

Short Hills

September 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	24 Canoe Brook Road	RanchRas	5	3.0	12	\$1,700,000	\$1,700,000	\$1,999,000	117.59%	\$1,104,100	1.81
2	24 Rippling Brook Drive	RanchExp	4	2.1	13	\$1,700,000	\$1,700,000	\$2,108,108	124.01%	\$1,346,500	1.57
3	44 West Road	Colonial	6	4.2	14	\$2,200,000	\$2,200,000	\$2,500,000	113.64%	\$1,339,900	1.87
4	36 Kean Road	RanchExp	4	3.2	1	\$2,800,000	\$2,800,000	\$2,600,000	92.86%	\$1,753,600	1.48
5	14 Cross Gates	Colonial	6	4.2	9	\$2,650,000	\$2,650,000	\$2,850,000	107.55%	\$1,795,900	1.59
6	19 Hilltop Road	Colonial	6	5.1	13	\$2,975,000	\$2,975,000	\$2,975,000	100.00%	\$1,843,300	1.61
7	2 Troy Drive	Colonial	7	6.1	10	\$3,250,000	\$3,250,000	\$3,320,000	102.15%	\$1,841,200	1.80
AVERAGE					10	\$2,467,857	\$2,467,857	\$2,621,730	108.26%		1.68

"Active" Listings in Short Hills

Number of Units	30
Average List Price	\$3,633,897
Average Days on Market	49

"Under Contract" Listings in Short Hills

Number of Units	10
Average List Price	\$3,2900,000
Average Days on Market	31

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	10				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	\$2,467,857				\$2,631,768
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	\$2,621,730				\$2,744,349
SP:LP%	100.59%	106.36%	103.71%	108.05%	107.43%	104.16%	106.29%	107.96%	108.26%				106.10%
SP to AV	1.38	1.43	1.68	1.79	1.71	1.62	1.64	1.71	1.68				1.66
# Units Sold	3	6	11	10	12	27	20	21	7				117
3 Mo Rate of Ab	2.46	2.82	3.00	3.16	2.04	1.81	1.64	1.05	1.83				2.20
Active Listings	25	20	19	27	24	27	25	22	30				24
Under Contracts	8	19	28	30	42	35	27	8	10				23

Flashback! YTD 2025 vs YTD 2026

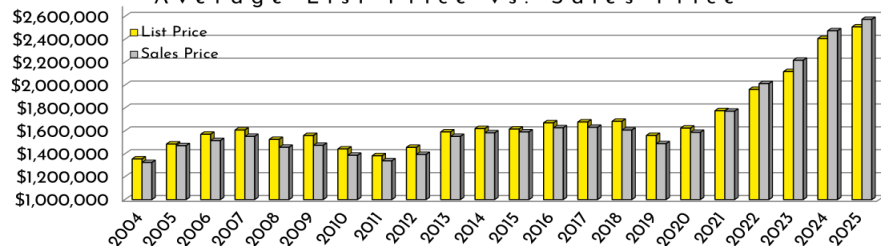
YTD	2025	2026	% Change
DOM	29	22	-24.90%
Sales Price	\$2,573,507	\$2,744,349	6.64%
LP:SP	104.75%	106.10%	1.29%
SP:AV	1.60	1.66	3.49%

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YTD	2025	2026	% Change
# Units Sold	102	117	14.71%
Rate of Ab 3 Mo	2.20	2.20	0.00%
Actives	23	24	4.35%
Under Contracts	22	23	4.55%

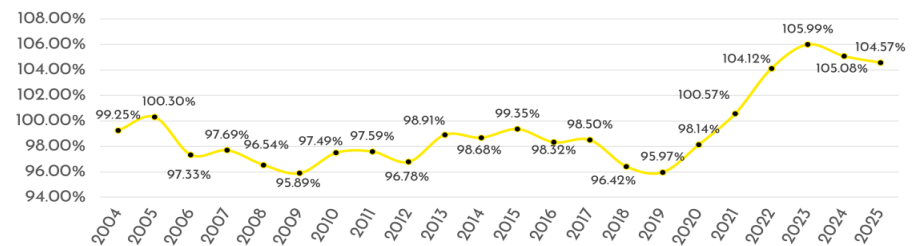
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

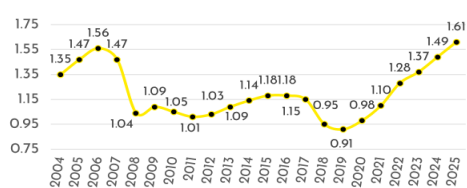


Short Hills Yearly Market Trends

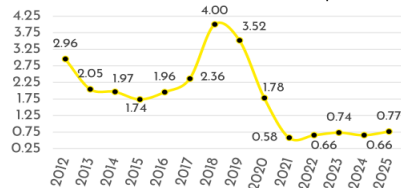
Sales Price to List Price Ratios



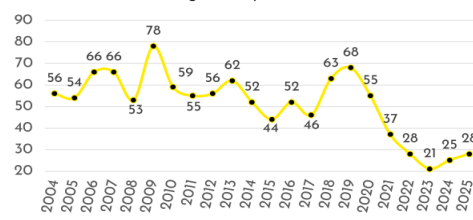
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

