

Short Hills

December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	80 Great Oak Drive	Colonial	3	1.1	15	\$1,195,000	\$1,195,000	\$1,298,682	108.68%	\$850,000	1.53
2	17 Andover Drive	Colonial	3	3.0	14	\$1,200,000	\$1,200,000	\$1,310,000	109.17%	\$947,500	1.38
3	114 Short Hills Avenue	Colonial	3	3.0	20	\$1,295,000	\$1,295,000	\$1,330,000	102.70%	\$873,000	1.52
4	463 Old Short Hills Road	Custom	4	3.1	18	\$1,388,000	\$1,388,000	\$1,460,000	105.19%	\$749,300	1.95
5	50 Great Oak Drive	Colonial	4	2.2	9	\$1,575,000	\$1,575,000	\$1,863,000	118.29%	\$1,131,900	1.65
6	496 White Oak Ridge Road	Custom	4	2.1	23	\$1,999,000	\$1,999,000	\$1,875,000	93.80%	\$1,313,300	1.43
7	82 Browning Road	SplitLev	4	3.1	60	\$1,995,000	\$1,895,000	\$2,025,000	106.86%	\$1,365,200	1.48
8	52 Jefferson Avenue	Colonial	5	4.2	24	\$2,395,000	\$2,195,000	\$2,150,000	97.95%	\$1,850,000	1.16
9	29 Wordsworth Road	Custom	5	3.2	28	\$2,499,000	\$2,388,000	\$2,350,000	98.41%	\$1,326,400	1.77
10	32 Wells Lane	Custom	5	3.1	23	\$2,495,000	\$2,495,000	\$2,450,000	98.20%	\$1,427,800	1.72
11	33 W Beechcroft Road	Custom	5	5.2	15	\$2,665,000	\$2,665,000	\$2,612,500	98.03%	\$2,007,000	1.30
12	71 Cayuga Way	Colonial	6	4.2	9	\$2,195,000	\$2,195,000	\$2,625,000	119.59%	\$1,600,000	1.64
13	28 Watchung Road	SeeRem	6	4.1	1	\$2,750,000	\$2,750,000	\$2,750,000	100.00%	\$1,421,100	1.94
14	162 Hartshorn Drive	Colonial	6	6.1	10	\$3,400,000	\$3,400,000	\$3,350,000	98.53%	\$3,132,600	1.07
15	26 Dorset Lane	Colonial	5	4.1	12	\$3,195,000	\$3,195,000	\$3,385,000	105.95%	\$2,050,000	1.65
16	40 Lee Terrace	Colonial	5	6.1	9	\$2,999,900	\$2,999,900	\$3,500,000	116.67%	\$2,605,600	1.34
17	61 Taylor Road	Colonial	6	4.3	7	\$3,895,000	\$3,895,000	\$4,610,000	118.36%	\$2,350,000	1.96
18	293 Old Short Hills Road	Colonial	7	7.2	54	\$5,495,000	\$5,495,000	\$4,925,000	89.63%		
AVERAGE						\$2,479,494	\$2,456,661	\$2,548,288	104.78%	\$1,588,276	1.56

"Active" Listings in Short Hills

Number of Units: 10
 Average List Price: \$4,298,200
 Average Days on Market: 116

"Under Contract" Listings in Short Hills

Number of Units: 8
 Average List Price: \$3,216,750
 Average Days on Market: 53

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	20	28
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	\$2,456,661	\$2,508,583
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	\$2,548,288	\$2,574,078
SP:LP%	98.81%	109.68%	107.65%	103.18%	107.27%	107.88%	105.12%	102.66%	100.21%	104.04%	102.65%	104.78%	104.57%
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	1.56	1.61
# Units Sold	10	6	6	9	5	22	21	17	6	9	9	18	138
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	0.82	2.09
Active Listings	13	18	30	35	25	24	20	16	27	30	16	10	22
Under Contracts	12	13	18	26	42	33	24	13	16	19	22	8	21

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	25	28	12.71%
Sales Price	\$2,474,318	\$2,574,078	4.03%
LP:SP	105.08%	104.57%	-0.49%
SP:AV	1.49	1.61	7.63%

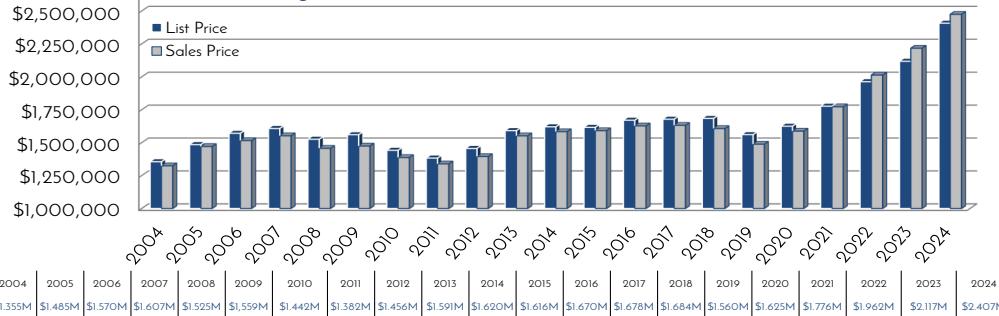
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	154	138	-10.39%
Rate of Ab 3 Mo	1.46	2.09	42.57%
Actives	19	22	18.92%
Under Contracts	24	21	-13.99%

Short Hills Yearly Market Trends

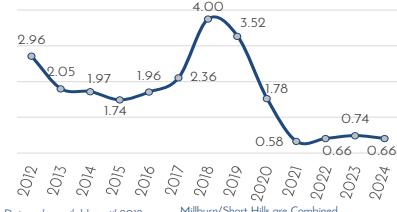
Average List Price vs. Sales Price



Sales Price to Assessed Value Ratio

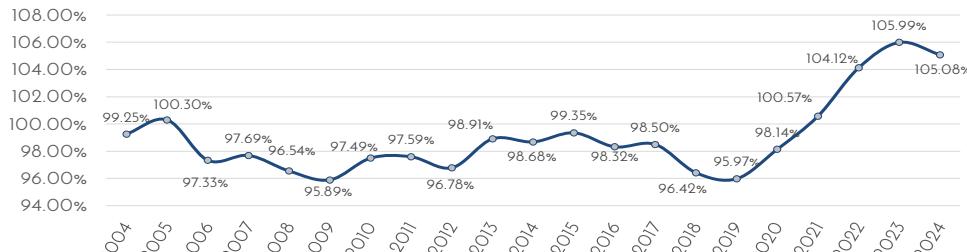


12 Month Rate of Absorption

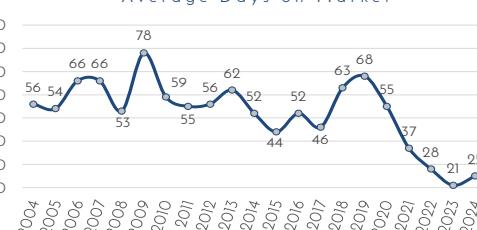


Short Hills Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

