

MARKET REPORT

# West Side

Jersey City, NJ · 7,055 Properties

**7,055**

Total Properties

**\$272,000**

Median Sale Price

**\$212/sf**

Median Price/SF

**\$9,730**

Avg Annual Tax

# 1 Executive Summary

**West Side** contains **7,055** properties with a median sale price of **\$272,000**.

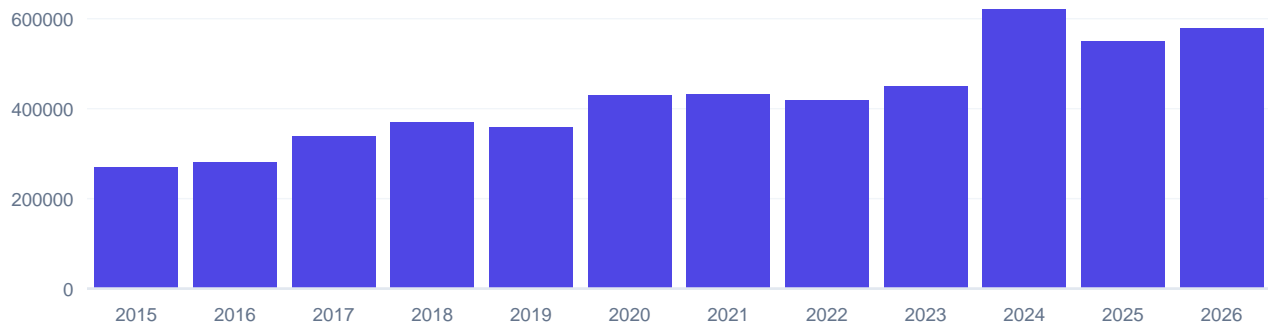
Median prices have increased **114%** since 2015, from \$270,000 to \$578,500.

The sale-to-assessment ratio is **0.9x**, indicating assessments closely track market values.

This analysis is based on **2,988** verified arm's-length sales (filtered from 3,121 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	\$270,000	75	—
2016	\$280,500	106	+3.9%
2017	\$340,000	147	+21.2%
2018	\$370,000	139	+8.8%
2019	\$359,750	102	-2.8%
2020	\$430,000	119	+19.5%
2021	\$432,000	189	+0.5%
2022	\$419,000	176	-3.0%
2023	\$450,000	146	+7.4%

Year	Median Price	Sales	YoY Change
2024	\$622,500	160	+38.3%
2025	\$550,000	175	-11.6%
2026	\$578,500	30	+5.2%

**KEY INSIGHT**

Prices rose 5.2% year-over-year in 2026, continuing an upward trend. Strong demand relative to supply is driving appreciation.

**Price Distribution**

25th Percentile	<b>\$155,000</b>
Median	<b>\$272,000</b>
75th Percentile	<b>\$475,000</b>
Mean	<b>\$333,781</b>

**3 Assessment & Tax Analysis**

Median Assessment	<b>\$343,400</b>
Avg Annual Tax	<b>\$9,730</b>
Sale / Assessment Ratio	<b>0.95x</b>
Tax Rate (2026)	<b>1.541%</b>

**KEY INSIGHT**

At 0.9x, 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)	5,123	72.6%
Commercial	612	8.7%
Tax-Exempt (Public)	361	5.1%
Vacant Land	322	4.6%
Apartment (5+ units)	295	4.2%
Tax-Exempt (Charitable)	144	2.0%
Industrial	85	1.2%
Class 15D	78	1.1%

## By Zoning District

Zone	Properties
R-2	784
R-1	66
C-2	39
I-3	9
R-3A	8
I-2	8
I-1	7
R-3	6

## 5 Sub-Neighborhood Analysis

Sub-Neighborhood	Properties	Median Residential Sale
West Side	2,172	\$391,500
Marion	1,731	\$465,000
St. Pete	1,468	\$365,000

Sub-Neighborhood	Properties	Median Residential Sale
Bayside	955	\$345,000
West End	664	\$410,000
Hackensack	51	Insufficient data
Lincoln Park	14	\$530,000

**KEY INSIGHT**

Lincoln Park is the most expensive sub-neighborhood at \$530,000 median, while Bayside is most affordable at \$345,000 — a 54% price spread within West Side.

## 6 Transit Accessibility

Transit Mode	Avg Distance	Accessibility
PATH Station	1.00 mi	●●●■
Light Rail	0.88 mi	●●●■
Bus Stop	0.14 mi	●●●●
Ferry Terminal	2.15 mi	●●■

## 7 Notable Recent Sales

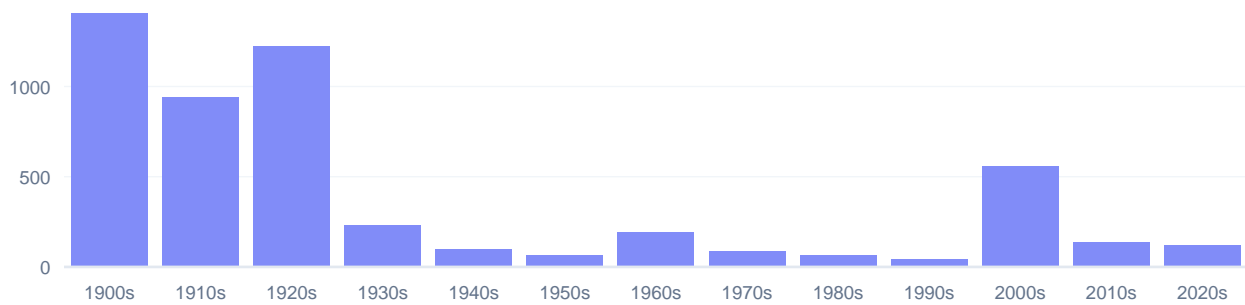
Top sales since 2020 (by price)

Address	Price	Year	Size	\$/SF
170 LEXINGTON AVE.	\$1.6M	2023	4,860 sf	\$329/sf
2309 KENNEDY BLVD.	\$1.6M	2024	678 sf	\$2,360/sf
2309 KENNEDY BLVD.	\$1.6M	2024	668 sf	\$2,395/sf
2309 KENNEDY BLVD.	\$1.6M	2024	701 sf	\$2,282/sf
2309 KENNEDY BLVD.	\$1.6M	2024	691 sf	\$2,315/sf
2309 KENNEDY BLVD.	\$1.6M	2024	715 sf	\$2,238/sf
2309 KENNEDY BLVD.	\$1.6M	2024	737 sf	\$2,171/sf

Address	Price	Year	Size	\$/SF
2309 KENNEDY BLVD.	\$1.6M	2024	662 sf	\$2,417/sf
338 SIP AVE.	\$1.5M	2025	3,536 sf	\$424/sf
20 MARION PL.	\$1.4M	2025	2,436 sf	\$564/sf

## 8 Building Stock

The average building in West Side was constructed in **1930**.



### 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)