

Short Hills

June 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	167 Hobart Avenue	Colonial	3	2.1	10	\$1,495,000	\$1,495,000	\$1,670,000	111.71%	\$1,386,300	1.20
2	257 Brookhaven Way	Colonial	3	2.1	13	\$1,495,000	\$1,495,000	\$1,700,000	113.71%	\$1,104,300	1.54
3	111 Parsonage Hill Road	Colonial	5	3.1	20	\$1,895,000	\$1,895,000	\$1,900,000	100.26%	\$1,075,000	1.77
4	89 Westview Road	SplitLev	4	4.1	8	\$1,675,000	\$1,675,000	\$1,975,000	117.91%	\$1,205,000	1.64
5	36 Thackeray Drive	Custom	4	3.0	8	\$1,950,000	\$1,950,000	\$1,999,999	102.56%	\$1,301,700	1.54
6	67 West Road	Colonial	4	4.1	9	\$2,195,000	\$2,195,000	\$2,130,650	97.07%	\$1,200,400	1.77
7	95 Silver Spring Road	Custom	4	5.1	20	\$1,775,000	\$1,775,000	\$2,200,000	123.94%	Renovated	
8	11 Hawthorne Avenue	Colonial	4	3.2	8	\$1,895,000	\$1,895,000	\$2,220,000	117.15%	\$1,175,000	1.89
9	131 Lawrence Drive	Ranch	4	3.1	36	\$2,388,000	\$2,238,000	\$2,228,000	99.55%	\$1,457,800	1.53
10	28 Coleridge Road	SplitLev	4	3.1	9	\$2,295,000	\$2,295,000	\$2,445,000	106.54%	\$1,411,600	1.73
11	1 Lenape Road	Custom	5	5.2	1	\$2,450,000	\$2,450,000	\$2,450,000	100.00%	\$1,623,800	1.51
12	85 Athens Road	Colonial	6	4.1	8	\$2,495,000	\$2,495,000	\$2,625,000	105.21%	\$1,270,600	2.07
13	197 Parsonage Hill Road	Custom	4	3.1	8	\$2,495,000	\$2,495,000	\$2,736,500	109.68%	\$1,304,400	2.10
14	49 Hilltop Road	Colonial	6	3.1	31	\$2,799,000	\$2,799,000	\$2,825,000	100.93%	\$1,651,200	1.71
15	58 Merrywood Lane	Colonial	5	4.1	9	\$2,795,000	\$2,795,000	\$2,995,000	107.16%	\$1,857,100	1.61
16	15 Troy Drive	Custom	5	3.1	1	\$3,000,000	\$3,000,000	\$3,000,000	100.00%	\$1,619,300	1.85
17	1 Slope Drive	Colonial	6	4.2	12	\$2,895,000	\$2,895,000	\$3,283,150	113.41%	\$1,864,100	1.76
18	126 Fairfield Drive	Colonial	6	5.2	113	\$3,850,000	\$3,850,000	\$3,500,000	90.91%	\$3,215,800	1.09
19	8 Roland Drive	Colonial	5	4.1	1	\$3,500,000	\$3,500,000	\$3,500,000	100.00%	\$2,678,000	1.31
20	21 Hardwell Road	Colonial	6	4.2	19	\$3,888,000	\$3,888,000	\$3,888,000	100.00%	\$2,467,200	1.58

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21	38 Deer Path	Colonial	6	5.2	8	\$3,695,000	\$3,695,000	\$3,955,000	107.04%	\$2,132,600	1.85
22	31 Forest Drive	Colonial	6	7.1	20	\$4,098,000	\$4,098,000	\$4,105,000	100.17%	\$2,850,000	1.44
23	132 Hartshorn Drive	Custom	8	7.2	7	\$4,900,000	\$4,900,000	\$4,750,000	96.94%	\$2,976,900	1.60
24	15 Arden Place	Colonial	7	6.1	9	\$4,888,000	\$4,888,000	\$4,950,000	101.27%	\$2,800,000	1.77
25	127 Stewart Road	Colonial	7	6.1	80	\$5,299,999	\$5,299,999	\$5,000,000	94.34%	New	
26	83 Stewart Road	Custom	6	5.2	1	\$5,000,000	\$5,000,000	\$5,000,000	100.00%	\$2,775,000	1.80
27	882 S Orange Avenue	Colonial	11	11.2	40	\$5,488,888	\$5,488,888	\$5,200,000	94.74%	\$5,719,900	0.91
AVERAGE					19	\$3,059,070	\$3,053,514	\$3,119,678	104.16%		1.62

