

MARKET REPORT

Heights vs Greenville

Jersey City Neighborhood Comparison

\$405,750

Heights Median

\$320,000

Greenville Median

12,135

Heights Properties

11,493

Greenville Properties

1 At a Glance

Metric	Heights	Greenville
Total Properties	12,135	11,493
Median Sale Price	\$405,750	\$320,000
Median \$/SF	\$264	\$193
Avg Annual Tax	\$10,430	\$8,644
Sale/Assessment Ratio	0.98x	1.04x
Avg Year Built	1934	1950
Sub-Neighborhoods	9	9
Avg PATH Distance	1.16 mi	2.64 mi

KEY INSIGHT

Heights commands a 27% premium over Greenville at median. Tax burden differences are also notable: \$10,430/yr in Heights vs \$8,644/yr in Greenville.

2 Price Trend Comparison

Year	Heights	Greenville	Difference
2015	\$400,000	\$315,000	Heights higher by 27%
2016	\$415,000	\$299,000	Heights higher by 39%
2017	\$495,000	\$360,000	Heights higher by 38%
2018	\$531,250	\$355,000	Heights higher by 50%
2019	\$530,000	\$380,000	Heights higher by 39%
2020	\$580,000	\$410,000	Heights higher by 41%
2021	\$649,000	\$435,000	Heights higher by 49%
2022	\$675,000	\$467,000	Heights higher by 45%
2023	\$710,750	\$525,000	Heights higher by 35%

Year	Heights	Greenville	Difference
2024	\$800,000	\$551,750	Heights higher by 45%
2025	\$800,000	\$550,000	Heights higher by 45%
2026	\$794,500	\$539,500	Heights higher by 47%

3 Property Mix

Type	Heights	Greenville
Vacant Land	250 (2.1%)	334 (2.9%)
Class 15A	10 (0.1%)	61 (0.5%)
Class 15B	5 (0.0%)	2 (0.0%)
Tax-Exempt (Charitable)	126 (1.0%)	155 (1.3%)
Class 15D	47 (0.4%)	73 (0.6%)
Class 15E	1 (0.0%)	3 (0.0%)
Tax-Exempt (Public)	823 (6.8%)	197 (1.7%)
Residential (1-4 units)	9,379 (77.3%)	9,727 (84.6%)

4 Transit Access

Transit	Heights	Greenville
PATH	1.16 mi	2.64 mi
Light Rail	0.59 mi	0.60 mi
Bus Stop	0.08 mi	0.19 mi
Ferry	1.50 mi	1.89 mi

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