

Short Hills

January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11 Ridge Terrace	Colonial	3	2.2	12	\$1,195,000	\$1,195,000	\$1,300,000	108.79%	\$938,500	1.39
2	6 Dryden Terrace	Ranch	4	3.1	7	\$1,295,000	\$1,295,000	\$1,450,000	111.97%	\$1,160,300	1.25
3	66 Spenser Drive	SplitLev	4	3.0	15	\$1,468,000	\$1,468,000	\$1,493,000	101.70%	\$1,144,600	1.30
4	11 Hemlock Road	Colonial	6	3.1	18	\$1,788,000	\$1,788,000	\$1,788,000	100.00%	\$1,827,200	0.98
5	33 W Beechcroft Road	Custom	6	4.2	14	\$2,425,000	\$2,425,000	\$2,465,000	101.65%	\$2,089,000	1.18
AVERAGE					13	\$1,634,200	\$1,634,200	\$1,699,200	104.82%		1.22

"Active" Listings in Short Hills

Number of Units: 17
 Average List Price: \$3,055,582
 Average Days on Market: 54

"Under Contract" Listings in Short Hills

Number of Units: 7
 Average List Price: \$3,082,413
 Average Days on Market: 44

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												13
List Price	\$1,634,200												\$1,634,200
Sales Price	\$1,699,200												\$1,699,200
SP:LP%	104.82%												104.82%
SP to AV	1.22												1.22
# Units Sold	5												5
3 Mo Rate of Ab	1.76												1.76
Active Listings	17												17
Under Contracts	7												7

Flashback! YTD 2022 vs YTD 2023

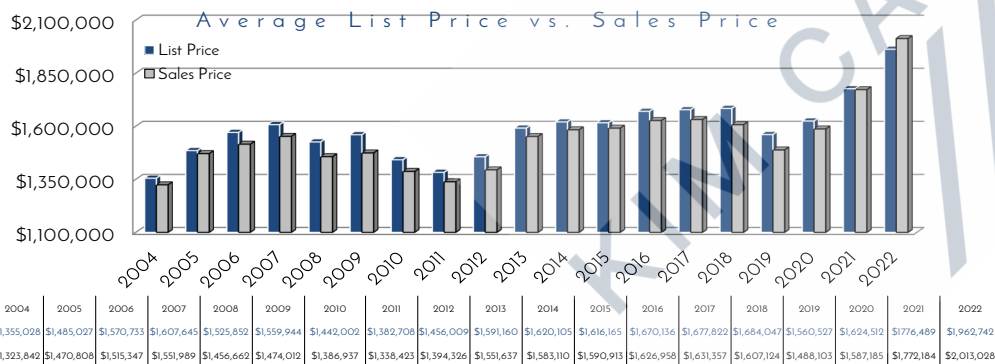
YTD	2022	2023	% Change
DOM	29	13	-55.20%
Sales Price	\$1,787,533	\$1,699,200	-4.94%
LP:SP	102.16%	104.82%	2.61%
SP:AV	1.23	1.22	-0.59%

Prominent Properties

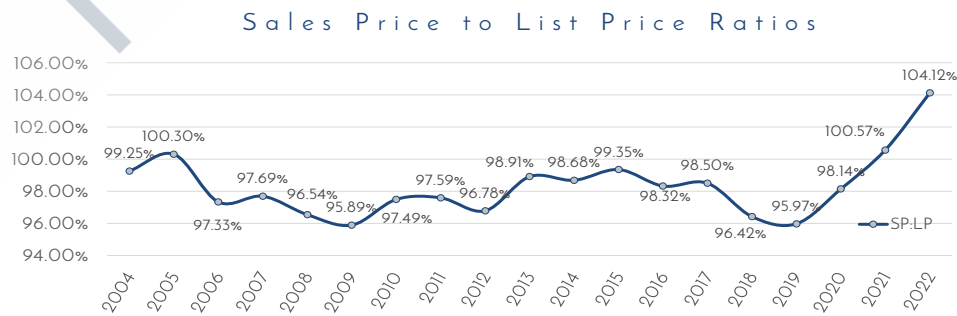
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	15	5	-66.67%
Rate of Ab 3 Mo	0.73	1.76	141.10%
Actives	17	17	0.00%
Under Contracts	16	7	-56.25%

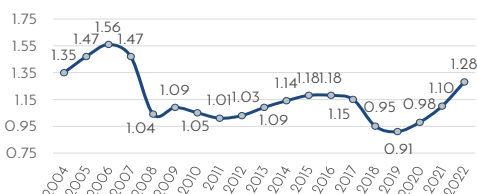
Short Hills Yearly Market Trends



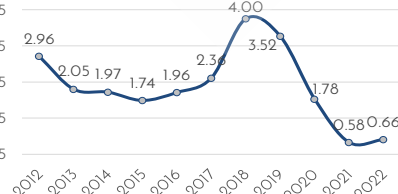
Short Hills Yearly Market Trends



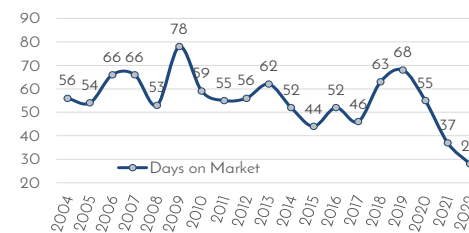
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

