

Short Hills

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	78 Meadowbrook Road	Colonial	3	2.0	1	\$849,000	\$849,000	\$849,000	100.00%	\$691,500	1.23
2	76 Meadowbrook Road	Colonial	3	1.1	12	\$849,000	\$849,000	\$999,999	117.79%	\$681,200	1.47
3	137 Hobart Avenue	Colonial	3	3.0	9	\$1,579,000	\$1,579,000	\$1,738,982	110.13%	\$1,496,000	1.16
4	30 Glenwood Drive	Colonial	5	3.0	9	\$1,598,000	\$1,598,000	\$1,764,750	110.43%	\$1,023,900	1.72
5	85 Whitney Road	Colonial	5	2.2	13	\$1,849,000	\$1,849,000	\$1,999,999	108.17%	\$1,118,700	1.79
6	9 Overlook Terrace	Custom	4	3.1	9	\$1,825,000	\$1,825,000	\$2,100,000	115.07%	\$1,141,500	1.84
7	379 White Oak Ridge Road	Colonial	5	5.0	51	\$2,289,000	\$2,289,000	\$2,260,000	98.73%	\$1,382,000	1.64
8	105 Tennyson Drive	Colonial	3	3.1	13	\$2,195,000	\$2,195,000	\$2,350,000	107.06%	\$1,144,800	2.05
9	307 Forest Drive South	Colonial	4	3.1	23	\$2,195,000	\$2,195,000	\$2,425,000	110.48%	\$1,580,300	1.53
10	20 Barnsdale Road	Tudor	5	2.3	19	\$2,498,000	\$2,498,000	\$2,425,000	97.08%	\$1,837,700	1.32
11	50 Cayuga Way	Ranch	4	3.1	9	\$2,150,000	\$2,150,000	\$2,498,000	116.19%	\$1,425,500	1.75
12	8 Cross Gates	Colonial	6	3.2	9	\$2,295,000	\$2,295,000	\$2,499,500	108.91%	\$1,568,600	1.59
13	68 Harvey Drive	Colonial	5	3.1	1	\$2,550,000	\$2,550,000	\$2,550,000	100.00%	\$1,724,900	1.48
14	201 Parsonage Hill Road	Colonial	5	4.1	14	\$2,535,000	\$2,535,000	\$2,658,441	104.87%	\$1,329,200	2.00
15	57 Mohawk Road	Custom	6	5.1	9	\$2,750,000	\$2,750,000	\$2,750,000	100.00%	\$1,593,100	1.73
16	47 Dorison Drive	Ranch	4	4.2	24	\$2,595,000	\$2,595,000	\$2,780,500	107.15%	\$2,176,500	1.28
17	55 Lakeview Avenue	Colonial	6	6.1	7	\$2,499,000	\$2,499,000	\$2,999,000	120.01%	\$1,460,600	2.05
18	2 Robert Drive	Colonial	6	4.2	19	\$3,800,000	\$3,800,000	\$3,800,000	100.00%	\$2,250,000	1.69
19	21 Harvey Drive	Custom	7	6.1	59	\$5,600,000	\$4,995,000	\$4,925,000	98.60%	\$2,745,800	1.79
20	6 Benson Court	Colonial	7	7.1	25	\$5,199,000	\$5,199,000	\$4,950,000	95.21%	New	
AVERAGE					17	\$2,484,950	\$2,454,700	\$2,566,159	106.29%		1.64

"Active" Listings in Short Hills

Number of Units: 25
Average List Price: \$3,862,191
Average Days on Market: 58

"Under Contract" Listings in Short Hills

Number of Units: 27
Average List Price: \$2,698,593
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	19	17						21
List Price	\$4,131,667	\$1,857,000	\$2,754,636	\$2,221,000	\$2,259,417	\$3,053,514	\$2,454,700						\$2,637,077
Sales Price	\$4,125,000	\$1,978,670	\$2,799,000	\$2,391,140	\$2,405,009	\$3,119,678	\$2,566,159						\$2,734,404
SP:LP%	100.59%	106.36%	103.71%	108.05%	107.43%	104.16%	106.29%						105.49%
SP to AV	1.38	1.43	1.68	1.79	1.71	1.62	1.64						1.64
# Units Sold	3	6	11	10	12	27	20						89
3 Mo Rate of Ab	2.46	2.82	3.00	3.16	2.04	1.81	1.64						2.42
Active Listings	25	20	19	27	24	27	25						24
Under Contracts	8	19	28	30	42	35	27						27

