

Short Hills

November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12 Roland Drive	Lot	0	0.0	1	\$1,775,000	\$1,775,000	\$1,775,000	100.00%	Land	
2	400 Old Short Hills Road	Ranch,	3	2.1	26	\$1,728,000	\$1,728,000	\$1,800,000	104.17%	\$968,500	1.86
3	100 Hobart Avenue	Colonial,	4	3.2	7	\$1,500,000	\$1,500,000	\$1,805,000	120.33%	\$1,046,900	1.72
4	59 West Road	Colonial,	4	4.1	128	\$2,045,000	\$2,045,000	\$1,999,000	97.75%	\$1,334,400	1.50
5	18 S Beechcroft Road	Detached,	4	3.1	67	\$2,300,000	\$2,200,000	\$2,150,000	97.73%	\$1,450,000	1.48
6	50 Grosvenor Road	Colonial,	6	4.2	62	\$2,995,000	\$2,995,000	\$3,200,000	106.84%	\$2,026,000	1.58
7	303 White Oak Ridge Road	Colonial,	6	6.1	28	\$3,588,000	\$3,588,000	\$3,460,000	96.43%	\$1,883,300	1.84
8	2 Kenilworth Drive	Colonial,	6	6.2	20	\$3,595,000	\$3,595,000	\$3,725,000	103.62%	\$2,525,000	1.48
9	81 Athens Road	Colonial,	7	8.2	70	\$4,575,000	\$4,575,000	\$4,435,000	96.94%	New	
AVERAGE					45	\$2,677,889	\$2,666,778	\$2,705,444	102.65%		1.64

"Active" Listings in Short Hills

Number of Units: 16
Average List Price: \$4,007,125
Average Days on Market: 66

"Under Contract" Listings in Short Hills

Number of Units: 22
Average List Price: \$2,688,132
Average Days on Market: 34

Short Hills 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	33	36	22	22	22	21	24	40	52	18	45		29
List Price	\$2,870,400	\$2,563,000	\$2,153,500	\$3,105,889	\$2,186,600	\$2,215,540	\$2,601,555	\$2,696,294	\$1,816,167	\$2,440,667	\$2,666,778		\$2,516,371
Sales Price	\$2,829,900	\$2,656,250	\$2,291,167	\$3,133,222	\$2,294,000	\$2,336,832	\$2,676,498	\$2,728,941	\$1,806,083	\$2,500,756	\$2,705,444		\$2,577,946
SP:LP%	98.81%	109.68%	107.65%	103.18%	107.27%	107.88%	105.12%	102.66%	100.21%	104.04%	102.65%		104.54%
SP to AV	1.50	1.62	1.63	1.71	1.54	1.60	1.68	1.56	1.49	1.75	1.64		1.62
# Units Sold	10	6	6	9	5	22	21	17	6	9	9		120
3 Mo Rate of Ab	1.40	2.33	3.29	4.45	2.84	2.02	1.27	0.70	1.46	2.28	2.19		2.20
Active Listings	13	18	30	35	25	24	20	16	27	30	16		23
Under Contracts	12	13	18	26	42	33	24	13	16	19	22		22

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	25	29	17.76%
Sales Price	\$2,450,489	\$2,577,946	5.20%
LP:SP	105.17%	104.54%	-0.60%
SP:AV	1.48	1.62	8.89%

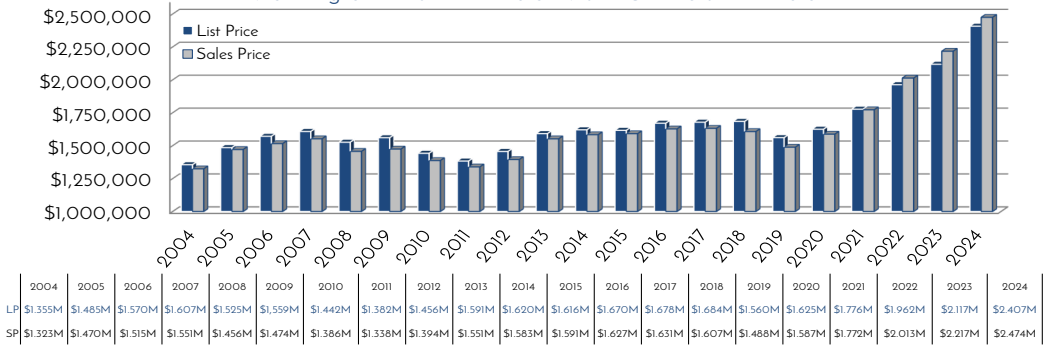
Prominent
Properties

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YTD	2024	2025	% Change
# Units Sold	143	120	-16.08%
Rate of Ab 3 Mo	1.52	2.20	44.57%
Actives	19	23	18.69%
Under Contracts	25	22	-12.50%

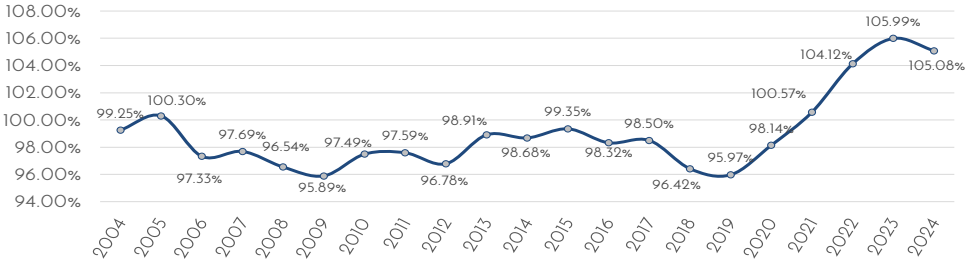
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

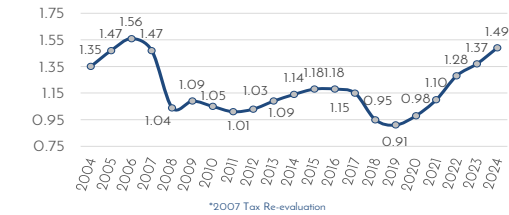


Short Hills Yearly Market Trends

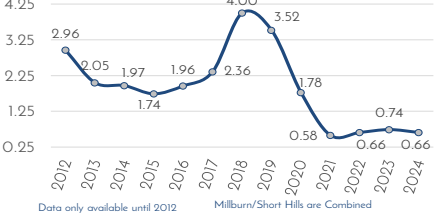
Sales Price to List Price Ratios



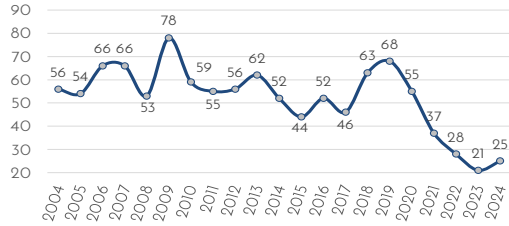
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

