

MARKET REPORT

Heights vs Bergen-Lafayette

Jersey City Neighborhood Comparison

\$405,750

Heights Median

\$330,500

Bergen-Lafayette Median

12,135

Heights Properties

8,903

Bergen-Lafayette Properties

1 At a Glance

Metric	Heights	Bergen-Lafayette
Total Properties	12,135	8,903
Median Sale Price	\$405,750	\$330,500
Median \$/SF	\$264	\$208
Avg Annual Tax	\$10,430	\$11,808
Sale/Assessment Ratio	0.98x	1.00x
Avg Year Built	1934	1927
Sub-Neighborhoods	9	7
Avg PATH Distance	1.16 mi	1.21 mi

KEY INSIGHT

Heights commands a 23% premium over Bergen-Lafayette at median. Tax burden differences are also notable: \$10,430/yr in Heights vs \$11,808/yr in Bergen-Lafayette.

2 Price Trend Comparison

Year	Heights	Bergen-Lafayette	Difference
2015	\$400,000	\$258,000	Heights higher by 55%
2016	\$415,000	\$312,250	Heights higher by 33%
2017	\$495,000	\$365,000	Heights higher by 36%
2018	\$531,250	\$388,000	Heights higher by 37%
2019	\$530,000	\$400,000	Heights higher by 32%
2020	\$580,000	\$467,500	Heights higher by 24%
2021	\$649,000	\$475,000	Heights higher by 37%
2022	\$675,000	\$570,000	Heights higher by 18%
2023	\$710,750	\$583,500	Heights higher by 22%

Year	Heights	Bergen-Lafayette	Difference
2024	\$800,000	\$600,000	Heights higher by 33%
2025	\$800,000	\$650,000	Heights higher by 23%
2026	\$794,500	\$611,250	Heights higher by 30%

3 Property Mix

Type	Heights	Bergen-Lafayette
Vacant Land	250 (2.1%)	651 (7.3%)
Class 15A	10 (0.1%)	43 (0.5%)
Class 15B	5 (0.0%)	12 (0.1%)
Tax-Exempt (Charitable)	126 (1.0%)	235 (2.6%)
Class 15D	47 (0.4%)	150 (1.7%)
Class 15E	1 (0.0%)	0 (0.0%)
Tax-Exempt (Public)	823 (6.8%)	624 (7.0%)
Residential (1-4 units)	9,379 (77.3%)	5,970 (67.1%)

4 Transit Access

Transit	Heights	Bergen-Lafayette
PATH	1.16 mi	1.21 mi
Light Rail	0.59 mi	0.48 mi
Bus Stop	0.08 mi	0.07 mi
Ferry	1.50 mi	1.44 mi

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