

Short Hills

July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	70 Wellington Avenue	Colonial	5	4.1	90	\$1,749,000	\$1,425,000	\$1,550,000	108.77%	\$1,060,900	1.46
2	18 Silver Spring Road	SplitLev	5	3.1	50	\$1,788,000	\$1,650,000	\$1,700,000	103.03%	\$946,600	1.80
3	48 Baltusrol Way	Colonial	4	3.2	14	\$1,495,000	\$1,495,000	\$1,700,000	113.71%	\$913,500	1.86
4	28 Pine Terrace West	Tudor	4	2.1	8	\$1,860,000	\$1,860,000	\$1,830,000	98.39%	\$1,043,800	1.75
5	26 Claremont Drive	Colonial	4	2.2	8	\$1,475,000	\$1,475,000	\$1,900,000	128.81%	\$1,008,800	1.88
6	2 Deerfield Road	Colonial	5	4.2	22	\$1,895,000	\$1,895,000	\$1,950,000	102.90%	Renovated	
7	45 Great Hills Road	Colonial	5	3.1	18	\$1,699,900	\$1,699,900	\$1,999,000	117.60%	\$1,069,600	1.87
8	66 Whitney Road	Tudor	4	2.2	9	\$1,850,000	\$1,850,000	\$2,150,000	116.22%	\$1,152,400	1.87
9	75 Farley Road	Colonial	4	3.1	10	\$2,350,000	\$2,350,000	\$2,160,000	91.91%	\$1,363,500	1.58
10	75 Whitney Road	Colonial	4	3.2	10	\$1,845,000	\$1,845,000	\$2,200,000	119.24%	\$1,242,900	1.77
11	2 Oaklawn Road	Tudor	6	5.2	1	\$2,408,750	\$2,408,750	\$2,408,750	100.00%	\$1,738,300	1.39
12	293 Lupine Way	Colonial	6	4.1	10	\$2,299,000	\$2,299,000	\$2,600,000	113.09%	\$1,494,400	1.74
13	11 Sherwood Road	Tudor	5	4.3	56	\$3,100,000	\$3,100,000	\$2,720,000	87.74%	\$1,932,100	1.41
14	47 Barnsdale Road	Colonial	5	4.1	15	\$2,988,000	\$2,888,000	\$2,750,000	95.22%	\$1,827,400	1.50
15	23 Briarwood Drive	Colonial	5	3.1	26	\$2,788,000	\$2,788,000	\$2,820,000	101.15%	\$1,654,000	1.70
16	26 Merrywood Lane	Colonial	5	4.2	1	\$2,945,000	\$2,945,000	\$3,150,000	106.96%	\$1,760,000	1.79
17	11 Oswego Lane	Colonial	6	4.2	7	\$2,895,000	\$2,895,000	\$3,200,000	110.54%	\$1,892,200	1.69
18	11 Addison Drive	Colonial	6	6.1	62	\$4,388,000	\$4,288,000	\$4,175,000	97.36%	New	
19	260 Hartshorn Drive	Colonial	7	7.2	53	\$4,288,000	\$4,288,000	\$4,200,000	97.95%	\$2,775,000	1.51
20	35 Quaker Road	Colonial	6	5.1	26	\$4,288,000	\$4,288,000	\$4,214,000	98.27%	New	
21	80 Old Hollow Road	Colonial	7	7.2	1	\$4,900,000	\$4,900,000	\$4,829,700	98.57%	New	
AVERAGE					24	\$2,633,079	\$2,601,555	\$2,676,498	105.12%		1.68

"Active" Listings in Short Hills

Number of Units: 20
Average List Price: \$3,324,150
Average Days on Market: 58

"Under Contract" Listings in Short Hills

Number of Units: 24
Average List Price: \$2,716,125
Average Days on Market: 37

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						25
List Price	\$2,870,400	\$2,563,000	\$2,153,500	\$3,105,889	\$2,186,600	\$2,215,540	\$2,601,555						\$2,522,323
Sales Price	\$2,829,900	\$2,656,250	\$2,291,167	\$3,133,222	\$2,294,000	\$2,336,832	\$2,676,498						\$2,598,345
SP:LP%	98.81%	109.68%	107.65%	103.18%	107.27%	107.88%	105.12%						105.54%
SP to AV	1.50	1.62	1.63	1.71	1.54	1.60	1.68						1.62
# Units Sold	10	6	6	9	5	22	21						79
3 Mo Rate of Ab	1.40	2.33	3.29	4.45	2.84	2.02	1.27						2.51
Active Listings	13	18	30	35	25	24	20						24
Under Contracts	12	13	18	26	42	33	24						24

