

# Short Hills

## June 2026 Market Snapshot

| Units | Address                 | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Total Assess-<br>ment | SP:AV |
|-------|-------------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|-----------------------|-------|
| 1     | 167 Hobart Avenue       | Colonial | 3      | 2.1   | 10  | \$1,495,000      | \$1,495,000 | \$1,670,000 | 111.71% | \$1,386,300           | 1.20  |
| 2     | 257 Brookhaven Way      | Colonial | 3      | 2.1   | 13  | \$1,495,000      | \$1,495,000 | \$1,700,000 | 113.71% | \$1,104,300           | 1.54  |
| 3     | 111 Parsonage Hill Road | Colonial | 5      | 3.1   | 20  | \$1,895,000      | \$1,895,000 | \$1,900,000 | 100.26% | \$1,075,000           | 1.77  |
| 4     | 89 Westview Road        | SplitLev | 4      | 4.1   | 8   | \$1,675,000      | \$1,675,000 | \$1,975,000 | 117.91% | \$1,205,000           | 1.64  |
| 5     | 36 Thackeray Drive      | Custom   | 4      | 3.0   | 8   | \$1,950,000      | \$1,950,000 | \$1,999,999 | 102.56% | \$1,301,700           | 1.54  |
| 6     | 67 West Road            | Colonial | 4      | 4.1   | 9   | \$2,195,000      | \$2,195,000 | \$2,130,650 | 97.07%  | \$1,200,400           | 1.77  |
| 7     | 95 Silver Spring Road   | Custom   | 4      | 5.1   | 20  | \$1,775,000      | \$1,775,000 | \$2,200,000 | 123.94% | Renovated             |       |
| 8     | 11 Hawthorne Avenue     | Colonial | 4      | 3.2   | 8   | \$1,895,000      | \$1,895,000 | \$2,220,000 | 117.15% | \$1,175,000           | 1.89  |
| 9     | 131 Lawrence Drive      | Ranch    | 4      | 3.1   | 36  | \$2,388,000      | \$2,238,000 | \$2,228,000 | 99.55%  | \$1,457,800           | 1.53  |
| 10    | 28 Coleridge Road       | SplitLev | 4      | 3.1   | 9   | \$2,295,000      | \$2,295,000 | \$2,445,000 | 106.54% | \$1,411,600           | 1.73  |
| 11    | 1 Lenape Road           | Custom   | 5      | 5.2   | 1   | \$2,450,000      | \$2,450,000 | \$2,450,000 | 100.00% | \$1,623,800           | 1.51  |
| 12    | 85 Athens Road          | Colonial | 6      | 4.1   | 8   | \$2,495,000      | \$2,495,000 | \$2,625,000 | 105.21% | \$1,270,600           | 2.07  |
| 13    | 197 Parsonage Hill Road | Custom   | 4      | 3.1   | 8   | \$2,495,000      | \$2,495,000 | \$2,736,500 | 109.68% | \$1,304,400           | 2.10  |
| 14    | 49 Hilltop Road         | Colonial | 6      | 3.1   | 31  | \$2,799,000      | \$2,799,000 | \$2,825,000 | 100.93% | \$1,651,200           | 1.71  |
| 15    | 58 Merrywood Lane       | Colonial | 5      | 4.1   | 9   | \$2,795,000      | \$2,795,000 | \$2,995,000 | 107.16% | \$1,857,100           | 1.61  |
| 16    | 15 Troy Drive           | Custom   | 5      | 3.1   | 1   | \$3,000,000      | \$3,000,000 | \$3,000,000 | 100.00% | \$1,619,300           | 1.85  |
| 17    | 1 Slope Drive           | Colonial | 6      | 4.2   | 12  | \$2,895,000      | \$2,895,000 | \$3,283,150 | 113.41% | \$1,864,100           | 1.76  |
| 18    | 126 Fairfield Drive     | Colonial | 6      | 5.2   | 113 | \$3,850,000      | \$3,850,000 | \$3,500,000 | 90.91%  | \$3,215,800           | 1.09  |
| 19    | 8 Roland Drive          | Colonial | 5      | 4.1   | 1   | \$3,500,000      | \$3,500,000 | \$3,500,000 | 100.00% | \$2,678,000           | 1.31  |
| 20    | 21 Hardwell Road        | Colonial | 6      | 4.2   | 19  | \$3,888,000      | \$3,888,000 | \$3,888,000 | 100.00% | \$2,467,200           | 1.58  |

