

# Short Hills

## June 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	73 Hobart Avenue	Colonial	3	2.1	33	\$998,000	\$998,000	\$1,100,000	110.22%	\$907,000	1.21
2	920 S Orange Avenue	SplitLev	4	3.0	15	\$1,050,000	\$1,050,000	\$1,110,000	105.71%	\$626,600	1.77
3	114 Hobart Avenue	Colonial	3	1.1	29	\$1,295,000	\$1,295,000	\$1,400,000	108.11%	\$900,000	1.56
4	73 Stony Lane	Colonial	3	2.2	8	\$1,195,000	\$1,195,000	\$1,460,000	122.18%	\$912,000	1.60
5	93 Oakview Terrace	Colonial	4	2.1	11	\$1,450,000	\$1,450,000	\$1,570,000	108.28%	\$958,700	1.64
6	20 Oak Hill Road	Colonial	5	4.1	13	\$1,468,000	\$1,468,000	\$1,668,000	113.62%	\$987,700	1.69
7	23 Woodstone Circle	TwndEndUn	4	4.1	15	\$1,650,000	\$1,650,000	\$1,685,000	102.12%	\$1,274,000	1.32
8	156 Tennyson Drive	SplitLev	5	3.1	21	\$1,695,000	\$1,695,000	\$1,850,000	109.14%	\$1,332,500	1.39
9	16 Elmwood Place	Colonial	4	3.1	10	\$1,649,000	\$1,649,000	\$1,852,000	112.31%	\$984,100	1.88
10	28 Hawthorne Road	Colonial	4	3.2	8	\$1,695,000	\$1,695,000	\$1,956,000	115.40%	\$1,214,400	1.61
11	20 Park Road	Colonial	4	2.1	15	\$1,925,000	\$1,925,000	\$2,210,000	114.81%	\$1,205,900	1.83
12	30 Kean Road	Colonial	5	3.1	9	\$1,998,000	\$1,998,000	\$2,312,000	115.72%	\$1,375,900	1.68
13	22 Athens Road	Custom	5	4.0	40	\$2,588,000	\$2,495,000	\$2,500,000	100.20%	Renovated	
14	139 Fairfield Drive	Colonial	7	5.1	18	\$2,795,000	\$2,795,000	\$2,750,000	98.39%	\$2,000,000	1.38
15	89 Browning Road	Custom	7	5.1	8	\$2,795,000	\$2,795,000	\$2,770,000	99.11%	\$1,915,900	1.45
16	1 Highview Road	Colonial	5	6.0	40	\$3,195,000	\$2,995,000	\$2,995,000	100.00%	Renovated	
17	25 Lawrence Drive	Colonial	5	5.2	11	\$3,495,000	\$3,495,000	\$3,600,000	103.00%	\$2,041,800	1.76
AVERAGE					18	\$1,937,412	\$1,920,176	\$2,046,353	108.14%		1.58

### "Active" Listings in Short Hills

Number of Units: 20  
 Average List Price: \$3,195,150  
 Average Days on Market: 62

### "Under Contract" Listings in Short Hills

Number of Units: 35  
 Average List Price: \$2,308,771  
 Average Days on Market: 21

# 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	19	21	26	18							21
List Price	\$3,816,000	\$2,733,250	\$1,911,200	\$2,165,346	\$1,849,491	\$1,920,176							\$2,101,277
Sales Price	\$3,800,000	\$2,802,025	\$1,902,929	\$2,292,280	\$1,921,750	\$2,046,353							\$2,180,102
SP:LP%	99.33%	102.88%	100.69%	109.34%	105.28%	108.14%							105.67%
SP to AV	1.34	1.51	1.32	1.48	1.42	1.58							1.46
# Units Sold	3	4	14	17	12	17							67
3 Mo Rate of Ab	1.43	1.89	1.89	2.28	1.64	1.71							1.81
Active Listings	16	19	17	26	31	20							22
Under Contracts	18	23	30	31	35	35							29

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	20	21	4.95%
Sales Price	\$2,168,738	\$2,180,102	0.52%
LP:SP	107.16%	105.67%	-1.39%
SP:AV	1.35	1.46	8.34%

Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	69	67	-2.90%
Rate of Ab 3 Mo	2.43	1.81	-25.55%
Actives	26	22	-18.35%
Under Contracts	30	29	-2.82%

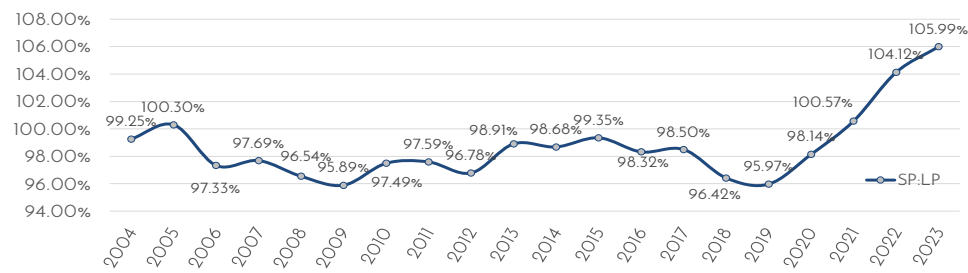
## Short Hills Yearly Market Trends

Average List Price vs. Sales Price

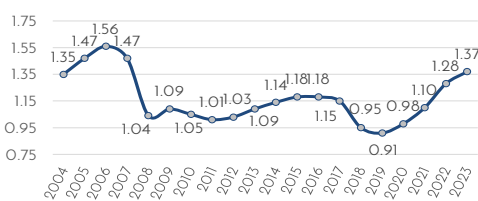


## Short Hills Yearly Market Trends

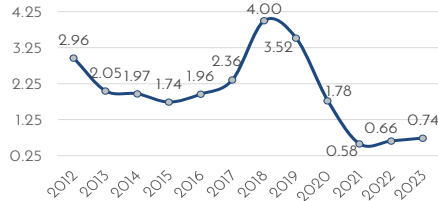
Sales Price to List Price Ratios



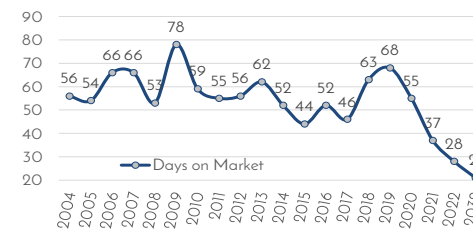
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

