

Short Hills

January 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	470 White Oak Ridge Road	Colonial	7	7.1	24	\$1,299,000	\$1,299,000	\$999,000	76.91%	\$925,300	1.08
2	114 Hobart Avenue	Colonial	4	1.1	60	\$1,450,000	\$1,450,000	\$1,430,000	98.62%	\$900,000	1.59
3	115 Hobart Avenue	Colonial	3	2.1	9	\$1,395,000	\$1,395,000	\$1,685,000	120.79%	\$1,229,600	1.37
4	23 Canterbury Lane	Colonial	4	4.1	9	\$1,980,000	\$1,980,000	\$2,320,000	117.17%	\$1,225,800	1.89
5	86 Minnisink Road	Colonial	6	5.1	38	\$2,695,000	\$2,695,000	\$2,415,000	89.61%	\$1,550,000	1.56
6	90 Hobart Avenue	Colonial	5	4.1	10	\$2,650,000	\$2,650,000	\$2,585,000	97.55%	New	
7	141 Forest Drive	Colonial	5	4.1	54	\$2,975,000	\$2,795,000	\$2,695,000	96.42%	\$2,299,900	1.17
8	22 Joanna Way	Colonial	5	3.1	13	\$2,995,000	\$2,995,000	\$2,725,000	90.98%	\$1,961,900	1.39
9	127 Stewart Road	Colonial	7	6.1	107	\$4,695,000	\$4,695,000	\$4,695,000	100.00%	New	
10	2 Sinclair Terrace	Custom	6	7.3	1	\$6,750,000	\$6,750,000	\$6,750,000	100.00%	\$3,474,900	1.94
AVERAGE					33	\$2,888,400	\$2,870,400	\$2,829,900	98.81%		1.50

"Active" Listings in Short Hills

Number of Units: 13
 Average List Price: \$3,661,846
 Average Days on Market: 51

"Under Contract" Listings in Short Hills

Number of Units: 12
 Average List Price: \$2,635,750
 Average Days on Market: 30

Short Hills 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	33												33
List Price	\$2,870,400												\$2,870,400
Sales Price	\$2,829,900												\$2,829,900
SP:LP%	98.81%												98.81%
SP to AV	1.50												1.50
# Units Sold	10												10
3 Mo Rate of Ab	1.40												1.40
Active Listings	13												13
Under Contracts	12												12

Flashback! YTD 2024 vs YTD 2025

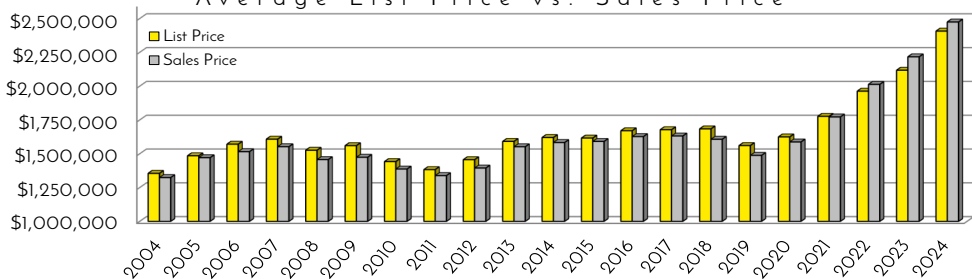
YTD	2024	2025	% Change
DOM	12	33	170.83%
Sales Price	\$3,800,000	\$2,829,900	-25.53%
LP:SP	99.33%	98.81%	-0.53%
SP:AV	1.34	1.50	12.13%



YTD	2024	2025	% Change
# Units Sold	3	10	233.33%
Rate of Ab 3 Mo	1.43	1.40	-2.10%
Actives	16	13	-18.75%
Under Contracts	18	12	-33.33%

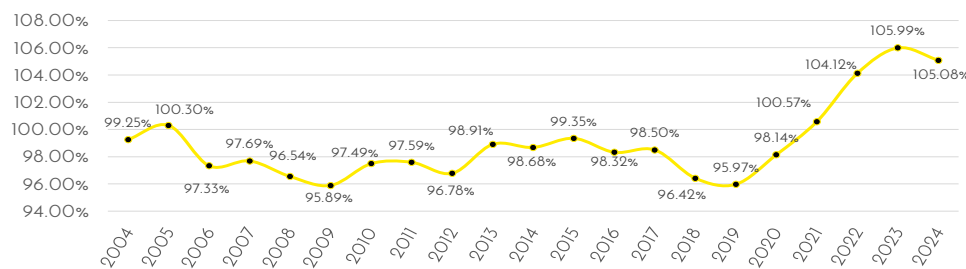
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

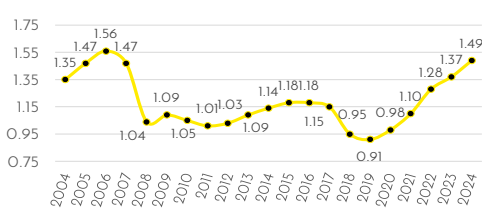


Short Hills Yearly Market Trends

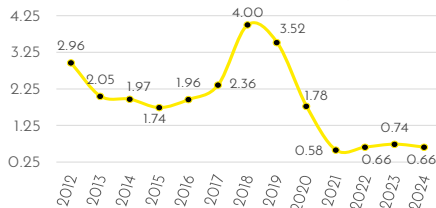
Sales Price to List Price Ratios



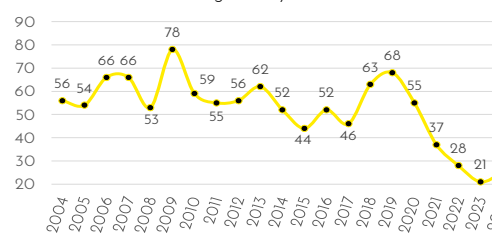
Sales Price to Assessed Value Ratio



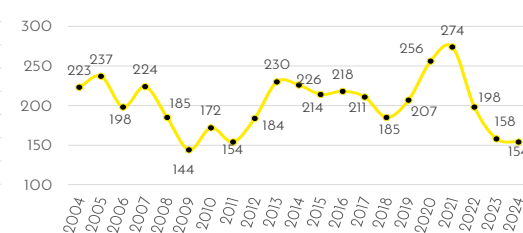
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2007 Tax Re-evaluation
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.