Flashback! YTD 2025 vs YTD 2026

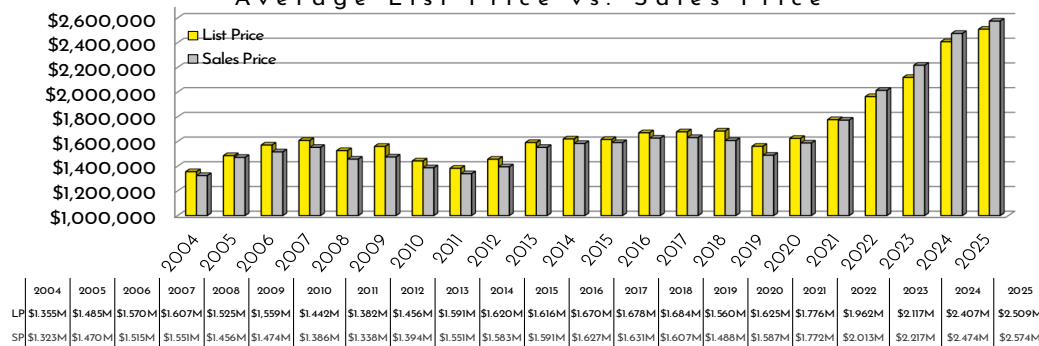
YTD	2025	2026	% Change
DOM	25	21	-12.61%
Sales Price	\$2,598,345	\$2,734,404	5.24%
LP:SP	105.54%	105.49%	-0.05%
SP:AV	1.62	1.64	1.54%

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YTD	2025	2026	% Change
# Units Sold	79	89	12.66%
Rate of Ab 3 Mo	2.51	2.42	-3.81%
Actives	24	24	0.00%
Under Contracts	24	27	12.50%

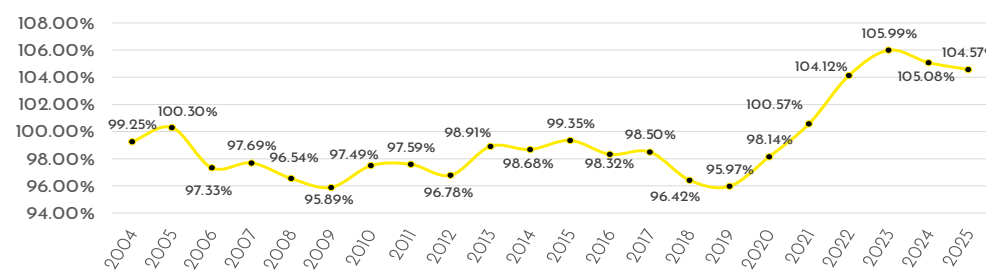
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

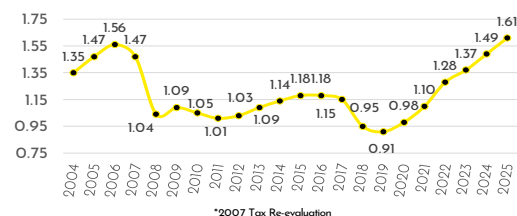


Short Hills Yearly Market Trends

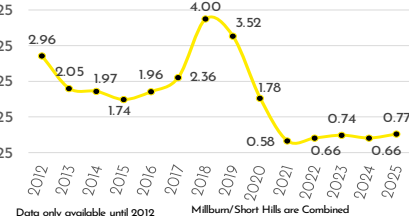
Sales Price to List Price Ratios



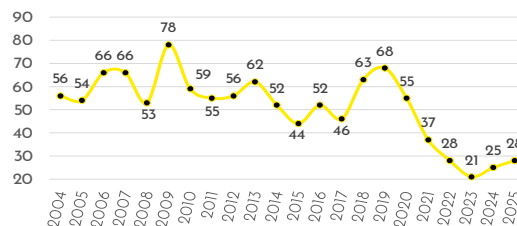
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

