

MARKET REPORT

# Journal Square

Jersey City, NJ · 4,152 Properties

**4,152**

Total Properties

**\$285,000**

Median Sale Price

**\$288/sf**

Median Price/SF

**\$20,937**

Avg Annual Tax

## 1 Executive Summary

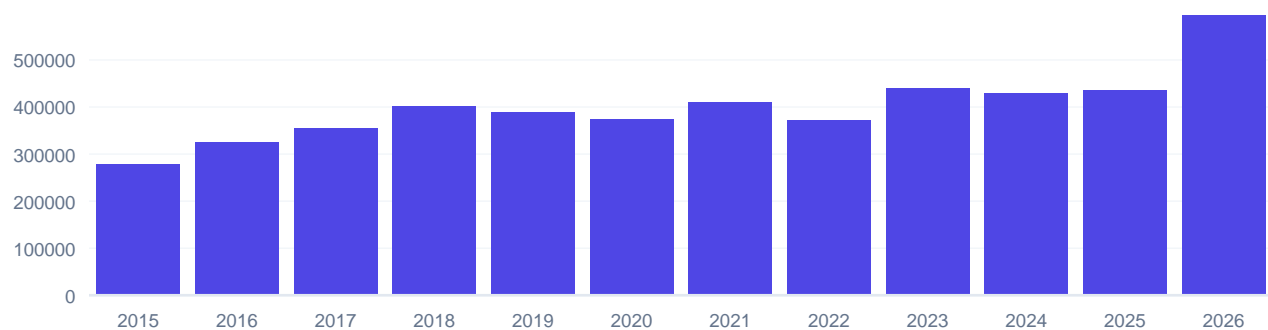
**Journal Square** contains **4,152** properties with a median sale price of **\$285,000**.

Median prices have increased **113%** since 2015, from \$278,750 to \$595,000.

This analysis is based on **1,925** verified arm's-length sales (filtered from 2,107 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	\$278,750	72	—
2016	\$325,500	76	+16.8%
2017	\$354,000	96	+8.8%
2018	\$401,500	94	+13.4%
2019	\$390,000	66	-2.9%
2020	\$373,750	64	-4.2%
2021	\$409,500	87	+9.6%
2022	\$372,500	106	-9.0%
2023	\$439,000	87	+17.9%
2024	\$430,000	77	-2.1%

Year	Median Price	Sales	YoY Change
2025	\$435,000	94	+1.2%
2026	\$595,000	20	+36.8%

**KEY INSIGHT**

Prices rose 36.8% year-over-year in 2026, continuing an upward trend. Strong demand relative to supply is driving appreciation.

**Price Distribution**

25th Percentile	<b>\$167,000</b>
Median	<b>\$285,000</b>
75th Percentile	<b>\$432,000</b>
Mean	<b>\$330,659</b>

**3 Assessment & Tax Analysis**

Median Assessment	<b>\$432,700</b>
Avg Annual Tax	<b>\$20,937</b>
Sale / Assessment Ratio	<b>0.83x</b>
Tax Rate (2026)	<b>1.541%</b>

**KEY INSIGHT**

At 0.8x, 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)	3,061	73.7%

Property Type	Count	Share
Commercial	531	12.8%
Apartment (5+ units)	184	4.4%
Tax-Exempt (Public)	102	2.5%
Vacant Land	100	2.4%
Tax-Exempt (Charitable)	81	2.0%
Class 15D	48	1.2%
Class 15A	13	0.3%

## By Zoning District

Zone	Properties
R-2	177
R-4	175
R-3A	168
C-1	163
C-2	132
R-3	91
I-3	35

## 5 Sub-Neighborhood Analysis

Sub-Neighborhood	Properties	Median Residential Sale
Journal Square	2,451	\$336,000
St.Joes	753	\$494,800
St. Aedens	655	\$530,000
Mill Creek	156	\$575,000
The Island	137	\$655,000

**KEY INSIGHT**

The Island is the most expensive sub-neighborhood at \$655,000 median, while Journal Square is most affordable at \$336,000 — a 95% price spread within Journal Square.

**6 Transit Accessibility**

Transit Mode	Avg Distance	Accessibility
PATH Station	0.36 mi	●●●●●
Light Rail	1.10 mi	●●■■■
Bus Stop	0.09 mi	●●●●●
Ferry Terminal	1.63 mi	●●●■■

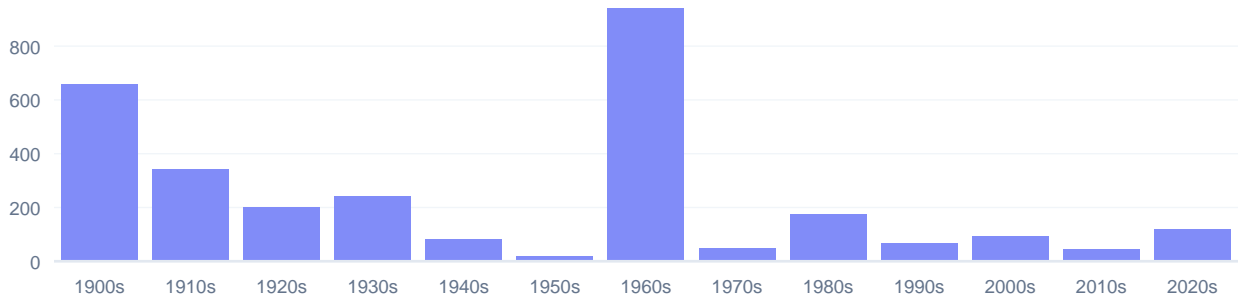
**7 Notable Recent Sales**

Top sales since 2020 (by price)

Address	Price	Year	Size	\$/SF
34 VAN REIPEN AVE.	\$4.2M	2025	2,382 sf	\$1,763/sf
40 VAN REIPEN AVE.	\$3.0M	2026	1,868 sf	\$1,606/sf
38 COTTAGE ST.	\$2.5M	2024	1,491 sf	\$1,677/sf
24 VAN REIPEN AVE.	\$2.2M	2021	2,536 sf	\$868/sf
106 COTTAGE ST.	\$1.9M	2023	1,552 sf	\$1,256/sf
68 VAN REIPEN AVE.	\$1.8M	2025	2,369 sf	\$739/sf
64 COTTAGE ST.	\$1.7M	2025	2,838 sf	\$608/sf
551 PAVONIA AVE.	\$1.7M	2025	2,352 sf	\$727/sf
47 WASHBURN ST	\$1.7M	2023	687 sf	\$2,424/sf
47 WASHBURN ST	\$1.7M	2023	638 sf	\$2,610/sf

**8 Building Stock**

The average building in Journal Square was constructed in **1936**.



**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://knowthisproperty.com)