

Short Hills

August 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	28 Canterbury Lane	Colonial	4	3.1	12	\$1,450,000	\$1,450,000	\$1,705,000	117.59%	\$906,300	1.88
2	184 Old Short Hills Road	Tudor	4	2.1	42	\$2,150,000	\$1,850,000	\$1,810,000	97.84%	\$1,124,400	1.61
3	106 Short Hills Avenue	Colonial	5	3.1	12	\$1,699,000	\$1,699,000	\$1,875,000	110.36%	\$997,900	1.88
4	20 Kean Road	Ranch	3	2.2	13	\$1,595,000	\$1,595,000	\$1,875,000	117.55%	\$1,118,900	1.68
5	44 Wellington Avenue	Colonial	4	3.2	9	\$1,450,000	\$1,450,000	\$1,880,000	129.66%	\$1,095,300	1.72
6	57 Woodland Road	Colonial	4	4.1	21	\$1,995,000	\$1,995,000	\$1,895,000	94.99%	\$1,035,100	1.83
7	28 Kilmer Drive	Colonial	5	4.0	14	\$1,999,000	\$1,999,000	\$1,999,000	100.00%	\$986,400	2.03
8	119 Wellington Avenue	Colonial	4	3.1	8	\$1,688,000	\$1,688,000	\$1,999,888	118.48%	\$975,100	2.05
9	35 Woodland Road	Tudor	5	4.0	20	\$1,885,000	\$1,885,000	\$1,999,999	106.10%	\$1,131,600	1.77
10	89 Whitney Road	Custom	5	4.0	19	\$1,898,000	\$1,898,000	\$2,100,000	110.64%	\$1,276,000	1.65
11	2 Briarwood Drive	Custom	6	3.2	33	\$2,699,000	\$2,499,000	\$2,415,000	96.64%	\$1,700,000	1.42
12	47 Cayuga Way	Custom	5	4.1	8	\$2,395,000	\$2,395,000	\$2,875,000	120.04%	\$1,675,000	1.72
13	2 Denman Court	Colonial	5	4.1	16	\$2,995,000	\$2,995,000	\$2,950,000	98.50%	\$1,824,200	1.62
14	11 Cayuga Way	Colonial	5	4.3	8	\$2,795,000	\$2,795,000	\$3,155,000	112.88%	\$1,825,400	1.73
15	100 Browning Road	Colonial	6	4.2	10	\$2,695,000	\$2,695,000	\$3,200,000	118.74%	\$1,459,600	2.19
16	123 Highland Avenue	Colonial	7	5.2	40	\$3,575,000	\$3,575,000	\$3,450,000	96.50%	\$3,321,500	1.04
17	63 Addison Drive	Colonial	7	6.1	14	\$3,800,000	\$3,800,000	\$3,825,000	100.66%	\$2,520,400	1.52
18	171 Tennyson Drive	Custom	6	5.1	13	\$3,695,000	\$3,695,000	\$3,965,000	107.31%	\$2,259,200	1.76
19	2 Spenser Drive	Colonial	7	7.1	8	\$3,899,000	\$3,899,000	\$4,000,000	102.59%	\$2,670,600	1.50
20	19 Shelley Road	Custom	7	7.1	171	\$4,095,000	\$4,095,000	\$4,725,851	115.41%	New	
21	27 Hillside Avenue	Colonial	6	6.2	52	\$5,990,000	\$5,990,000	\$5,675,000	94.74%	\$3,600,000	1.58
AVERAGE					26	\$2,687,714	\$2,663,905	\$2,827,368	107.96%		1.71

"Active" Listings in Short Hills

Number of Units: 22
Average List Price: \$3,916,722
Average Days on Market: 70

"Under Contract" Listings in Short Hills

Number of Units: 8
Average List Price: \$2,839,750
Average Days on Market: 26

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	26					22
List Price	\$4,131,667	\$1,857,000	\$2,754,636	\$2,221,000	\$2,259,417	\$3,053,514	\$2,454,700	\$2,663,905					\$2,642,199
Sales Price	\$4,125,000	\$1,978,670	\$2,799,000	\$2,391,140	\$2,405,009	\$3,119,678	\$2,566,159	\$2,827,368					\$2,752,152
SP:LP%	100.59%	106.36%	103.71%	108.05%	107.43%	104.16%	106.29%	107.96%					105.96%
SP to AV	1.38	1.43	1.68	1.79	1.71	1.62	1.64	1.71					1.66
# Units Sold	3	6	11	10	12	27	20	21					110
3 Mo Rate of Ab	2.46	2.82	3.00	3.16	2.04	1.81	1.64	1.05					2.25
Active Listings	25	20	19	27	24	27	25	22					24
Under Contracts	8	19	28	30	42	35	27	8					25

