

Short Hills

February 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	101 Parsonage Hill Road	Colonial	7	7.3	58	\$4,200,000	\$4,200,000	\$4,285,000	102.02%		
AVERAGE					58	\$4,200,000	\$4,200,000	\$4,285,000	102.02%		

"Active" Listings in Short Hills

Number of Units: 28
 Average List Price: \$3,055,314
 Average Days on Market: 47

"Under Contract" Listings in Short Hills

Number of Units: 22
 Average List Price: \$2,040,091
 Average Days on Market: 17

Short Hills 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	13	58											21
List Price	\$1,634,200	\$4,200,000											\$2,061,833
Sales Price	\$1,699,200	\$4,285,000											\$2,130,167
SP:LP%	104.82%	102.02%											104.36%
SP to AV	1.22	0.00											1.22
# Units Sold	5	1											6
3 Mo Rate of Ab	1.76	2.53											2.15
Active Listings	17	28											23
Under Contracts	7	22											15

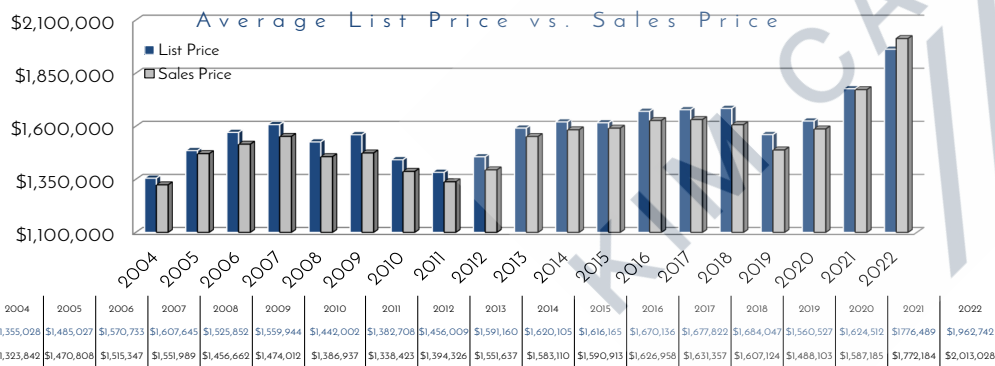
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	37	21	-43.71%
Sales Price	\$1,804,190	\$2,130,167	18.07%
LP:SP	101.92%	104.36%	2.39%
SP:AV	1.224	1.220	-0.35%

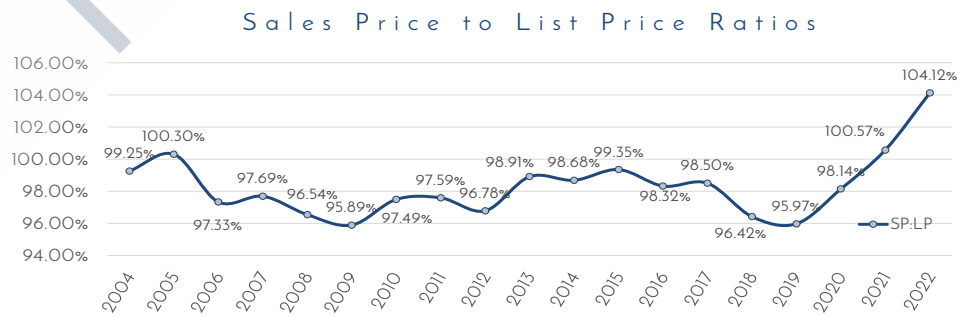
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	21	6	-71.43%
Rate of Ab 3 Mo	1.09	2.15	96.79%
Actives	21	23	7.14%
Under Contracts	22	15	-32.56%

Short Hills Yearly Market Trends



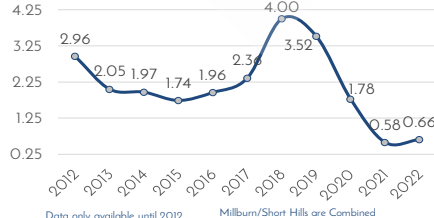
Short Hills Yearly Market Trends



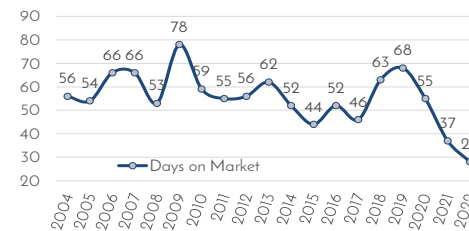
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