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|---------|---------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 21      | 38 Deer Path        | Colonial | 6      | 5.2   | 8   | \$3,695,000      | \$3,695,000 | \$3,955,000 | 107.04% | \$2,132,600      | 1.85  |
| 22      | 31 Forest Drive     | Colonial | 6      | 7.1   | 20  | \$4,098,000      | \$4,098,000 | \$4,105,000 | 100.17% | \$2,850,000      | 1.44  |
| 23      | 132 Hartshorn Drive | Custom   | 8      | 7.2   | 7   | \$4,900,000      | \$4,900,000 | \$4,750,000 | 96.94%  | \$2,976,900      | 1.60  |
| 24      | 15 Arden Place      | Colonial | 7      | 6.1   | 9   | \$4,888,000      | \$4,888,000 | \$4,950,000 | 101.27% | \$2,800,000      | 1.77  |
| 25      | 127 Stewart Road    | Colonial | 7      | 6.1   | 80  | \$5,299,999      | \$5,299,999 | \$5,000,000 | 94.34%  | New              |       |
| 26      | 83 Stewart Road     | Custom   | 6      | 5.2   | 1   | \$5,000,000      | \$5,000,000 | \$5,000,000 | 100.00% | \$2,775,000      | 1.80  |
| 27      | 882 S Orange Avenue | Colonial | 11     | 11.2  | 40  | \$5,488,888      | \$5,488,888 | \$5,200,000 | 94.74%  | \$5,719,900      | 0.91  |
| AVERAGE |                     |          |        |       | 19  | \$3,059,070      | \$3,053,514 | \$3,119,678 | 104.16% |                  | 1.62  |

### "Active" Listings in Short Hills

Number of Units: 27  
Average List Price: \$3,802,107  
Average Days on Market: 40

### "Under Contract" Listings in Short Hills

Number of Units: 35  
Average List Price: \$2,519,514  
Average Days on Market: 22

# 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          |      |        |           |         |          |          | 23          |
| List Price      | \$4,131,667 | \$1,857,000 | \$2,754,636 | \$2,221,000 | \$2,259,417 | \$3,053,514 |      |        |           |         |          |          | \$2,689,940 |
| Sales Price     | \$4,125,000 | \$1,978,670 | \$2,799,000 | \$2,391,140 | \$2,405,009 | \$3,119,678 |      |        |           |         |          |          | \$2,783,171 |
| SP:LP%          | 100.59%     | 106.36%     | 103.71%     | 108.05%     | 107.43%     | 104.16%     |      |        |           |         |          |          | 105.26%     |
| SP to AV        | 1.38        | 1.43        | 1.68        | 1.79        | 1.71        | 1.62        |      |        |           |         |          |          | 1.64        |
| # Units Sold    | 3           | 6           | 11          | 10          | 12          | 27          |      |        |           |         |          |          | 69          |
| 3 Mo Rate of Ab | 2.46        | 2.82        | 3.00        | 3.16        | 2.04        | 1.81        |      |        |           |         |          |          | 2.55        |
| Active Listings | 25          | 20          | 19          | 27          | 24          | 27          |      |        |           |         |          |          | 24          |
| Under Contracts | 8           | 19          | 28          | 30          | 42          | 35          |      |        |           |         |          |          | 27          |

## Flashback! YTD 2025 vs YTD 2026

| YTD         | 2025        | 2026        | % Change |
|-------------|-------------|-------------|----------|
| DOM         | 25          | 23          | -8.25%   |
| Sales Price | \$2,570,048 | \$2,783,171 | 8.29%    |
| LP:SP       | 105.70%     | 105.26%     | -0.42%   |
| SP:AV       | 1.60        | 1.64        | 3.02%    |

