

Short Hills

October 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	4 Meadowbrook Road	Colonial	4	3.1	13	\$1,590,000	\$1,590,000	\$1,750,000	110.06%	\$978,800	1.79
2	71 Stony Lane	Colonial	4	2.2	1	\$1,850,000	\$1,850,000	\$1,850,000	100.00%	\$925,900	2.00
3	16 Briarwood Drive	Colonial	4	4.0	1	\$1,900,000	\$1,900,000	\$1,950,000	102.63%	\$1,314,700	1.48
4	1 Bruce Path	Colonial	4	3.1	7	\$1,849,000	\$1,849,000	\$2,218,800	120.00%	\$1,195,200	1.86
5	82 Mohawk Road	Ranch	4	3.1	34	\$2,399,000	\$2,399,000	\$2,345,000	97.75%	\$1,364,700	1.72
6	346 Long Hill Drive	Colonial	4	3.1	10	\$2,195,000	\$2,195,000	\$2,380,000	108.43%	\$1,220,000	1.95
7	36 Cayuga Way	RanchExp	5	4.2	26	\$2,588,000	\$2,488,000	\$2,413,000	96.99%	\$1,509,200	1.60
8	50 Grosvenor Road	Colonial	6	4.2	10	\$2,995,000	\$2,995,000	\$3,200,000	106.84%	\$2,026,000	1.58
9	370 Hartshorn Drive	Colonial	7	7.0	62	\$4,700,000	\$4,700,000	\$4,400,000	93.62%	New	
AVERAGE					18	\$2,451,778	\$2,440,667	\$2,500,756	104.04%		1.75

"Active" Listings in Short Hills

Number of Units: 30
Average List Price: \$3,859,633
Average Days on Market: 59

"Under Contract" Listings in Short Hills

Number of Units: 19
Average List Price: \$2,754,363
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	36	22	22	22	21	24	40	52	18			28
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	\$2,440,667			\$2,504,176
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	\$2,500,756			\$2,567,609
SP:LP%	98.81%	109.68%	107.65%	103.18%	107.27%	107.88%	105.12%	102.66%	100.21%	104.04%			104.69%
SP to AV	1.50	1.62	1.63	1.71	1.54	1.60	1.68	1.56	1.49	1.75			1.61
# Units Sold	10	6	6	9	5	22	21	17	6	9			111
3 Mo Rate of Ab	1.40	2.33	3.29	4.45	2.84	2.02	1.27	0.70	1.46	2.28			2.20
Active Listings	13	18	30	35	25	24	20	16	27	30			24
Under Contracts	12	13	18	26	42	33	24	13	16	19			22

Flashback! YTD 2024 vs YTD 2025

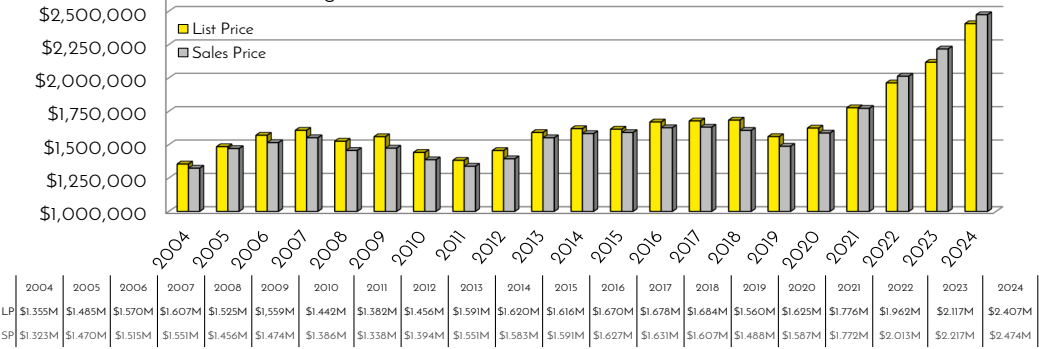
YTD	2024	2025	% Change
DOM	22	28	25.43%
Sales Price	\$2,398,847	\$2,567,609	7.04%
LP:SP	105.48%	104.69%	-0.75%
SP:AV	1.49	1.61	8.53%



