

MARKET REPORT

Greenville

Jersey City, NJ · 11,493 Properties

11,493

Total Properties

\$320,000

Median Sale Price

\$193/sf

Median Price/SF

\$8,644

Avg Annual Tax

1 Executive Summary

Greenville contains **11,493** properties with a median sale price of **\$320,000**.

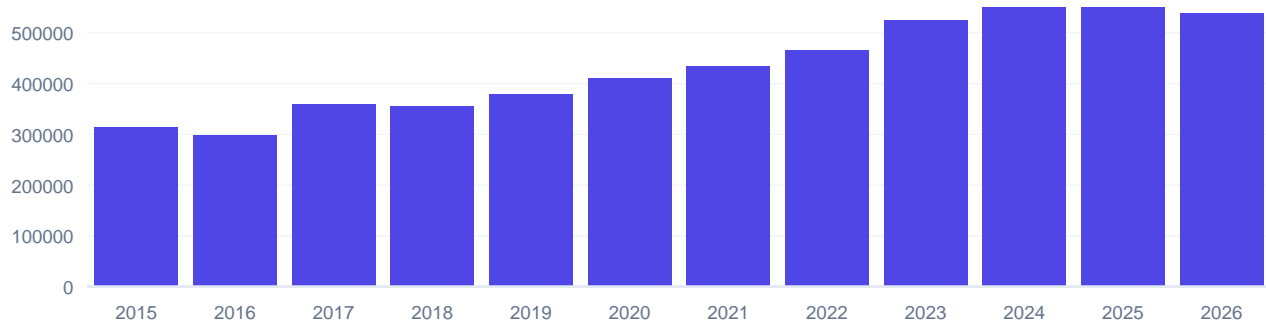
Median prices have increased **71%** since 2015, from \$315,000 to \$539,500.

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

This analysis is based on **5,155** verified arm's-length sales (filtered from 5,296 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	\$315,000	81	—
2016	\$299,000	161	-5.1%
2017	\$360,000	212	+20.4%
2018	\$355,000	252	-1.4%
2019	\$380,000	207	+7.0%
2020	\$410,000	237	+7.9%
2021	\$435,000	322	+6.1%
2022	\$467,000	266	+7.4%
2023	\$525,000	283	+12.4%

Year	Median Price	Sales	YoY Change
2024	\$551,750	294	+5.1%
2025	\$550,000	306	-0.3%
2026	\$539,500	62	-1.9%

KEY INSIGHT

Prices dipped 1.9% in 2026. This is likely a normalization rather than a correction, given limited 2026 data.

Price Distribution

25th Percentile	\$170,000
Median	\$320,000
75th Percentile	\$455,000
Mean	\$335,684

3 Assessment & Tax Analysis

Median Assessment	\$302,900
Avg Annual Tax	\$8,644
Sale / Assessment Ratio	1.04x
Tax Rate (2026)	1.541%

KEY INSIGHT

The 1.0x ratio indicates properties sell modestly above assessments, typical of a gradually appreciating market. Tax burden is relatively aligned with market value.

4 Property Mix**By Property Class**

Property Type	Count	Share
Residential (1-4 units)	9,727	84.6%
Commercial	598	5.2%
Vacant Land	334	2.9%
Apartment (5+ units)	241	2.1%
Tax-Exempt (Public)	197	1.7%
Tax-Exempt (Charitable)	155	1.3%
Industrial	78	0.7%
Class 15D	73	0.6%

By Zoning District

Zone	Properties
R-2	1,210
I-2	38
R-3A	18
C-2	11
I-3	6
R-1	2

5 Sub-Neighborhood Analysis

Sub-Neighborhood	Properties	Median Residential Sale
Jackson Hill	3,198	\$450,000
South Greenville	1,892	\$424,750
Our Lady of Mercy	1,863	\$450,000
State College	1,424	\$458,000
Society Hill	1,423	\$395,000

Sub-Neighborhood	Properties	Median Residential Sale
Port Liberte	943	\$435,953
Country Village	620	\$425,000
Greenville Yards	110	Insufficient data
Bayside	20	Insufficient data

KEY INSIGHT

State College is the most expensive sub-neighborhood at \$458,000 median, while Society Hill is most affordable at \$395,000 — a 16% price spread within Greenville.

6 Transit Accessibility

Transit Mode	Avg Distance	Accessibility
PATH Station	2.64 mi	●■■■■■
Light Rail	0.60 mi	●●●●■
Bus Stop	0.19 mi	●●●●■
Ferry Terminal	1.89 mi	●●●●■

7 Notable Recent Sales

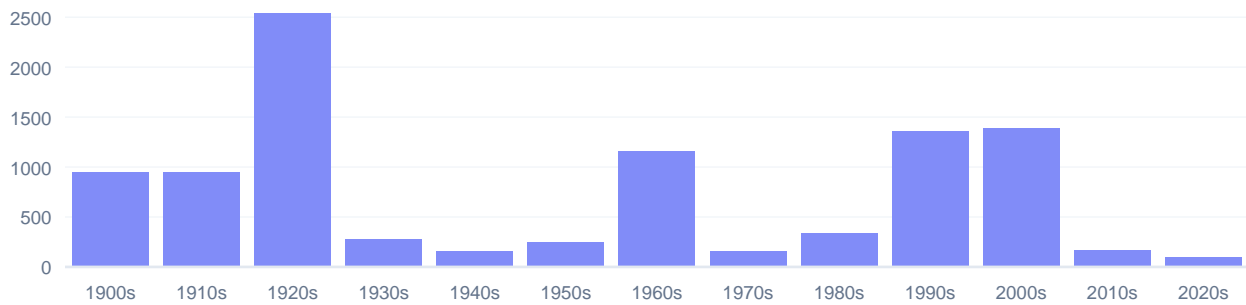
Top sales since 2020 (by price)

Address	Price	Year	Size	\$/SF
103 E.SHEARWATER CT.	\$2.1M	2024	2,950 sf	\$712/sf
35 INDEPENDENCE WAY	\$1.4M	2025	2,640 sf	\$530/sf
107 SHEARWATER CT.	\$1.3M	2025	1,975 sf	\$673/sf
81 BERGEN AVE	\$1.3M	2025	4,922 sf	\$264/sf
58 GATES AVE.	\$1.3M	2025	3,654 sf	\$356/sf
206-91 WEST SHEARWATER CT	\$1.3M	2022	2,950 sf	\$434/sf
1884 KENNEDY BLVD.	\$1.3M	2021	3,768 sf	\$338/sf

Address	Price	Year	Size	\$/SF
374 PRINCETON AVE.	\$1.3M	2024	3,719 sf	\$343/sf
95 STEGMAN ST.	\$1.2M	2025	3,562 sf	\$350/sf
50 CONSTITUTION WAY	\$1.2M	2025	2,141 sf	\$555/sf

8 Building Stock

The average building in Greenville was constructed in **1950**.



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](https://www.knowthisproperty.com)