Flashback! YTD 2025 vs YTD 2026

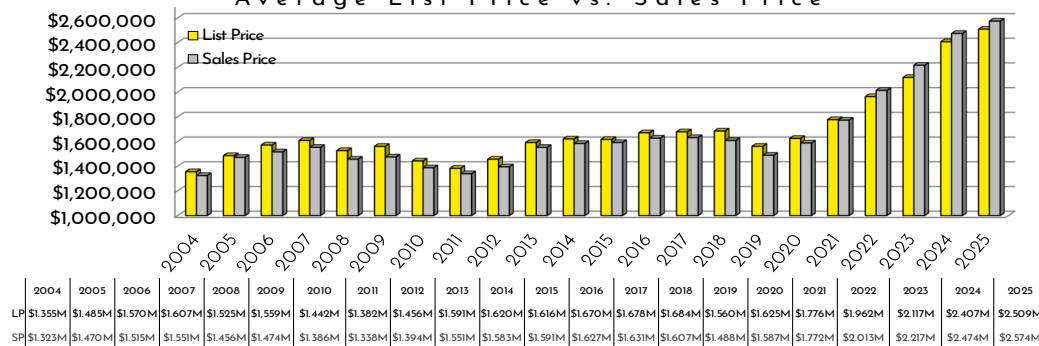
YTD	2025	2026	% Change
DOM	27	22	-18.29%
Sales Price	\$2,621,471	\$2,752,152	4.99%
LP:SP	105.03%	105.96%	0.88%
SP:AV	1.61	1.66	2.94%



YTD	2025	2026	% Change
# Units Sold	96	110	14.58%
Rate of Ab 3 Mo	2.29	2.25	-1.75%
Actives	23	24	4.35%
Under Contracts	23	25	8.70%

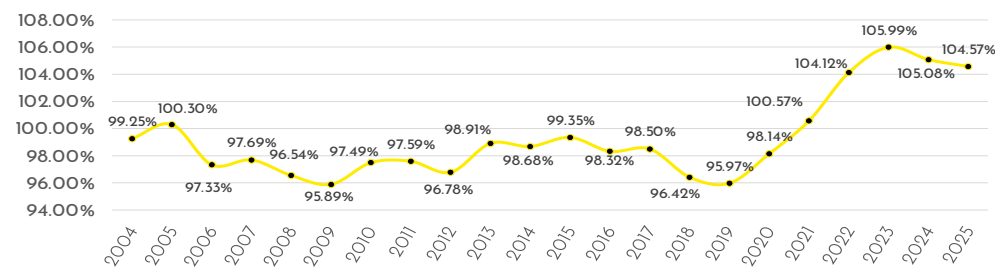
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

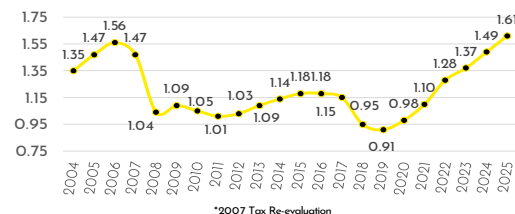


Short Hills Yearly Market Trends

Sales Price to List Price Ratios



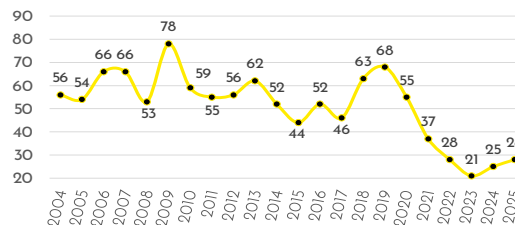
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