"Active" Listings in Short Hills

Number of Units: 27
Average List Price: \$3,802,107
Average Days on Market: 40

"Under Contract" Listings in Short Hills

Number of Units: 35
Average List Price: \$2,519,514
Average Days on Market: 22

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	19							23
List Price	\$4,131,667	\$1,857,000	\$2,754,636	\$2,221,000	\$2,259,417	\$3,053,514							\$2,689,940
Sales Price	\$4,125,000	\$1,978,670	\$2,799,000	\$2,391,140	\$2,405,009	\$3,119,678							\$2,783,171
SP:LP%	100.59%	106.36%	103.71%	108.05%	107.43%	104.16%							105.26%
SP to AV	1.38	1.43	1.68	1.79	1.71	1.62							1.64
# Units Sold	3	6	11	10	12	27							69
3 Mo Rate of Ab	2.46	2.82	3.00	3.16	2.04	1.81							2.55
Active Listings	25	20	19	27	24	27							24
Under Contracts	8	19	28	30	42	35							27

Flashback! YTD 2025 vs YTD 2026

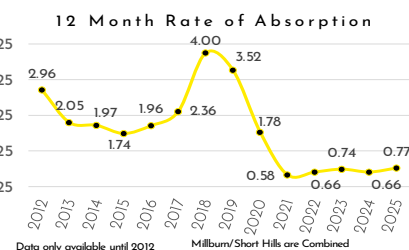
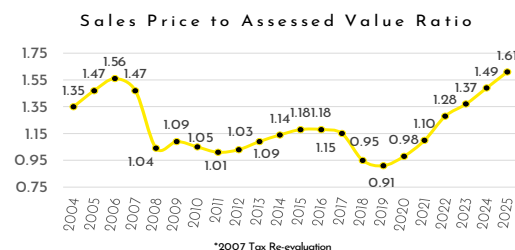
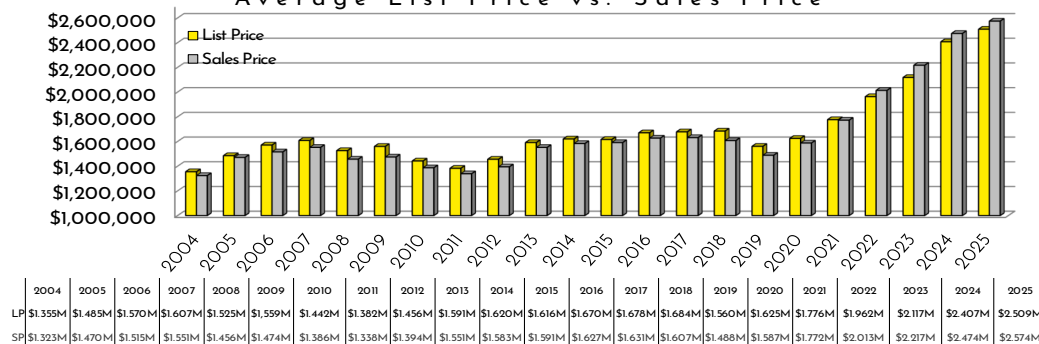
YTD	2025	2026	% Change
DOM	25	23	-8.25%
Sales Price	\$2,570,048	\$2,783,171	8.29%
LP:SP	105.70%	105.26%	-0.42%
SP:AV	1.60	1.64	3.02%

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YTD	2025	2026	% Change
# Units Sold	58	69	18.97%
Rate of Ab 3 Mo	2.72	2.55	-6.37%
Actives	24	24	0.00%
Under Contracts	24	27	12.50%

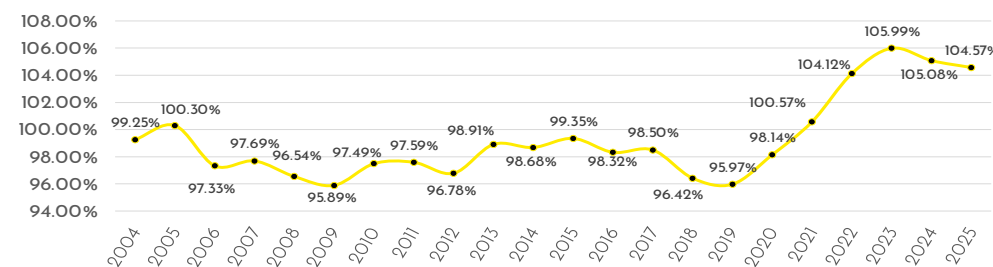
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

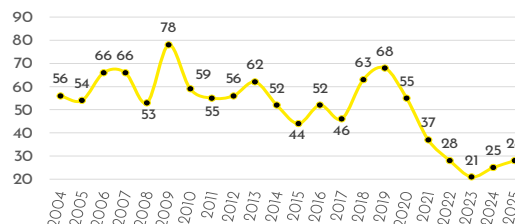


Short Hills Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

