

Short Hills

August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	105 Wellington Avenue	Colonial	4	3.1	14	\$1,450,000	\$1,450,000	\$1,585,000	109.31%	\$1,021,400	1.55
2	100 Oakview Terrace	Colonial	5	3.2	13	\$1,795,000	\$1,795,000	\$1,850,000	103.06%	\$988,600	1.87
3	2 Tall Pine Lane	Colonial	6	4.1	24	\$2,249,000	\$2,249,000	\$2,080,000	92.49%	\$1,391,000	1.50
4	70 West Road	Colonial	5	4.1	9	\$1,850,000	\$1,850,000	\$2,100,000	113.51%	\$1,091,900	1.92
5	61 Joanna Way	Colonial	5	4.1	40	\$2,395,000	\$2,395,000	\$2,280,000	95.20%	\$1,738,100	1.31
6	5 Browning Road	Custom	4	2.1	8	\$1,995,000	\$1,995,000	\$2,302,000	115.39%	\$1,334,800	1.72
7	6 Deerfield Road	Contemp	6	6.0	31	\$2,550,000	\$2,550,000	\$2,450,000	96.08%	Renovated	
8	27 Inverness Court	Colonial	4	4.1	13	\$2,298,000	\$2,298,000	\$2,550,000	110.97%	\$1,576,100	1.62
9	20 Ridge Terrace	Colonial	5	3.2	38	\$2,695,000	\$2,695,000	\$2,595,000	96.29%	Renovated	
10	5 Barry Lane	Colonial	5	4.0	7	\$2,195,000	\$2,195,000	\$2,680,000	122.10%	Renovated	
11	374 White Oak Ridge Road	Colonial	5	5.1	126	\$2,995,000	\$2,850,000	\$2,715,000	95.26%	\$1,862,600	1.46
12	32 Troy Drive	Custom	7	7.1	86	\$3,250,000	\$3,100,000	\$3,050,000	98.39%	\$2,949,900	1.03
13	270 White Oak Ridge Road	Colonial	5	6.1	14	\$2,749,000	\$2,749,000	\$3,100,000	112.77%	\$2,045,500	1.52
14	70 Falmouth Street	Colonial	6	5.2	31	\$3,688,000	\$3,588,000	\$3,480,000	96.99%	\$2,100,000	1.66
15	91 Fairfield Drive	Colonial	7	5.1	90	\$4,150,000	\$3,895,000	\$3,700,000	94.99%	\$2,501,000	1.48
16	2 Spenser Drive	Colonial	7	7.1	92	\$4,095,000	\$4,095,000	\$3,875,000	94.63%	New	
17	25 Clive Hills Road	Colonial	7	5.1	44	\$4,388,000	\$4,088,000	\$4,000,000	97.85%	\$2,444,300	1.64
AVERAGE					40	\$2,752,176	\$2,696,294	\$2,728,941	102.66%		1.56

"Active" Listings in Short Hills

Number of Units: 16
Average List Price: \$3,649,875
Average Days on Market: 54

"Under Contract" Listings in Short Hills

Number of Units: 13
Average List Price: \$2,584,769
Average Days on Market: 41

Short Hills 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	33	36	22	22	22	21	24	40					27
List Price	\$2,870,400	\$2,563,000	\$2,153,500	\$3,105,889	\$2,186,600	\$2,215,540	\$2,601,555	\$2,696,294					\$2,553,131
Sales Price	\$2,829,900	\$2,656,250	\$2,291,167	\$3,133,222	\$2,294,000	\$2,336,832	\$2,676,498	\$2,728,941					\$2,621,471
SP:LP%	98.81%	109.68%	107.65%	103.18%	107.27%	107.88%	105.12%	102.66%					105.03%
SP to AV	1.50	1.62	1.63	1.71	1.54	1.60	1.68	1.56					1.61
# Units Sold	10	6	6	9	5	22	21	17					96
3 Mo Rate of Ab	1.40	2.33	3.29	4.45	2.84	2.02	1.27	0.70					2.29
Active Listings	13	18	30	35	25	24	20	16					23
Under Contracts	12	13	18	26	42	33	24	13					23

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	21	27	29.37%
Sales Price	\$2,269,929	\$2,621,471	15.49%
LP:SP	105.79%	105.03%	-0.72%
SP:AV	1.48	1.61	8.97%

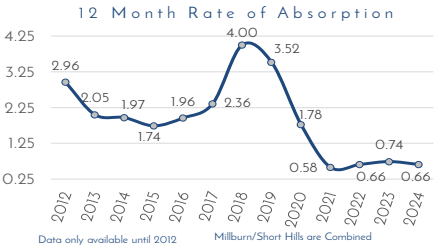
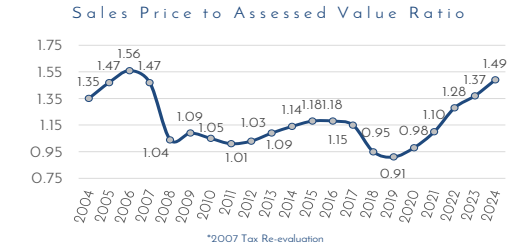
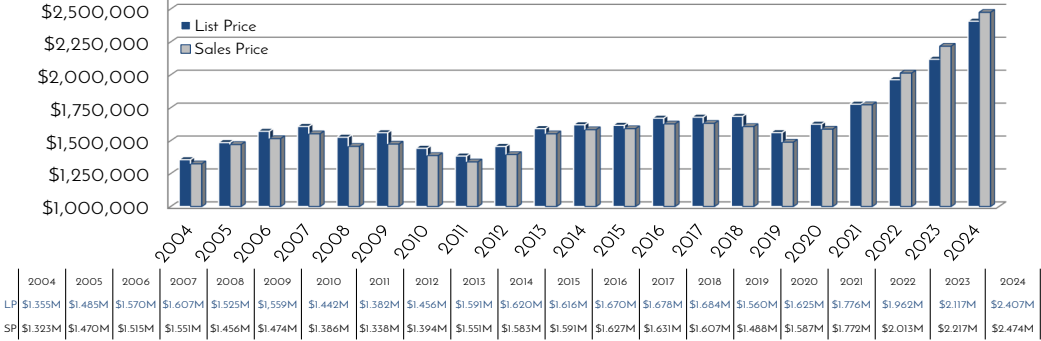
Prominent
Properties

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YTD	2024	2025	% Change
# Units Sold	114	96	-15.79%
Rate of Ab 3 Mo	1.59	2.29	43.53%
Actives	20	23	11.04%
Under Contracts	27	23	-15.02%

Short Hills Yearly Market Trends

Average List Price vs. Sales Price



Short Hills Yearly Market Trends

Sales Price to List Price Ratios

