

MARKET REPORT

Heights

Jersey City, NJ · 12,135 Properties

12,135

Total Properties

\$405,750

Median Sale Price

\$264/sf

Median Price/SF

\$10,430

Avg Annual Tax

1 Executive Summary

Heights contains **12,135** properties with a median sale price of **\$405,750**.

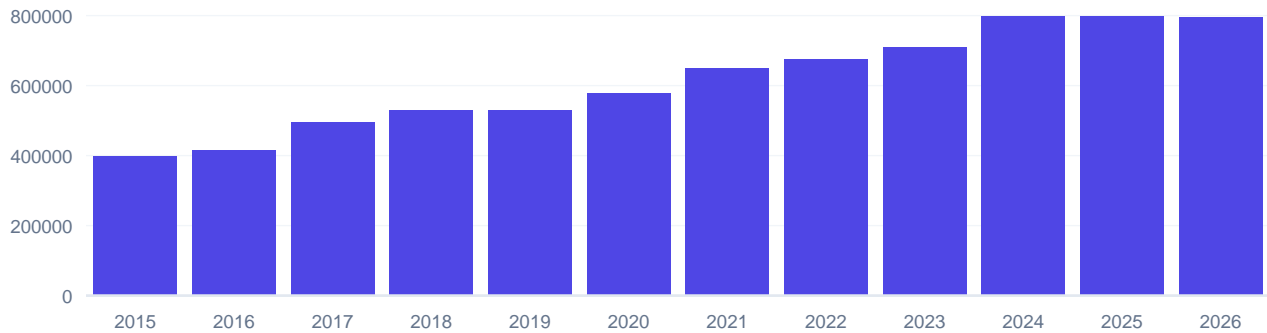
Median prices have increased **99%** since 2015, from \$400,000 to \$794,500.

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

This analysis is based on **5,468** verified arm's-length sales (filtered from 5,627 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	\$400,000	190	—
2016	\$415,000	214	+3.8%
2017	\$495,000	247	+19.3%
2018	\$531,250	230	+7.3%
2019	\$530,000	209	-0.2%
2020	\$580,000	205	+9.4%
2021	\$649,000	297	+11.9%
2022	\$675,000	328	+4.0%
2023	\$710,750	298	+5.3%

Year	Median Price	Sales	YoY Change
2024	\$800,000	375	+12.6%
2025	\$800,000	406	+0.0%
2026	\$794,500	90	-0.7%

KEY INSIGHT

Prices dipped 0.7% in 2026. This is likely a normalization rather than a correction, given limited 2026 data.

Price Distribution

25th Percentile	\$220,000
Median	\$405,750
75th Percentile	\$681,000
Mean	\$470,378

3 Assessment & Tax Analysis

Median Assessment	\$484,150
Avg Annual Tax	\$10,430
Sale / Assessment Ratio	0.98x
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)	9,379	77.3%
Commercial	897	7.4%
Tax-Exempt (Public)	823	6.8%
Apartment (5+ units)	465	3.8%
Vacant Land	250	2.1%
Tax-Exempt (Charitable)	126	1.0%
Industrial	82	0.7%
Class 15D	47	0.4%

By Zoning District

Zone	Properties
R-2	1,458
R-1	325
R-4	43
I-2	11
R2	2
C-2	1

5 Sub-Neighborhood Analysis

Sub-Neighborhood	Properties	Median Residential Sale
Hudson City	4,719	\$600,000
Western Slope	2,040	\$625,000
Waverly	1,468	\$650,000
Sparrow Hill	983	\$625,000
Washington Village	887	\$527,500

Sub-Neighborhood	Properties	Median Residential Sale
Mount Pleasant	774	\$646,000
Palisade	626	\$549,500
Resorvior	507	\$605,000
Meadowlands	131	Insufficient data

KEY INSIGHT

Waverly is the most expensive sub-neighborhood at \$650,000 median, while Washington Village is most affordable at \$527,500 — a 23% price spread within Heights.

6 Transit Accessibility

Transit Mode	Avg Distance	Accessibility
PATH Station	1.16 mi	●●●■
Light Rail	0.59 mi	●●●●■
Bus Stop	0.08 mi	●●●●●
Ferry Terminal	1.50 mi	●●●■

7 Notable Recent Sales

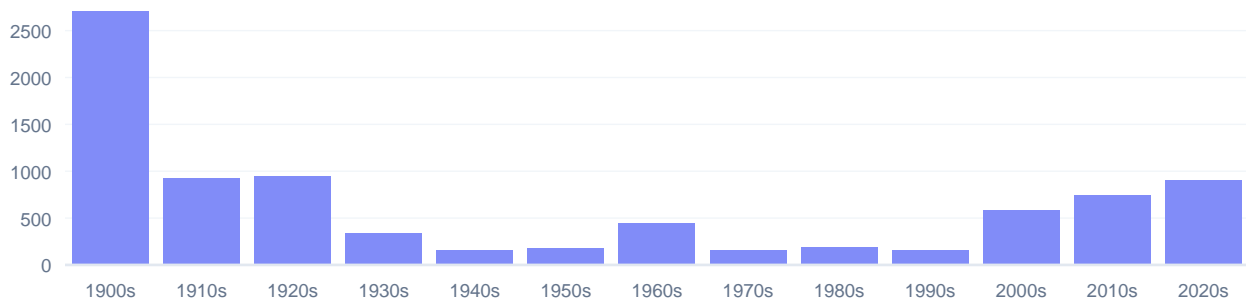
Top sales since 2020 (by price)

Address	Price	Year	Size	\$/SF
240 OGDEN AVE.	\$2.5M	2025	4,800 sf	\$521/sf
166 NEW YORK AVE.	\$2.5M	2025	3,530 sf	\$697/sf
272 OGDEN AVE.	\$2.4M	2021	2,704 sf	\$888/sf
27 GRAHAM ST.	\$2.4M	2025	3,084 sf	\$762/sf
92 ZABRISKIE ST.	\$2.0M	2025	3,268 sf	\$627/sf
626 PALISADE AVE.	\$2.0M	2022	3,030 sf	\$660/sf
131 HOPKINS AVE.	\$2.0M	2024	4,707 sf	\$425/sf

Address	Price	Year	Size	\$/SF
103 POPLAR ST.	\$2.0M	2025	3,492 sf	\$573/sf
354 OGDEN AVE.	\$1.9M	2022	1,883 sf	\$1,036/sf
92 SHERMAN PL.	\$1.9M	2024	3,860 sf	\$505/sf

8 Building Stock

The average building in Heights was constructed in **1934**.



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