

Short Hills

August 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	127 White Oak Ridge Road	Ranch	3	2.1	0	\$900,000	\$900,000	\$900,000	100.00%	\$992,700	0.91
2	873 S Orange Avenue	Ranch	3	2.1	55	\$997,000	\$949,999	\$930,000	97.89%	\$861,000	1.08
3	24 Hobart Avenue	Colonial	4	2.1	9	\$950,000	\$950,000	\$950,000	100.00%	\$1,150,800	0.83
4	2 Brantwood Terrace	Custom	5	3.1	36	\$1,149,000	\$1,049,000	\$988,000	94.18%	\$875,000	1.13
5	20 Burnside Drive	Tudor	4	3.0	39	\$1,188,000	\$1,188,000	\$1,100,000	92.59%	\$1,064,400	1.03
6	34 Winding Way	Colonial	5	3.0	16	\$1,100,000	\$1,100,000	\$1,130,000	102.73%	\$1,079,100	1.05
7	55 Mohawk Road	Ranch	3	3.0	1	\$1,255,000	\$1,255,000	\$1,255,000	100.00%	\$1,050,000	1.20
8	900 South Orange Avenue	Ranch	6	5.1	30	\$1,600,000	\$1,300,000	\$1,260,000	96.92%	\$1,747,200	0.72
9	3 Edwards Place	Colonial	5	3.1	28	\$1,599,000	\$1,499,000	\$1,485,000	99.07%	\$1,197,200	1.24
10	82 Whitney Road	Colonial	4	3.1	22	\$1,714,000	\$1,714,000	\$1,655,000	96.56%	\$1,231,300	1.34
11	14 Park Road	Colonial	4	2.2	16	\$1,688,000	\$1,688,000	\$1,700,000	100.71%	\$1,175,000	1.45
12	48 Old Short Hills Road	Colonial	5	3.1	9	\$1,688,000	\$1,688,000	\$1,770,000	104.86%	\$1,432,800	1.24
13	65 Winthrop Road	Colonial	5	4.1	8	\$1,749,000	\$1,749,000	\$1,810,000	103.49%	\$1,341,300	1.35
14	55 Winthrop Road	Custom	5	5.1	8	\$1,595,000	\$1,595,000	\$2,000,000	125.39%	\$1,705,500	1.17
15	6 N. Beechcroft oad	Colonial	5	4.1	48	\$1,999,000	\$1,999,000	\$2,008,800	100.49%	\$1,675,000	1.20
16	303 White Oak Ridge Road	Colonial	5	4.1	22	\$1,899,000	\$1,899,000	\$2,030,000	106.90%	\$1,221,600	1.66
17	15 Quaker Road	Colonial	6	5.0	20	\$2,188,000	\$2,188,000	\$2,188,000	100.00%	\$1,605,100	1.36
18	9 Princeton Terrace	Contemp	6	7.1	28	\$2,395,000	\$2,298,000	\$2,215,000	96.39%	\$2,059,500	1.08
19	28 Seminole Way	RanchExp	4	4.2	14	\$2,095,000	\$2,095,000	\$2,300,000	109.79%	\$1,849,800	1.24
20	15 Chestnut Place	Colonial	5	3.2	15	\$1,995,000	\$1,995,000	\$2,329,000	116.74%	\$1,888,600	1.23

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21	21 Alan Drive	Custom	5	6.1	15	\$2,395,000	\$2,395,000	\$2,450,000	102.30%	\$1,875,000	1.31
22	103 Browning Road	Custom	5	4.1	8	\$2,495,000	\$2,495,000	\$2,520,000	101.00%		
23	62 Western Drive	Colonial	7	4.1	1	\$2,575,000	\$2,575,000	\$2,587,000	100.47%	\$1,850,000	1.40
24	15 Twin Oak Road	Colonial	6	6.2	9	\$2,925,000	\$2,925,000	\$3,075,000	105.13%	\$2,074,900	1.48
25	305 Glen Avenue	Custom	6	5.3	46	\$3,750,000	\$3,195,000	\$3,100,000	97.03%	\$3,156,000	0.98
26	68 Athens Road	Custom	5	6.1	1	\$3,495,000	\$3,495,000	\$3,500,000	100.14%	\$2,450,000	1.43
27	51 Farmstead Road	Colonial	7	7.1	8	\$4,500,000	\$4,500,000	\$4,350,000	96.67%	\$3,181,100	1.37
28	299 Hartshorn Drive	Colonial	7	6.1	16	\$4,695,000	\$4,695,000	\$4,650,000	99.04%	\$3,774,800	1.23
AVERAGE					19	\$2,091,893	\$2,049,071	\$2,079,850	101.66%		1.21

"Active" Listings in Short Hills

Number of Units: 25
 Average List Price: \$3,127,912
 Average Days on Market: 60

"Under Contract" Listings in Short Hills

Number of Units: 23
 Average List Price: \$2,236,478
 Average Days on Market: 39

Short Hills 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	29	55	67	10	11	23	41	19					27
List Price	\$1,795,467	\$1,827,167	\$1,748,000	\$2,112,363	\$1,677,211	\$2,047,000	\$2,071,147	\$2,049,071					\$1,967,201
Sales Price	\$1,787,533	\$1,845,833	\$1,735,223	\$2,188,010	\$1,794,095	\$2,153,676	\$2,109,288	\$2,079,850					\$2,022,473
SP:LP%	102.16%	101.32%	99.91%	104.38%	108.83%	107.91%	103.96%	101.66%					104.41%
SP to AV	1.23	1.21	1.26	1.33	1.26	1.28	1.36	1.21					1.28
# Units Sold	15	6	9	19	19	29	34	28					159
3 Mo Rate of Ab	0.73	1.45	1.93	2.53	1.86	1.70	1.46	0.86					1.57
Active Listings	17	25	28	35	37	33	30	25					29
Under Contracts	16	27	37	43	66	56	36	23					38

Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	37	27	-26.92%
Sales Price	\$1,828,478	\$2,022,473	10.61%
LP:SP	100.54%	104.41%	3.85%
SP:AV	1.10	1.28	16.76%



YTD	2021	2022	% Change
# Units Sold	207	159	-23.19%
Rate of Ab 3 Mo	1.15	0.86	-25.22%
Actives	38	25	-34.21%
Under Contracts	34	23	-32.35%

Short Hills Yearly Market Trends



Short Hills Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$1,355,028	\$1,485,027	\$1,570,733	\$1,607,645	\$1,525,852	\$1,559,944	\$1,442,002	\$1,382,708	\$1,456,009	\$1,591,160	\$1,620,105	\$1,616,165	\$1,670,136	\$1,677,822	\$1,684,047	\$1,560,527	\$1,624,512	\$1,776,489
SP	\$1,323,842	\$1,470,808	\$1,515,347	\$1,551,989	\$1,456,662	\$1,474,012	\$1,386,937	\$1,338,423	\$1,394,326	\$1,551,637	\$1,583,110	\$1,590,913	\$1,626,958	\$1,631,357	\$1,607,124	\$1,488,103	\$1,587,185	\$1,772,184

