

MARKET REPORT

Heights vs West Side

Jersey City Neighborhood Comparison

\$405,750

Heights Median

\$272,000

West Side Median

12,135

Heights Properties

7,055

West Side Properties

1 At a Glance

Metric	Heights	West Side
Total Properties	12,135	7,055
Median Sale Price	\$405,750	\$272,000
Median \$/SF	\$264	\$212
Avg Annual Tax	\$10,430	\$9,730
Sale/Assessment Ratio	0.98x	0.95x
Avg Year Built	1934	1930
Sub-Neighborhoods	9	7
Avg PATH Distance	1.16 mi	1.00 mi

KEY INSIGHT

Heights commands a 49% premium over West Side at median. Tax burden differences are also notable: \$10,430/yr in Heights vs \$9,730/yr in West Side.

2 Price Trend Comparison

Year	Heights	West Side	Difference
2015	\$400,000	\$270,000	Heights higher by 48%
2016	\$415,000	\$280,500	Heights higher by 48%
2017	\$495,000	\$340,000	Heights higher by 46%
2018	\$531,250	\$370,000	Heights higher by 44%
2019	\$530,000	\$359,750	Heights higher by 47%
2020	\$580,000	\$430,000	Heights higher by 35%
2021	\$649,000	\$432,000	Heights higher by 50%
2022	\$675,000	\$419,000	Heights higher by 61%
2023	\$710,750	\$450,000	Heights higher by 58%

Year	Heights	West Side	Difference
2024	\$800,000	\$622,500	Heights higher by 29%
2025	\$800,000	\$550,000	Heights higher by 45%
2026	\$794,500	\$578,500	Heights higher by 37%

3 Property Mix

Type	Heights	West Side
Vacant Land	250 (2.1%)	322 (4.6%)
Class 15A	10 (0.1%)	17 (0.2%)
Class 15B	5 (0.0%)	11 (0.2%)
Tax-Exempt (Charitable)	126 (1.0%)	144 (2.0%)
Class 15D	47 (0.4%)	78 (1.1%)
Class 15E	1 (0.0%)	2 (0.0%)
Tax-Exempt (Public)	823 (6.8%)	361 (5.1%)
Residential (1-4 units)	9,379 (77.3%)	5,123 (72.6%)

4 Transit Access

Transit	Heights	West Side
PATH	1.16 mi	1.00 mi
Light Rail	0.59 mi	0.88 mi
Bus Stop	0.08 mi	0.14 mi
Ferry	1.50 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.