

Short Hills

March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	378 White Oak Ridge Road	CapeCod	3	2.0	10	\$1,288,000	\$1,288,000	\$1,455,000	112.97%	\$739,800	1.97
2	8 Woodstone Circle	TwndEndUn	3	4.1	19	\$1,999,000	\$1,999,000	\$1,929,000	96.50%	\$1,285,000	1.50
3	87 Addison Drive	Custom	5	3.1	58	\$1,930,000	\$1,930,000	\$1,936,000	100.31%	\$1,314,900	1.47
4	90 Whitney Road	Tudor	5	3.3	9	\$1,750,000	\$1,750,000	\$2,100,000	120.00%	\$1,141,300	1.84
5	10 Edwards Place	RanchExp	5	4.0	17	\$1,795,000	\$1,795,000	\$2,200,000	122.56%	\$1,241,000	1.77
6	15 Canterbury Lane	Colonial	4	3.1	27	\$2,595,000	\$2,495,000	\$2,310,000	92.59%	\$1,088,800	2.12
7	14 Dorset Lane	Custom	5	5.1	5	\$2,750,000	\$2,750,000	\$2,785,000	101.27%	\$1,875,000	1.49
8	12 Coniston Road	Colonial	6	6.1	42	\$3,995,000	\$3,995,000	\$3,850,000	96.37%	New	
9	368 Hartshorn Drive	Custom	8	8.2	120	\$4,888,000	\$3,999,000	\$3,999,000	100.00%	\$3,164,500	1.26
10	2 E Hartshorn Drive	Colonial	6	6.1	9	\$4,000,000	\$4,000,000	\$4,000,000	100.00%	New	
11	55 Troy Drive	Colonial	7	7.2	141	\$4,300,000	\$4,300,000	\$4,225,000	98.26%	New	
AVERAGE					42	\$2,844,545	\$2,754,636	\$2,799,000	103.71%		1.68

"Active" Listings in Short Hills

Number of Units: 19
 Average List Price: \$3,422,941
 Average Days on Market: 60

"Under Contract" Listings in Short Hills

Number of Units: 28
 Average List Price: \$2,771,036
 Average Days on Market: 32

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										29
List Price	\$4,131,667	\$1,857,000	\$2,754,636										\$2,691,900
Sales Price	\$4,125,000	\$1,978,670	\$2,799,000										\$2,751,801
SP:LP%	100.59%	106.36%	103.71%										104.04%
SP to AV	1.38	1.43	1.68										1.55
# Units Sold	3	6	11										20
3 Mo Rate of Ab	2.46	2.82	3.00										2.76
Active Listings	25	20	19										21
Under Contracts	8	19	28										18

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	31	29	-5.74%
Sales Price	\$2,635,614	\$2,751,801	4.41%
LP:SP	104.18%	104.04%	-0.14%
SP:AV	1.57	1.55	-1.51%

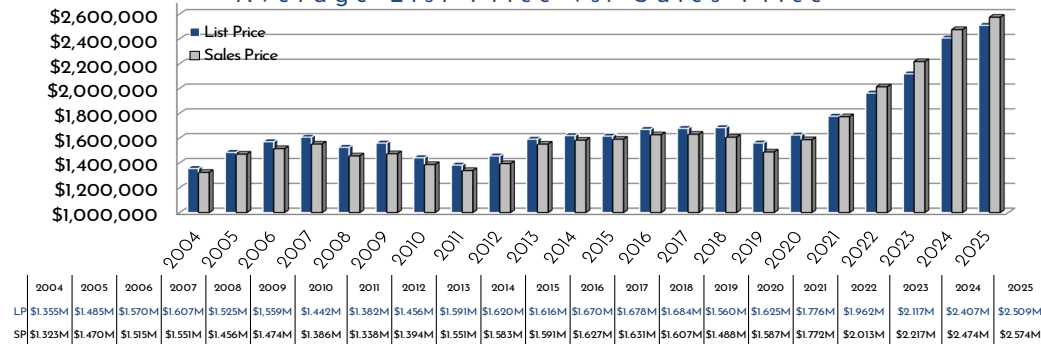
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	22	20	-9.09%
Rate of Ab 3 Mo	2.34	2.76	17.95%
Actives	20	21	4.92%
Under Contracts	14	18	27.91%

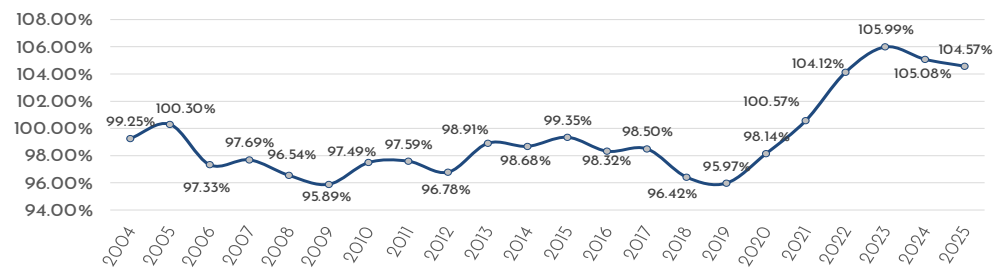
Short Hills Yearly Market Trends

Average List Price vs. Sales Price



Short Hills Yearly Market Trends

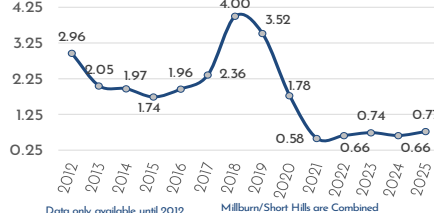
Sales Price to List Price Ratios



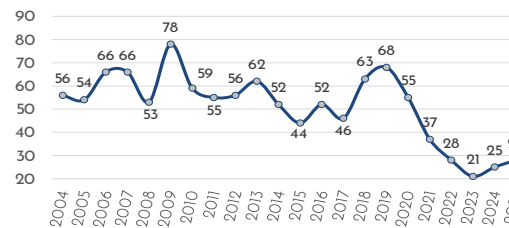
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