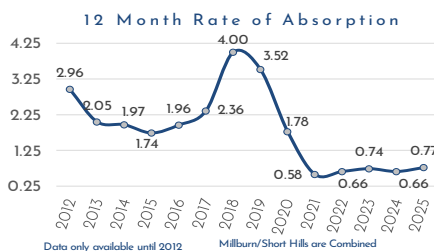
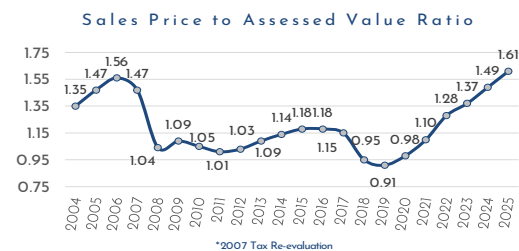
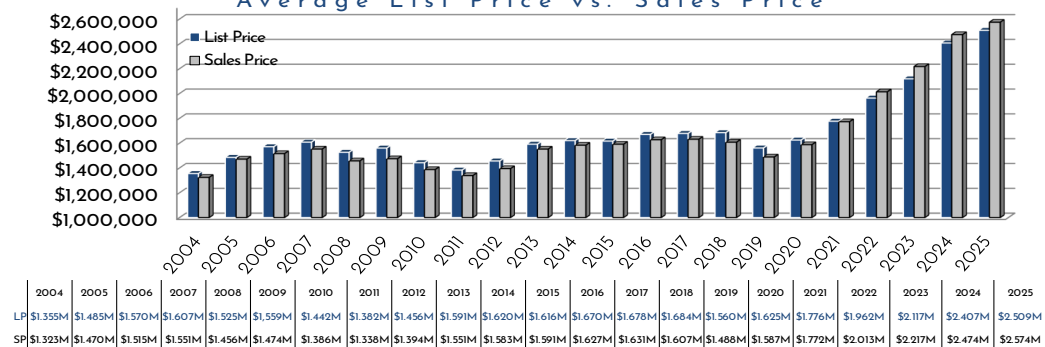
Prominent  
Properties

**Sotheby's**  
INTERNATIONAL REALTY

| YTD             | 2025 | 2026 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 58   | 69   | 18.97%   |
| Rate of Ab 3 Mo | 2.72 | 2.55 | -6.37%   |
| Actives         | 24   | 24   | 0.00%    |
| Under Contracts | 24   | 27   | 12.50%   |

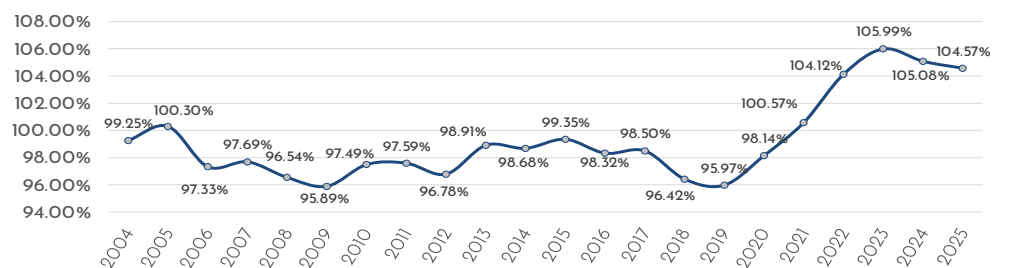
## Short Hills Yearly Market Trends

Average List Price vs. Sales Price

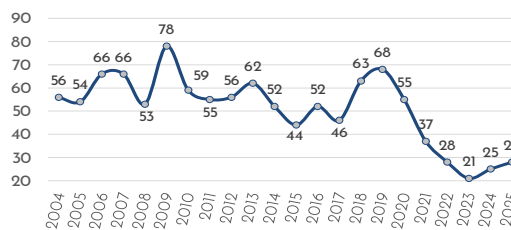


## Short Hills Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

