | 0.83x |
| Avg Year Built | 1974 | 1936 |
| Sub-Neighborhoods | 16 | 5 |
| Avg PATH Distance | 0.33 mi | 0.36 mi |

KEY INSIGHT

Downtown commands a 111% premium over Journal Square at median. Tax burden differences are also notable: \$20,837/yr in Downtown vs \$20,937/yr in Journal Square.

2 Price Trend Comparison

| Year | Downtown | Journal Square | Difference |
|------|-----------|----------------|-------------------------|
| 2015 | \$527,000 | \$278,750 | Downtown higher by 89% |
| 2016 | \$590,000 | \$325,500 | Downtown higher by 81% |
| 2017 | \$699,000 | \$354,000 | Downtown higher by 97% |
| 2018 | \$652,500 | \$401,500 | Downtown higher by 63% |
| 2019 | \$680,000 | \$390,000 | Downtown higher by 74% |
| 2020 | \$642,500 | \$373,750 | Downtown higher by 72% |
| 2021 | \$700,000 | \$409,500 | Downtown higher by 71% |
| 2022 | \$765,000 | \$372,500 | Downtown higher by 105% |
| 2023 | \$834,000 | \$439,000 | Downtown higher by 90% |

| Year | Downtown | Journal Square | Difference |
|------|-----------|----------------|-------------------------|
| 2024 | \$894,500 | \$430,000 | Downtown higher by 108% |
| 2025 | \$889,000 | \$435,000 | Downtown higher by 104% |
| 2026 | \$799,000 | \$595,000 | Downtown higher by 34% |

3 Property Mix

| Type | Downtown | Journal Square |
|-------------------------|---------------|----------------|
| Vacant Land | 4,389 (22.1%) | 100 (2.4%) |
| Class 15A | 9 (0.0%) | 13 (0.3%) |
| Class 15B | 17 (0.1%) | 6 (0.1%) |
| Tax-Exempt (Charitable) | 135 (0.7%) | 81 (2.0%) |
| Class 15D | 53 (0.3%) | 48 (1.2%) |
| Class 15E | 0 (0.0%) | 2 (0.0%) |
| Tax-Exempt (Public) | 4,654 (23.5%) | 102 (2.5%) |
| Residential (1-4 units) | 9,004 (45.4%) | 3,061 (73.7%) |

4 Transit Access

| Transit | Downtown | Journal Square |
|------------|----------|----------------|
| PATH | 0.33 mi | 0.36 mi |
| Light Rail | 0.26 mi | 1.10 mi |
| Bus Stop | 0.11 mi | 0.09 mi |
| Ferry | 0.45 mi | 1.63 mi |

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