

Short Hills

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	21 Woodland Road	Colonial	5	4.1	22	\$1,650,000	\$1,650,000	\$1,650,000	100.00%	\$1,190,800	1.39
2	12 Chaucer Road	SplitLev	4	3.2	6	\$1,988,000	\$1,988,000	\$2,178,100	109.56%	\$1,329,800	1.64
3	84 Westview Road	Custom	6	6.1	49	\$3,495,000	\$3,495,000	\$3,380,000	96.71%		
4	7 Tioga Pass	Colonial	7	6.1	38	\$3,800,000	\$3,800,000	\$4,000,000	105.26%		
AVERAGE					29	\$2,733,250	\$2,733,250	\$2,802,025	102.88%		1.51

"Active" Listings in Short Hills

Number of Units: 19
 Average List Price: \$2,848,889
 Average Days on Market: 41

"Under Contract" Listings in Short Hills

Number of Units: 23
 Average List Price: \$2,102,334
 Average Days on Market: 35

Short Hills 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	12	29											22
List Price	\$3,816,000	\$2,733,250											\$3,197,286
Sales Price	\$3,800,000	\$2,802,025											\$3,229,729
SP:LP%	99.33%	102.88%											101.36%
SP to AV	1.34	1.51											1.42
# Units Sold	3	4											7
3 Mo Rate of Ab	1.43	1.89											1.66
Active Listings	16	19											18
Under Contracts	18	23											21

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	21	22	4.38%
Sales Price	\$2,130,167	\$3,229,729	51.62%
LP:SP	104.36%	101.36%	-2.87%
SP:AV	1.22	1.42	16.79%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	6	7	16.67%
Rate of Ab 3 Mo	2.15	1.66	-22.61%
Actives	23	18	-22.22%
Under Contracts	15	21	41.38%

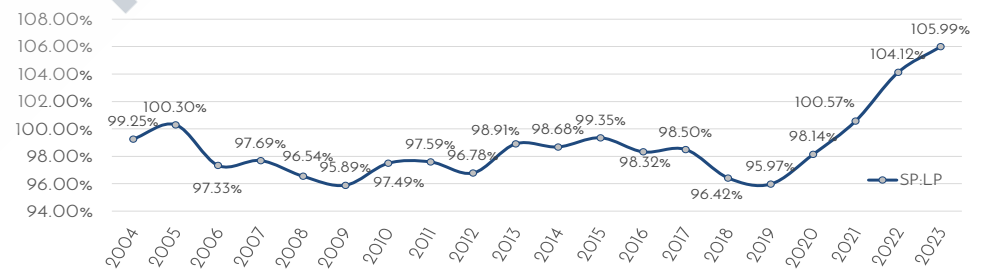
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

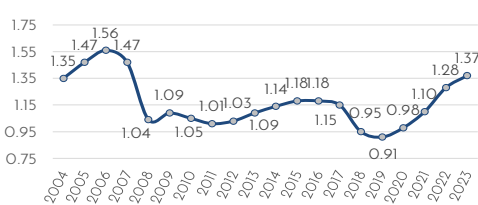


Short Hills Yearly Market Trends

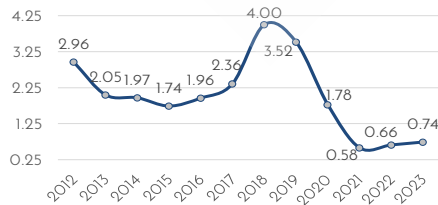
Sales Price to List Price Ratios



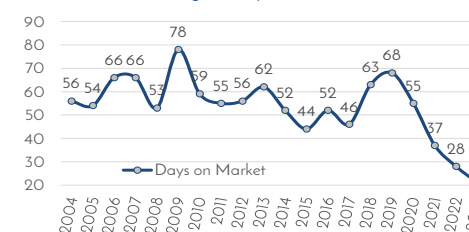
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

