Short Hills September 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	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

January	February	March	April	Мау	June	July	August	September	October	November	December	YTD AVG
33	36	22	22	22	21	24	40	52				29
\$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
\$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
98.81%	109.68%	107.65%	103.18%	107.27%	107.88%	105.12%	102.66%	100.21%				104.75%
1.50	1.62	1.63	1.71	1.54	1.60	1.68	1.56	1.49				1.60
10	6	6	9	5	22	21	17	6				102
1.40	2.33	3.29	4.45	2.84	2.02	1.27	0.70	1.46				2.20
13	18	30	35	25	24	20	16	27				23
12	13	18	26	42	33	24	13	16				22
	33 \$2,870,400 \$2,829,900 98.81% 1.50 10 1.40	33 36 \$2,870,400 \$2,563,000 \$2,829,900 \$2,656,250 98.81% 109.68% 1.50 1.62 10 6 1.40 2.33 13 18	33 36 22 \$2,870,400 \$2,563,000 \$2,153,500 \$2,829,900 \$2,656,250 \$2,291,167 98.81% 109.68% 107.65% 1.50 1.62 1.63 10 6 6 1.40 2.33 3.29 13 18 30	33 36 22 22 \$2,870,400 \$2,563,000 \$2,153,500 \$3,105,889 \$2,829,900 \$2,656,250 \$2,291,167 \$3,133,222 98.81% 109.68% 107.65% 103.18% 1.50 1.62 1.63 1.71 10 6 6 9 1.40 2.33 3.29 4.45 13 18 30 35	33 36 22 22 22 \$2,870,400 \$2,563,000 \$2,153,500 \$3,105,889 \$2,186,600 \$2,829,900 \$2,656,250 \$2,291,167 \$3,133,222 \$2,294,000 98.81% 109.68% 107.65% 103.18% 107.27% 1.50 1.62 1.63 1.71 1.54 10 6 6 9 5 1.40 2.33 3.29 4.45 2.84 13 18 30 35 25	33 36 22 22 22 21 \$2,870,400 \$2,563,000 \$2,153,500 \$3,105,889 \$2,186,600 \$2,215,540 \$2,829,900 \$2,656,250 \$2,291,167 \$3,133,222 \$2,294,000 \$2,336,832 98.81% 109.68% 107.65% 103.18% 107.27% 107.88% 1.50 1.62 1.63 1.71 1.54 1.60 10 6 6 9 5 22 1.40 2.33 3.29 4.45 2.84 2.02 13 18 30 35 25 24	33 36 22 22 22 21 24 \$2,870,400 \$2,563,000 \$2,153,500 \$3,105,889 \$2,186,600 \$2,215,540 \$2,601,555 \$2,829,900 \$2,656,250 \$2,291,167 \$3,133,222 \$2,294,000 \$2,336,832 \$2,676,498 98.81% 109.68% 107.65% 103.18% 107.27% 107.88% 105.12% 1.50 1.62 1.63 1.71 1.54 1.60 1.68 10 6 6 9 5 22 21 1.40 2.33 3.29 4.45 2.84 2.02 1.27 13 18 30 35 25 24 20	33 36 22 22 22 21 24 40 \$2,870,400 \$2,563,000 \$2,153,500 \$3,105,889 \$2,186,600 \$2,215,540 \$2,601,555 \$2,696,294 \$2,829,900 \$2,656,250 \$2,291,167 \$3,133,222 \$2,294,000 \$2,336,832 \$2,676,498 \$2,728,941 98.81% 109.68% 107.65% 103.18% 107.27% 107.88% 105.12% 102.66% 1.50 1.62 1.63 1.71 1.54 1.60 1.68 1.56 10 6 6 9 5 22 21 17 1.40 2.33 3.29 4.45 2.84 2.02 1.27 0.70 13 18 30 35 25 24 20 16	33 36 22 22 22 21 24 40 52 \$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 \$2,829,900 \$2,656,250 \$2,291,167 \$3,133,222 \$2,294,000 \$2,336,832 \$2,676,498 \$2,728,941 \$1,806,083 98.81% 109.68% 107.65% 103.18% 107.27% 107.88% 105.12% 102.66% 100.21% 1.50 1.62 1.63 1.71 1.54 1.60 1.68 1.56 1.49 10 6 6 9 5 22 21 17 6 1.40 2.33 3.29 4.45 2.84 2.02 1.27 0.70 1.46 13 18 30 35 25 24 20 16 27	33 36 22 22 22 21 24 40 52 \$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 \$2,829,900 \$2,656,250 \$2,291,167 \$3,133,222 \$2,294,000 \$2,336,832 \$2,676,498 \$2,728,941 \$1,806,083 98.81% 109.68% 107.65% 103.18% 107.27% 107.88% 105.12% 102.66% 100.21% 1.50 1.62 1.63 1.71 1.54 1.60 1.68 1.56 1.49 10 6 6 9 5 22 21 17 6 1.40 2.33 3.29 4.45 2.84 2.02 1.27 0.70 1.46 13 18 30 35 25 24 20 16 27	33 36 22 22 22 21 24 40 52 \$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 \$2,829,900 \$2,656,250 \$2,291,167 \$3,133,222 \$2,294,000 \$2,336,832 \$2,676,498 \$2,728,941 \$1,806,083 98.81% 109.68% 107.65% 103.18% 107.27% 107.88% 105.12% 102.66% 100.21% 1.50 1.62 1.63 1.71 1.54 1.60 1.68 1.56 1.49 10 6 6 9 5 22 21 17 6 1.40 2.33 3.29 4.45 2.84 2.02 1.27 0.70 1.46 13 18 30 35 25 24 20 16 27	33 36 22 22 22 21 24 40 52 \$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 \$2,829,900 \$2,656,250 \$2,291,167 \$3,133,222 \$2,294,000 \$2,336,832 \$2,676,498 \$2,728,941 \$1,806,083 98.81% 109.68% 107.65% 103.18% 107.27% 107.88% 105.12% 102.66% 100.21% 1.50 1.62 1.63 1.71 1.54 1.60 1.68 1.56 1.49 10 6 6 9 5 22 21 17 6 1.40 2.33 3.29 4.45 2.84 2.02 1.27 0.70 1.46 13 18 30 35 25 24 20 16 27

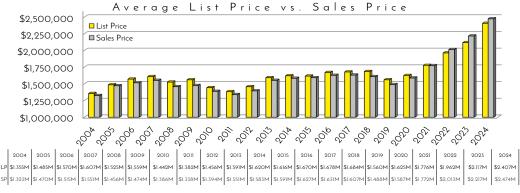
Flashback! YTD 2024 vs YTD 2025

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%		



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

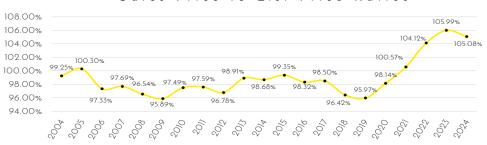
Short Hills Yearly Market Trends

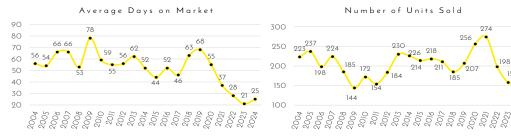




Short Hills Yearly Market Trends







© 2004-2025 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.