

MARKET REPORT

# Journal Square vs Greenville

Jersey City Neighborhood Comparison

**\$285,000**

Journal Square Median

**\$320,000**

Greenville Median

**4,152**

Journal Square Properties

**11,493**

Greenville Properties

## 1 At a Glance

Metric	Journal Square	Greenville
Total Properties	4,152	11,493
Median Sale Price	\$285,000	\$320,000
Median \$/SF	\$288	\$193
Avg Annual Tax	\$20,937	\$8,644
Sale/Assessment Ratio	0.83x	1.04x
Avg Year Built	1936	1950
Sub-Neighborhoods	5	9
Avg PATH Distance	0.36 mi	2.64 mi

### KEY INSIGHT

Greenville commands a 12% premium over Journal Square at median. Tax burden differences are also notable: \$20,937/yr in Journal Square vs \$8,644/yr in Greenville.

## 2 Price Trend Comparison

Year	Journal Square	Greenville	Difference
2015	\$278,750	\$315,000	Journal Square lower by 12%
2016	\$325,500	\$299,000	Journal Square higher by 9%
2017	\$354,000	\$360,000	Journal Square lower by 2%
2018	\$401,500	\$355,000	Journal Square higher by 13%
2019	\$390,000	\$380,000	Journal Square higher by 3%
2020	\$373,750	\$410,000	Journal Square lower by 9%
2021	\$409,500	\$435,000	Journal Square lower by 6%
2022	\$372,500	\$467,000	Journal Square lower by 20%
2023	\$439,000	\$525,000	Journal Square lower by 16%

Year	Journal Square	Greenville	Difference
2024	\$430,000	\$551,750	Journal Square lower by 22%
2025	\$435,000	\$550,000	Journal Square lower by 21%
2026	\$595,000	\$539,500	Journal Square higher by 10%

### 3 Property Mix

Type	Journal Square	Greenville
Vacant Land	100 (2.4%)	334 (2.9%)
Class 15A	13 (0.3%)	61 (0.5%)
Class 15B	6 (0.1%)	2 (0.0%)
Tax-Exempt (Charitable)	81 (2.0%)	155 (1.3%)
Class 15D	48 (1.2%)	73 (0.6%)
Class 15E	2 (0.0%)	3 (0.0%)
Tax-Exempt (Public)	102 (2.5%)	197 (1.7%)
Residential (1-4 units)	3,061 (73.7%)	9,727 (84.6%)

### 4 Transit Access

Transit	Journal Square	Greenville
PATH	0.36 mi	2.64 mi
Light Rail	1.10 mi	0.60 mi
Bus Stop	0.09 mi	0.19 mi
Ferry	1.63 mi	1.89 mi

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