

MARKET REPORT

# Journal Square vs Bergen-Lafayette

Jersey City Neighborhood Comparison

**\$285,000**

Journal Square Median

**\$330,500**

Bergen-Lafayette Median

**4,152**

Journal Square Properties

**8,903**

Bergen-Lafayette Properties

## 1 At a Glance

Metric	Journal Square	Bergen-Lafayette
Total Properties	4,152	8,903
Median Sale Price	\$285,000	\$330,500
Median \$/SF	\$288	\$208
Avg Annual Tax	\$20,937	\$11,808
Sale/Assessment Ratio	0.83x	1.00x
Avg Year Built	1936	1927
Sub-Neighborhoods	5	7
Avg PATH Distance	0.36 mi	1.21 mi

### KEY INSIGHT

Bergen-Lafayette commands a 16% premium over Journal Square at median. Tax burden differences are also notable: \$20,937/yr in Journal Square vs \$11,808/yr in Bergen-Lafayette.

## 2 Price Trend Comparison

Year	Journal Square	Bergen-Lafayette	Difference
2015	\$278,750	\$258,000	Journal Square higher by 8%
2016	\$325,500	\$312,250	Journal Square higher by 4%
2017	\$354,000	\$365,000	Journal Square lower by 3%
2018	\$401,500	\$388,000	Journal Square higher by 3%
2019	\$390,000	\$400,000	Journal Square lower by 2%
2020	\$373,750	\$467,500	Journal Square lower by 20%
2021	\$409,500	\$475,000	Journal Square lower by 14%
2022	\$372,500	\$570,000	Journal Square lower by 35%
2023	\$439,000	\$583,500	Journal Square lower by 25%

Year	Journal Square	Bergen-Lafayette	Difference
2024	\$430,000	\$600,000	Journal Square lower by 28%
2025	\$435,000	\$650,000	Journal Square lower by 33%
2026	\$595,000	\$611,250	Journal Square lower by 3%

### 3 Property Mix

Type	Journal Square	Bergen-Lafayette
Vacant Land	100 (2.4%)	651 (7.3%)
Class 15A	13 (0.3%)	43 (0.5%)
Class 15B	6 (0.1%)	12 (0.1%)
Tax-Exempt (Charitable)	81 (2.0%)	235 (2.6%)
Class 15D	48 (1.2%)	150 (1.7%)
Class 15E	2 (0.0%)	0 (0.0%)
Tax-Exempt (Public)	102 (2.5%)	624 (7.0%)
Residential (1-4 units)	3,061 (73.7%)	5,970 (67.1%)

### 4 Transit Access

Transit	Journal Square	Bergen-Lafayette
PATH	0.36 mi	1.21 mi
Light Rail	1.10 mi	0.48 mi
Bus Stop	0.09 mi	0.07 mi
Ferry	1.63 mi	1.44 mi

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