Short Hills

October 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	36 Cambridge Drive	Colonial	4	3.2	98	$2,498,000	$2,249,000	$2,175,000	96.71%	$1,333,000	1.63
2	20 Pine Terrace East	Colonial	6	3.2	8	$2,349,000	$2,349,000	$2,550,000	108.56%	$1,162,500	2.19
3	125 Stewart Road	Colonial	5	4.2	71	$3,599,000	$3,399,000	$3,240,000	95.32%	$2,500,000	1.30
4	40 Highland Avenue	Custom	8	6.2	52	$4,195,000	$4,195,000	$4,195,000	100.00%	$3,829,100	1.10
5	18 Deer Path	Colonial	7	6.1	25	$5,320,000	$5,320,000	$5,200,000	97.74%	New	
	AVERAGE				51	$3,592,200	$3,502,400	$3,472,000	99.67%		1.55

"Active" Listings in Short Hills

Number of Units	23
Average List Price	$3,600,517
Average Days on Market	63

"Under Contract" Listings in Short Hills

Number of Units	15
Average List Price	$2,945,600
Average Days on Market	34

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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	51			23
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	$3,502,400			$2,667,450
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	$3,472,000			$2,774,171
SP:LP%	100.59%	106.36%	103.71%	108.05%	107.43%	104.16%	106.29%	107.96%	108.26%	99.67%			105.83%
SP to AV	1.38	1.43	1.68	1.79	1.71	1.62	1.64	1.71	1.68	1.55			1.65
# Units Sold	3	6	11	10	12	27	20	21	7	5			122
3 Mo Rate of Ab	2.46	2.82	3.00	3.16	2.04	1.81	1.64	1.05	1.83	2.50			2.23
Active Listings	25	20	19	27	24	27	25	22	30	23			24
Under Contracts	8	19	28	30	42	35	27	8	10	15			22

Flashback! YTD 2025 vs YTD 2026

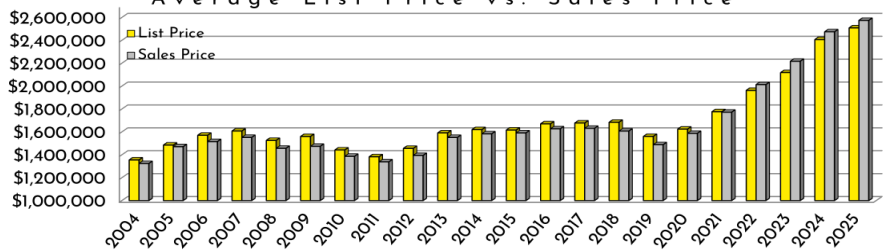
YTD	2025	2026	% Change
DOM	28	23	-18.31%
Sales Price	$2,567,609	$2,774,171	8.04%
LP:SP	104.69%	105.83%	1.09%
SP:AV	1.61	1.65	2.46%

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YTD	2025	2026	% Change
# Units Sold	111	122	9.91%
Rate of Ab 3 Mo	2.20	2.23	1.23%
Actives	24	24	0.00%
Under Contracts	22	22	2.78%

Short Hills Yearly Market Trends

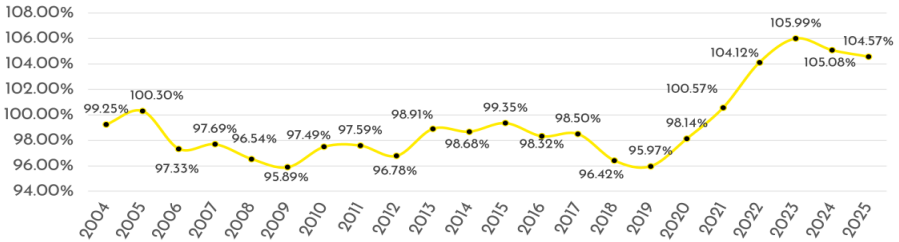
Average List Price vs. Sales Price



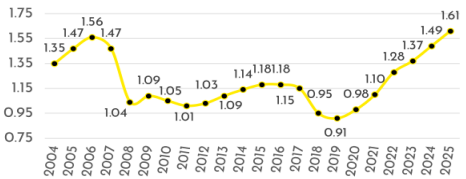
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	$1.355M	$1.485M	$1.570M	$1.607M	$1.525M	$1.559M	$1.442M	$1.382M	$1.456M	$1.591M	$1.620M	$1.616M	$1.670M	$1.678M	$1.684M	$1.560M	$1.625M	$1.776M	$1.962M	$2.117M	$2.407M	$2.509M
SP	$1.323M	$1.470M	$1.515M	$1.551M	$1.456M	$1.474M	$1.386M	$1.338M	$1.394M	$1.551M	$1.583M	$1.591M	$1.627M	$1.631M	$1.607M	$1.488M	$1.587M	$1.772M	$2.013M	$2.217M	$2.474M	$2.574M

Short Hills Yearly Market Trends

Sales Price to List Price Ratios

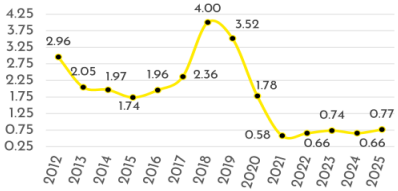


Sales Price to Assessed Value Ratio



*2007 Tax Re-evaluation

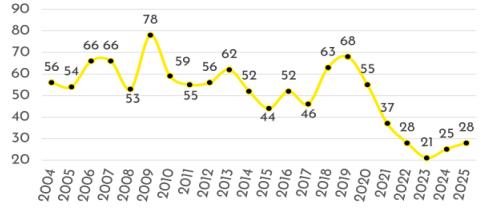
12 Month Rate of Absorption



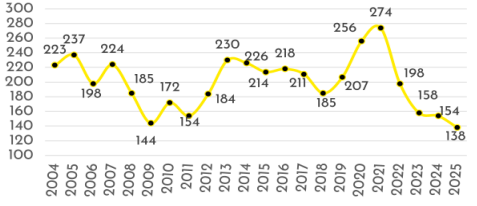
Data only available until

Millburn/Short Hills are Combined

Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.