

MARKET REPORT

Bergen-Lafayette

Jersey City, NJ · 8,903 Properties

8,903

Total Properties

\$330,500

Median Sale Price

\$208/sf

Median Price/SF

\$11,808

Avg Annual Tax

1 Executive Summary

Bergen-Lafayette contains **8,903** properties with a median sale price of **\$330,500**.

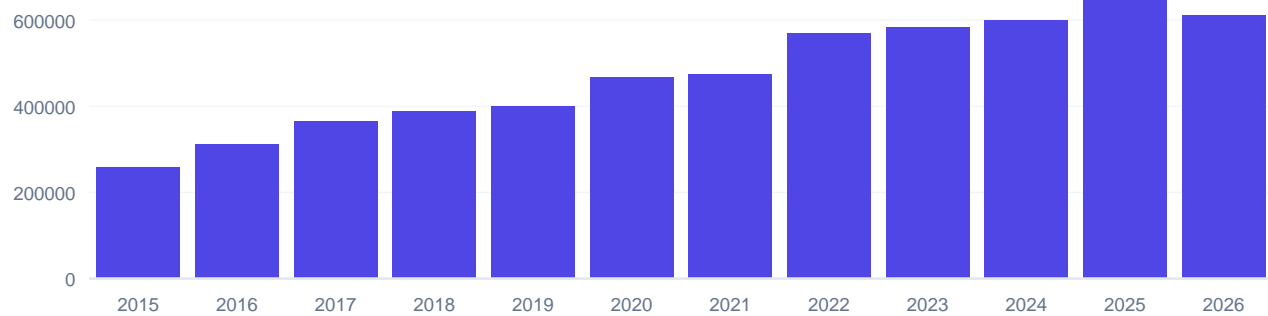
Median prices have increased **137%** since 2015, from \$258,000 to \$611,250.

The sale-to-assessment ratio is **1.0x**, indicating assessments closely track market values.

This analysis is based on **3,231** verified arm's-length sales (filtered from 3,375 total transactions). Non-arm's-length transfers and statistical outliers have been removed.

2 Price Trends

Median Sale Price by Year



Year	Median Price	Sales	YoY Change
2015	\$258,000	75	—
2016	\$312,250	140	+21.0%
2017	\$365,000	149	+16.9%
2018	\$388,000	161	+6.3%
2019	\$400,000	130	+3.1%
2020	\$467,500	126	+16.9%
2021	\$475,000	166	+1.6%
2022	\$570,000	192	+20.0%
2023	\$583,500	164	+2.4%

Year	Median Price	Sales	YoY Change
2024	\$600,000	252	+2.8%
2025	\$650,000	302	+8.3%
2026	\$611,250	68	-6.0%

KEY INSIGHT

Prices declined 6.0% in 2026, potentially signaling a cooling market. Monitor closely.

Price Distribution

25th Percentile	\$167,700
Median	\$330,500
75th Percentile	\$567,000
Mean	\$386,021

3 Assessment & Tax Analysis

Median Assessment	\$352,600
Avg Annual Tax	\$11,808
Sale / Assessment Ratio	1.00x
Tax Rate (2026)	1.541%

KEY INSIGHT

At 1.0x, properties sell near or below assessed value. This may indicate a softening market or recent reassessment that captured current values.

4 Property Mix**By Property Class**

Property Type	Count	Share
Residential (1-4 units)	5,970	67.1%

Property Type	Count	Share
Commercial	753	8.5%
Vacant Land	651	7.3%
Tax-Exempt (Public)	624	7.0%
Apartment (5+ units)	350	3.9%
Tax-Exempt (Charitable)	235	2.6%
Class 15D	150	1.7%
Industrial	104	1.2%

By Zoning District

Zone	Properties
R-2	1,126
R-3	70
C-2	54
R-3A	10
R-4	8
I-2	8
I-1	8
I-3	5

5 Sub-Neighborhood Analysis

Sub-Neighborhood	Properties	Median Residential Sale
Jackson Hill	3,776	\$475,000
Bergen Hill	3,314	\$415,500
Lafayette	1,516	\$589,000
Lafayette Industrial	99	\$615,000

Sub-Neighborhood	Properties	Median Residential Sale
Canal Crossing	96	\$725,000
Liberty State Park	66	Insufficient data
LSP Industrial	36	Insufficient data

KEY INSIGHT

Canal Crossing is the most expensive sub-neighborhood at \$725,000 median, while Bergen Hill is most affordable at \$415,500 — a 74% price spread within Bergen-Lafayette.

6 Transit Accessibility

Transit Mode	Avg Distance	Accessibility
PATH Station	1.21 mi	●●■■■
Light Rail	0.48 mi	●●●●■
Bus Stop	0.07 mi	●●●●●
Ferry Terminal	1.44 mi	●●●■■

7 Notable Recent Sales

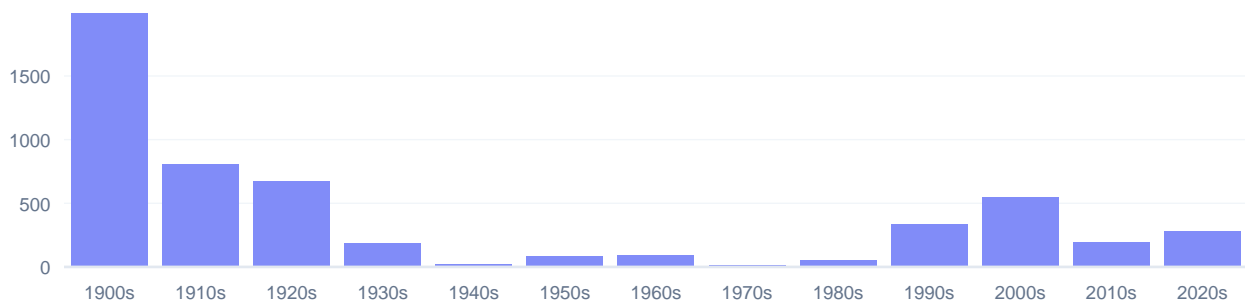
Top sales since 2020 (by price)

Address	Price	Year	Size	\$/SF
486 BRAMHALL AVE.	\$1.7M	2024	3,285 sf	\$518/sf
437 BRAMHALL AVE.	\$1.6M	2026	4,086 sf	\$396/sf
26 CLINTON AVE.	\$1.6M	2026	3,548 sf	\$451/sf
233 WHITON ST.	\$1.6M	2025	3,106 sf	\$515/sf
33 MADISON AVE.	\$1.5M	2023	3,040 sf	\$497/sf
69 CLIFTON PL.	\$1.5M	2021	4,356 sf	\$339/sf
540 BERGEN AVE.	\$1.4M	2022	3,705 sf	\$388/sf
251 HALLADAY ST.	\$1.4M	2025	3,600 sf	\$381/sf

Address	Price	Year	Size	\$/SF
330 WHITON ST.	\$1.4M	2024	2,000 sf	\$675/sf
19 GARDNER AVE.	\$1.3M	2023	2,327 sf	\$574/sf

8 Building Stock

The average building in Bergen-Lafayette was constructed in **1927**.



Methodology

Sales data filtered to arm's-length transactions only (nu_code = 0), minimum \$10,000 sale price, with IQR-based outlier removal (1.5x interquartile range fence). Sub-neighborhood medians use residential properties (Class 2) only. Assessment data from 2026 tax roll. Tax estimates use the general tax rate of 0.0154. This report is for informational purposes only and does not constitute financial or legal advice.

For the most current data, search any address at knowthisproperty.com