

MARKET REPORT

Journal Square vs West Side

Jersey City Neighborhood Comparison

\$285,000

Journal Square Median

\$272,000

West Side Median

4,152

Journal Square Properties

7,055

West Side Properties

1 At a Glance

Metric	Journal Square	West Side
Total Properties	4,152	7,055
Median Sale Price	\$285,000	\$272,000
Median \$/SF	\$288	\$212
Avg Annual Tax	\$20,937	\$9,730
Sale/Assessment Ratio	0.83x	0.95x
Avg Year Built	1936	1930
Sub-Neighborhoods	5	7
Avg PATH Distance	0.36 mi	1.00 mi

KEY INSIGHT

Journal Square commands a 5% premium over West Side at median. Tax burden differences are also notable: \$20,937/yr in Journal Square vs \$9,730/yr in West Side.

2 Price Trend Comparison

Year	Journal Square	West Side	Difference
2015	\$278,750	\$270,000	Journal Square higher by 3%
2016	\$325,500	\$280,500	Journal Square higher by 16%
2017	\$354,000	\$340,000	Journal Square higher by 4%
2018	\$401,500	\$370,000	Journal Square higher by 9%
2019	\$390,000	\$359,750	Journal Square higher by 8%
2020	\$373,750	\$430,000	Journal Square lower by 13%
2021	\$409,500	\$432,000	Journal Square lower by 5%
2022	\$372,500	\$419,000	Journal Square lower by 11%
2023	\$439,000	\$450,000	Journal Square lower by 2%

Year	Journal Square	West Side	Difference
2024	\$430,000	\$622,500	Journal Square lower by 31%
2025	\$435,000	\$550,000	Journal Square lower by 21%
2026	\$595,000	\$578,500	Journal Square higher by 3%

3 Property Mix

Type	Journal Square	West Side
Vacant Land	100 (2.4%)	322 (4.6%)
Class 15A	13 (0.3%)	17 (0.2%)
Class 15B	6 (0.1%)	11 (0.2%)
Tax-Exempt (Charitable)	81 (2.0%)	144 (2.0%)
Class 15D	48 (1.2%)	78 (1.1%)
Class 15E	2 (0.0%)	2 (0.0%)
Tax-Exempt (Public)	102 (2.5%)	361 (5.1%)
Residential (1-4 units)	3,061 (73.7%)	5,123 (72.6%)

4 Transit Access

Transit	Journal Square	West Side
PATH	0.36 mi	1.00 mi
Light Rail	1.10 mi	0.88 mi
Bus Stop	0.09 mi	0.14 mi
Ferry	1.63 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.