

MARKET REPORT

Downtown vs West Side

Jersey City Neighborhood Comparison

\$602,000

Downtown Median

\$272,000

West Side Median

19,822

Downtown Properties

7,055

West Side Properties

1 At a Glance

Metric	Downtown	West Side
Total Properties	19,822	7,055
Median Sale Price	\$602,000	\$272,000
Median \$/SF	\$650	\$212
Avg Annual Tax	\$20,837	\$9,730
Sale/Assessment Ratio	1.06x	0.95x
Avg Year Built	1974	1930
Sub-Neighborhoods	16	7
Avg PATH Distance	0.33 mi	1.00 mi

KEY INSIGHT

Downtown commands a 121% premium over West Side at median. Tax burden differences are also notable: \$20,837/yr in Downtown vs \$9,730/yr in West Side.

2 Price Trend Comparison

Year	Downtown	West Side	Difference
2015	\$527,000	\$270,000	Downtown higher by 95%
2016	\$590,000	\$280,500	Downtown higher by 110%
2017	\$699,000	\$340,000	Downtown higher by 106%
2018	\$652,500	\$370,000	Downtown higher by 76%
2019	\$680,000	\$359,750	Downtown higher by 89%
2020	\$642,500	\$430,000	Downtown higher by 49%
2021	\$700,000	\$432,000	Downtown higher by 62%
2022	\$765,000	\$419,000	Downtown higher by 83%
2023	\$834,000	\$450,000	Downtown higher by 85%

Year	Downtown	West Side	Difference
2024	\$894,500	\$622,500	Downtown higher by 44%
2025	\$889,000	\$550,000	Downtown higher by 62%
2026	\$799,000	\$578,500	Downtown higher by 38%

3 Property Mix

Type	Downtown	West Side
Vacant Land	4,389 (22.1%)	322 (4.6%)
Class 15A	9 (0.0%)	17 (0.2%)
Class 15B	17 (0.1%)	11 (0.2%)
Tax-Exempt (Charitable)	135 (0.7%)	144 (2.0%)
Class 15D	53 (0.3%)	78 (1.1%)
Class 15E	0 (0.0%)	2 (0.0%)
Tax-Exempt (Public)	4,654 (23.5%)	361 (5.1%)
Residential (1-4 units)	9,004 (45.4%)	5,123 (72.6%)

4 Transit Access

Transit	Downtown	West Side
PATH	0.33 mi	1.00 mi
Light Rail	0.26 mi	0.88 mi
Bus Stop	0.11 mi	0.14 mi
Ferry	0.45 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.