

MARKET REPORT

Heights vs Journal Square

Jersey City Neighborhood Comparison

\$405,750

Heights Median

\$285,000

Journal Square Median

12,135

Heights Properties

4,152

Journal Square Properties

1 At a Glance

Metric	Heights	Journal Square
Total Properties	12,135	4,152
Median Sale Price	\$405,750	\$285,000
Median \$/SF	\$264	\$288
Avg Annual Tax	\$10,430	\$20,937
Sale/Assessment Ratio	0.98x	0.83x
Avg Year Built	1934	1936
Sub-Neighborhoods	9	5
Avg PATH Distance	1.16 mi	0.36 mi

KEY INSIGHT

Heights commands a 42% premium over Journal Square at median. Tax burden differences are also notable: \$10,430/yr in Heights vs \$20,937/yr in Journal Square.

2 Price Trend Comparison

Year	Heights	Journal Square	Difference
2015	\$400,000	\$278,750	Heights higher by 43%
2016	\$415,000	\$325,500	Heights higher by 27%
2017	\$495,000	\$354,000	Heights higher by 40%
2018	\$531,250	\$401,500	Heights higher by 32%
2019	\$530,000	\$390,000	Heights higher by 36%
2020	\$580,000	\$373,750	Heights higher by 55%
2021	\$649,000	\$409,500	Heights higher by 58%
2022	\$675,000	\$372,500	Heights higher by 81%
2023	\$710,750	\$439,000	Heights higher by 62%

Year	Heights	Journal Square	Difference
2024	\$800,000	\$430,000	Heights higher by 86%
2025	\$800,000	\$435,000	Heights higher by 84%
2026	\$794,500	\$595,000	Heights higher by 34%

3 Property Mix

Type	Heights	Journal Square
Vacant Land	250 (2.1%)	100 (2.4%)
Class 15A	10 (0.1%)	13 (0.3%)
Class 15B	5 (0.0%)	6 (0.1%)
Tax-Exempt (Charitable)	126 (1.0%)	81 (2.0%)
Class 15D	47 (0.4%)	48 (1.2%)
Class 15E	1 (0.0%)	2 (0.0%)
Tax-Exempt (Public)	823 (6.8%)	102 (2.5%)
Residential (1-4 units)	9,379 (77.3%)	3,061 (73.7%)

4 Transit Access

Transit	Heights	Journal Square
PATH	1.16 mi	0.36 mi
Light Rail	0.59 mi	1.10 mi
Bus Stop	0.08 mi	0.09 mi
Ferry	1.50 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.