

# Short Hills

## September 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	120 Old Short Hills Road	RanchExp	5	2.0	75	\$1,488,000	\$1,199,000	\$1,280,000	106.76%	\$898,500	1.42
2	11 Inwood Road	Colonial	3	4.0	16	\$1,450,000	\$1,450,000	\$1,490,000	102.76%	\$944,100	1.58
3	2 Inverness Court	SplitLev	4	3.1	15	\$1,799,000	\$1,799,000	\$1,691,500	94.02%	\$1,125,400	1.50
4	1 Alexander Lane	SplitLev	4	2.1	14	\$1,699,000	\$1,699,000	\$1,700,000	100.06%	Renovated	
5	9 Midhurst Road	Tudor	4	3.1	11	\$1,975,000	\$1,975,000	\$1,999,999	101.27%	\$1,304,000	1.53
6	218 Highland Avenue	Colonial	5	4.1	180	\$2,875,000	\$2,775,000	\$2,675,000	96.40%	\$1,930,300	1.39
AVERAGE					52	\$1,881,000	\$1,816,167	\$1,806,083	100.21%		1.49

### "Active" Listings in Short Hills

Number of Units: 27  
 Average List Price: \$3,463,815  
 Average Days on Market: 49

### "Under Contract" Listings in Short Hills

Number of Units: 16  
 Average List Price: \$2,885,369  
 Average Days on Market: 23

# 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	36	22	22	22	21	24	40	52				29
List Price	\$2,870,400	\$2,563,000	\$2,153,500	\$3,105,889	\$2,186,600	\$2,215,540	\$2,601,555	\$2,696,294	\$1,816,167				\$2,509,780
Sales Price	\$2,829,900	\$2,656,250	\$2,291,167	\$3,133,222	\$2,294,000	\$2,336,832	\$2,676,498	\$2,728,941	\$1,806,083				\$2,573,507
SP:LP%	98.81%	109.68%	107.65%	103.18%	107.27%	107.88%	105.12%	102.66%	100.21%				104.75%
SP to AV	1.50	1.62	1.63	1.71	1.54	1.60	1.68	1.56	1.49				1.60
# Units Sold	10	6	6	9	5	22	21	17	6				102
3 Mo Rate of Ab	1.40	2.33	3.29	4.45	2.84	2.02	1.27	0.70	1.46				2.20
Active Listings	13	18	30	35	25	24	20	16	27				23
Under Contracts	12	13	18	26	42	33	24	13	16				22

## Flashback! YTD 2024 vs YTD 2025

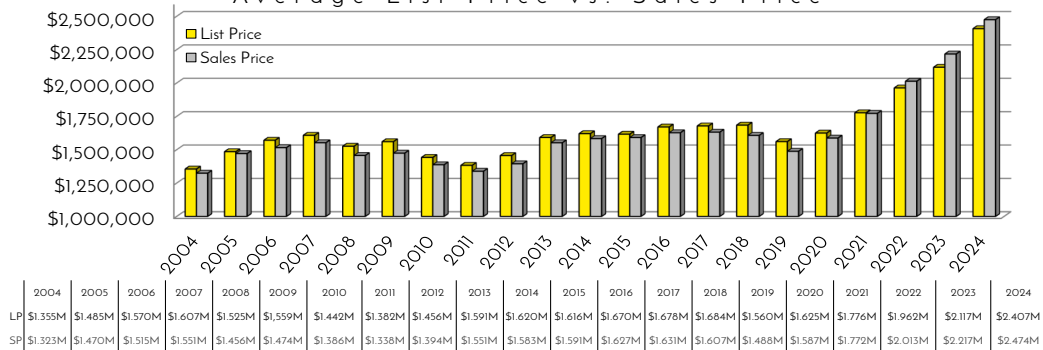
YTD	2024	2025	% Change
DOM	21	29	37.47%
Sales Price	\$2,302,217	\$2,573,507	11.78%
LP:SP	105.70%	104.75%	-0.90%
SP:AV	1.48	1.60	8.18%

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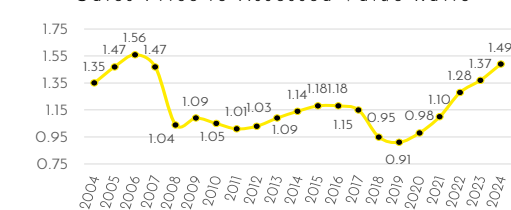
YTD	2024	2025	% Change
# Units Sold	124	102	-17.74%
Rate of Ab 3 Mo	1.59	2.20	38.28%
Actives	21	23	11.83%
Under Contracts	26	22	-14.35%

## Short Hills Yearly Market Trends

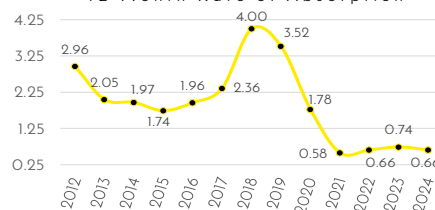
Average List Price vs. Sales Price



Sales Price to Assessed Value Ratio

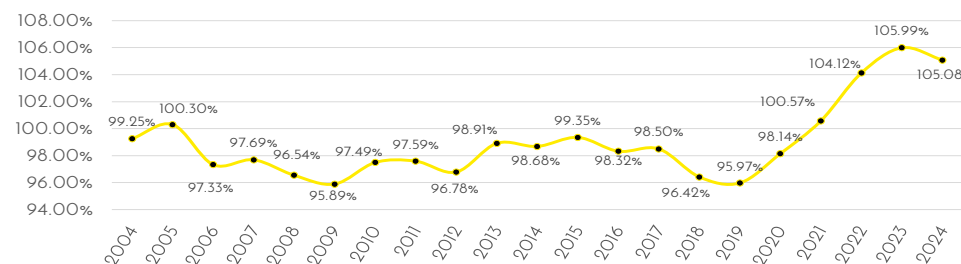


12 Month Rate of Absorption

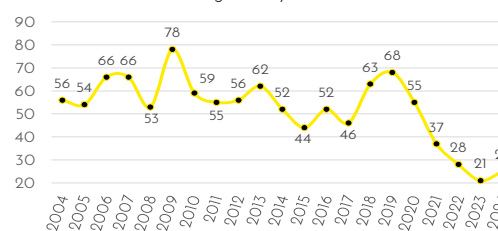


## Short Hills Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

