

MARKET REPORT

Greenville vs West Side

Jersey City Neighborhood Comparison

\$320,000

Greenville Median

\$272,000

West Side Median

11,493

Greenville Properties

7,055

West Side Properties

1 At a Glance

Metric	Greenville	West Side
Total Properties	11,493	7,055
Median Sale Price	\$320,000	\$272,000
Median \$/SF	\$193	\$212
Avg Annual Tax	\$8,644	\$9,730
Sale/Assessment Ratio	1.04x	0.95x
Avg Year Built	1950	1930
Sub-Neighborhoods	9	7
Avg PATH Distance	2.64 mi	1.00 mi

KEY INSIGHT

Greenville commands a 18% premium over West Side at median. Tax burden differences are also notable: \$8,644/yr in Greenville vs \$9,730/yr in West Side.

2 Price Trend Comparison

Year	Greenville	West Side	Difference
2015	\$315,000	\$270,000	Greenville higher by 17%
2016	\$299,000	\$280,500	Greenville higher by 7%
2017	\$360,000	\$340,000	Greenville higher by 6%
2018	\$355,000	\$370,000	Greenville lower by 4%
2019	\$380,000	\$359,750	Greenville higher by 6%
2020	\$410,000	\$430,000	Greenville lower by 5%
2021	\$435,000	\$432,000	Greenville higher by 1%
2022	\$467,000	\$419,000	Greenville higher by 11%
2023	\$525,000	\$450,000	Greenville higher by 17%

Year	Greenville	West Side	Difference
2024	\$551,750	\$622,500	Greenville lower by 11%
2025	\$550,000	\$550,000	Greenville lower by 0%
2026	\$539,500	\$578,500	Greenville lower by 7%

3 Property Mix

Type	Greenville	West Side
Vacant Land	334 (2.9%)	322 (4.6%)
Class 15A	61 (0.5%)	17 (0.2%)
Class 15B	2 (0.0%)	11 (0.2%)
Tax-Exempt (Charitable)	155 (1.3%)	144 (2.0%)
Class 15D	73 (0.6%)	78 (1.1%)
Class 15E	3 (0.0%)	2 (0.0%)
Tax-Exempt (Public)	197 (1.7%)	361 (5.1%)
Residential (1-4 units)	9,727 (84.6%)	5,123 (72.6%)

4 Transit Access

Transit	Greenville	West Side
PATH	2.64 mi	1.00 mi
Light Rail	0.60 mi	0.88 mi
Bus Stop	0.19 mi	0.14 mi
Ferry	1.89 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.