

Short Hills

May 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	8 Claremont Drive	Colonial	3	1.1	9	\$1,100,000	\$1,100,000	\$1,380,000	125.45%	\$841,400	1.64
2	80 Canoe Brook Road	SplitLev	6	3.0	224	\$2,500,000	\$2,000,000	\$1,750,000	87.50%	\$1,239,000	1.41
3	250 Old Short Hills Road	Ranch	3	3.0	22	\$1,795,000	\$1,795,000	\$1,795,000	100.00%	Renovated	
4	236 White Oak Ridge Road	Custom	4	3.0	17	\$1,789,000	\$1,789,000	\$1,810,101	101.18%	\$1,112,200	1.63
5	61 Western Drive	Colonial	5	2.1	7	\$1,799,000	\$1,799,000	\$1,900,000	105.61%	\$1,373,200	1.38
6	151 Mohawk Road	Colonial	4	2.1	6	\$1,750,000	\$1,750,000	\$2,200,000	125.71%	\$1,071,900	2.05
7	77 Falmouth Street	Colonial	4	4.1	10	\$2,550,000	\$2,550,000	\$2,550,000	100.00%	\$1,527,500	1.67
8	27 Barnsdale Road	Tudor	5	5.1	10	\$2,495,000	\$2,495,000	\$2,675,000	107.21%	\$1,250,000	2.14
9	12 Cayuga Way	Colonial	5	3.1	9	\$2,395,000	\$2,395,000	\$2,800,008	116.91%	\$1,468,400	1.91
10	3 Denman Court	Colonial	6	5.1	13	\$2,800,000	\$2,800,000	\$3,000,000	107.14%	\$2,075,000	1.45
11	8 Park Place	Colonial	5	4.2	1	\$2,900,000	\$2,900,000	\$3,260,000	112.41%	\$1,724,900	1.89
12	96 Westview Road	Custom	6	5.1	1	\$3,740,000	\$3,740,000	\$3,740,000	100.00%	\$2,275,000	1.64
AVERAGE					27	\$2,301,083	\$2,259,417	\$2,405,009	107.43%		1.71

"Active" Listings in Short Hills

Number of Units: 24
 Average List Price: \$3,932,183
 Average Days on Market: 37

"Under Contract" Listings in Short Hills

Number of Units: 42
 Average List Price: \$2,960,521
 Average Days on Market: 24

Short Hills 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	8	16	42	16	27								25
List Price	\$4,131,667	\$1,857,000	\$2,754,636	\$2,221,000	\$2,259,417								\$2,456,214
Sales Price	\$4,125,000	\$1,978,670	\$2,799,000	\$2,391,140	\$2,405,009								\$2,566,846
SP:LP%	100.59%	106.36%	103.71%	108.05%	107.43%								105.96%
SP to AV	1.38	1.43	1.68	1.79	1.71								1.66
# Units Sold	3	6	11	10	12								42
3 Mo Rate of Ab	2.46	2.82	3.00	3.16	2.04								2.70
Active Listings	25	20	19	27	24								23
Under Contracts	8	19	28	30	42								25

Flashback! YTD 2025 vs YTD 2026

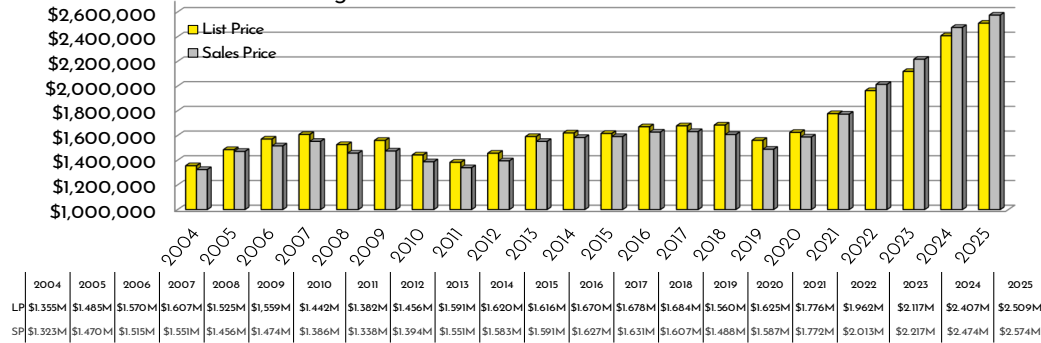
YTD	2025	2026	% Change
DOM	27	25	-6.67%
Sales Price	\$2,712,569	\$2,566,846	-5.37%
LP:SP	104.36%	105.96%	1.54%
SP:AV	1.60	1.66	3.99%



YTD	2025	2026	% Change
# Units Sold	36	42	16.67%
Rate of Ab 3 Mo	2.86	2.70	-5.80%
Actives	24	23	-4.96%
Under Contracts	22	25	14.41%

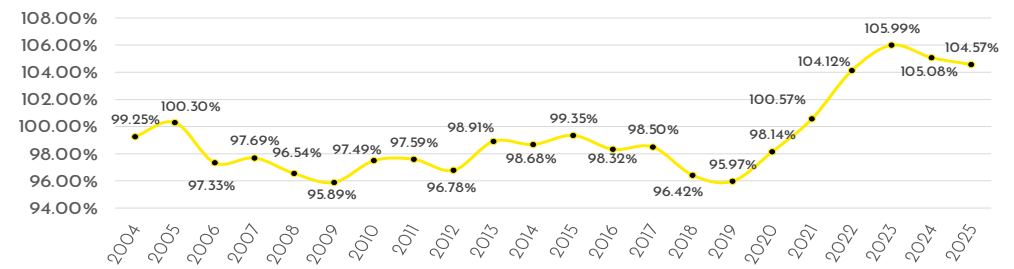
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

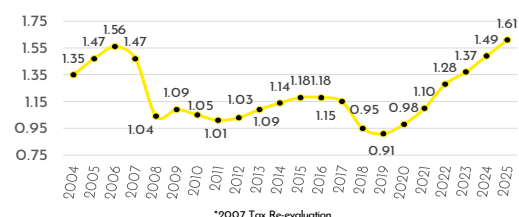


Short Hills Yearly Market Trends

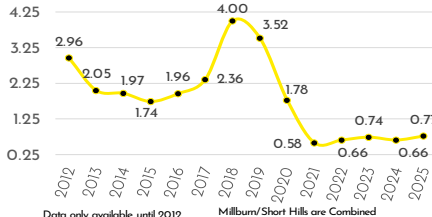
Sales Price to List Price Ratios



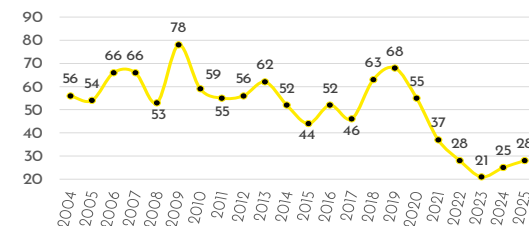
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

