

Short Hills

January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	91 Highland Avenue	Colonial	7	4.2	8	\$2,998,000	\$2,998,000	\$2,900,000	96.73%	\$2,400,000	1.21
2	126 Highland Avenue	Colonial	7	7.1	27	\$3,950,000	\$3,950,000	\$4,000,000	101.27%	\$2,729,200	1.47
3	18 Joanna Way	Colonial	6	6.1	1	\$4,500,000	\$4,500,000	\$4,500,000	100.00%		
AVERAGE					12	\$3,816,000	\$3,816,000	\$3,800,000	99.33%		1.34

"Active" Listings in Short Hills

Number of Units: 16
 Average List Price: \$3,284,125
 Average Days on Market: 52

"Under Contract" Listings in Short Hills

Number of Units: 18
 Average List Price: \$2,252,433
 Average Days on Market: 44

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												12
List Price	\$3,816,000												\$3,816,000
Sales Price	\$3,800,000												\$3,800,000
SP:LP%	99.33%												99.33%
SP to AV	1.34												1.34
# Units Sold	3												3
3 Mo Rate of Ab	1.43												1.43
Active Listings	16												16
Under Contracts	18												18

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	13	12	-9.09%
Sales Price	\$1,699,200	\$3,800,000	123.63%
LP:SP	104.82%	99.33%	-5.24%
SP:AV	1.22	1.34	9.63%

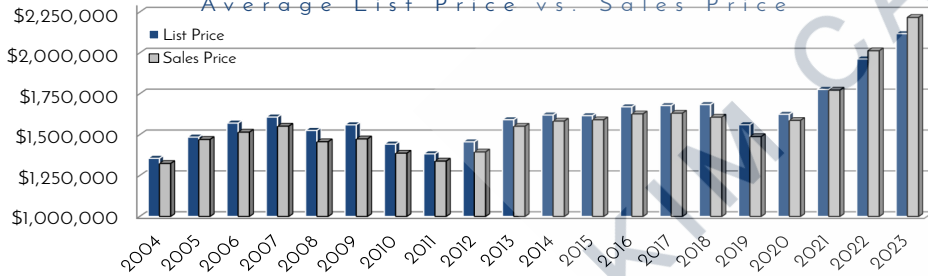
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	5	3	-40.00%
Rate of Ab 3 Mo	1.76	1.43	-18.75%
Actives	17	16	-5.88%
Under Contracts	7	18	157.14%

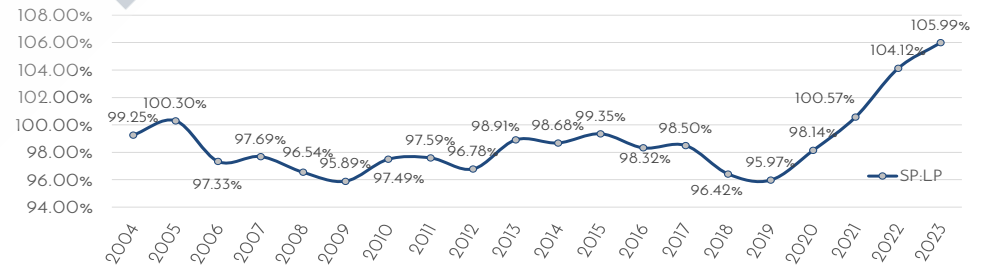
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

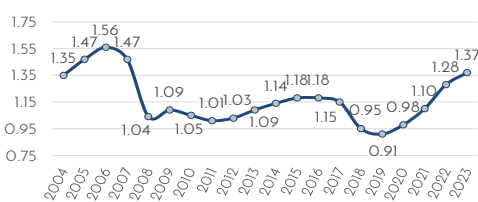


Short Hills Yearly Market Trends

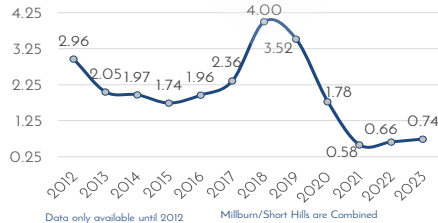
Sales Price to List Price Ratios



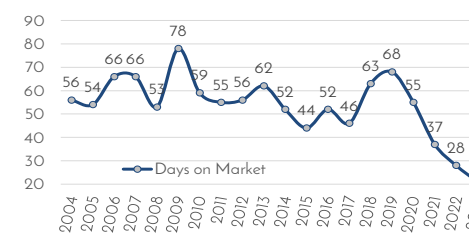
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