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	25	12.12%
Sales Price	\$2,277,144	\$2,598,345	14.11%
LP:SP	105.43%	105.54%	0.11%
SP:AV	1.47	1.62	10.17%

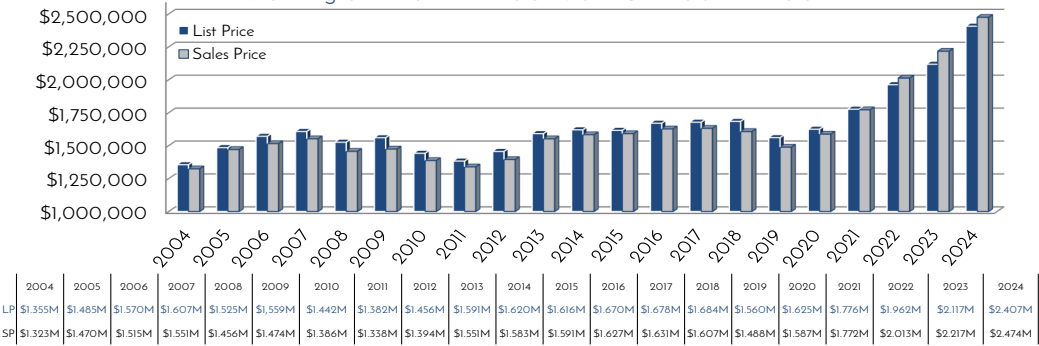
Prominent
Properties

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INTERNATIONAL REALTY

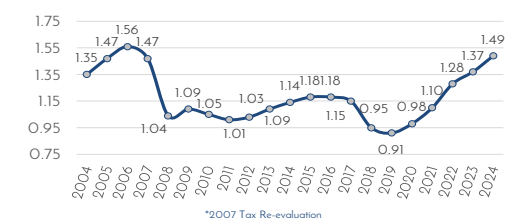
YTD	2024	2025	% Change
# Units Sold	93	79	-15.05%
Rate of Ab 3 Mo	1.73	2.51	44.98%
Actives	21	24	10.00%
Under Contracts	28	24	-15.15%

Short Hills Yearly Market Trends

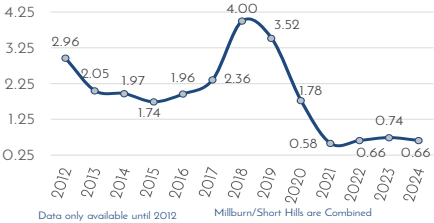
Average List Price vs. Sales Price



Sales Price to Assessed Value Ratio

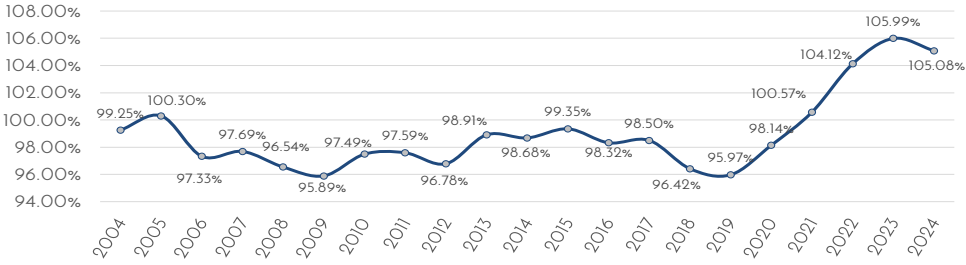


12 Month Rate of Absorption

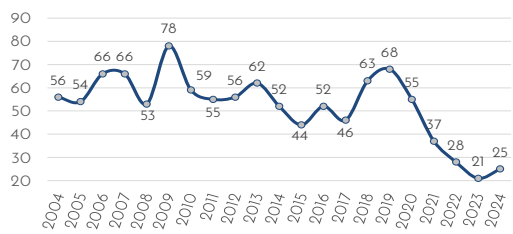


Short Hills Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