YTD	2024	2025	% Change
# Units Sold	131	111	-15.27%
Rate of Ab 3 Mo	1.56	2.20	41.55%
Actives	20	24	17.82%
Under Contracts	25	22	-14.29%

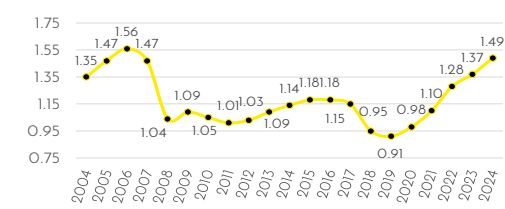
Short Hills Yearly Market Trends

Average List Price vs. Sales Price



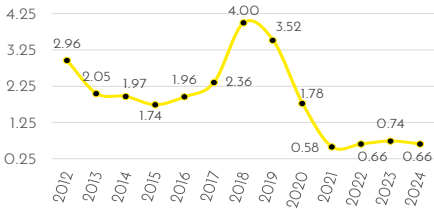
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP \$1,335M	\$1,485M	\$1,570M	\$1,607M	\$1,525M	\$1,559M	\$1,442M	\$1,382M	\$1,456M	\$1,591M	\$1,620M	\$1,616M	\$1,670M	\$1,678M	\$1,684M	\$1,560M	\$1,625M	\$1,776M	\$1,962M	\$2,117M	\$2,407M
SP \$1,323M	\$1,470M	\$1,515M	\$1,551M	\$1,456M	\$1,474M	\$1,386M	\$1,338M	\$1,394M	\$1,551M	\$1,583M	\$1,591M	\$1,627M	\$1,631M	\$1,607M	\$1,488M	\$1,587M	\$1,772M	\$2,013M	\$2,217M	\$2,474M

Sales Price to Assessed Value Ratio



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

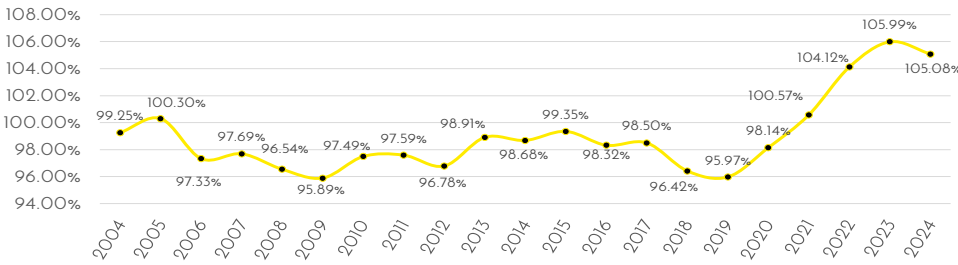
12 Month Rate of Absorption



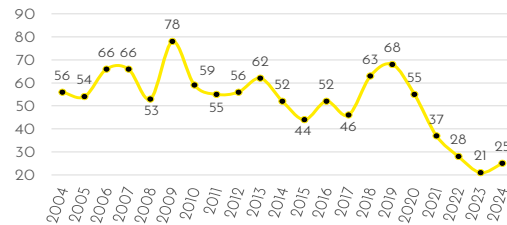
Data only available until 2019
Millions/Short Hills are Combined

Short Hills Yearly Market Trends

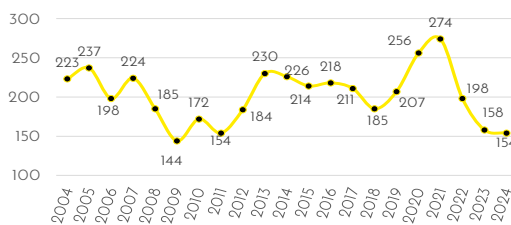
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.