

Short Hills

February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	72 Meadowbrook Road	Colonial	3	2.1	12	\$899,000	\$899,000	\$855,000	95.11%	\$721,000	1.19
2	12 Meadowbrook Road	Colonial	3	2.1	63	\$1,349,000	\$1,349,000	\$1,322,020	98.00%	\$775,800	1.70
3	82 Stony Lane	Colonial	3	2.1	9	\$1,199,000	\$1,199,000	\$1,450,000	120.93%	\$899,600	1.61
4	25 West Road	Custom	5	4.1	1	\$1,800,000	\$1,800,000	\$1,815,000	100.83%	\$1,375,000	1.32
5	44 West Beechcroft Road	Colonial	5	4.1	7	\$2,295,000	\$2,295,000	\$2,830,000	123.31%	\$1,964,900	1.44
6	74 White Oak Ridge Road	Colonial	6	5.2	1	\$3,600,000	\$3,600,000	\$3,600,000	100.00%	\$2,690,900	1.34
AVERAGE					16	\$1,857,000	\$1,857,000	\$1,978,670	106.36%	\$1,404,533	1.43

"Active" Listings in Short Hills

Number of Units: 20
 Average List Price: \$3,922,494
 Average Days on Market: 56

"Under Contract" Listings in Short Hills

Number of Units: 19
 Average List Price: \$2,962,158
 Average Days on Market: 61

Short Hills 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	8	16											13
List Price	\$4,131,667	\$1,857,000											\$2,615,222
Sales Price	\$4,125,000	\$1,978,670											\$2,694,113
SP:LP%	100.59%	106.36%											104.44%
SP to AV	1.38	1.43											1.42
# Units Sold	3	6											9
3 Mo Rate of Ab	2.46	2.82											2.64
Active Listings	25	20											23
Under Contracts	8	19											14

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	34	13	-61.08%
Sales Price	\$2,764,781	\$2,694,113	-2.56%
LP:SP	102.88%	104.44%	1.51%
SP:AV	1.55	1.42	-8.07%

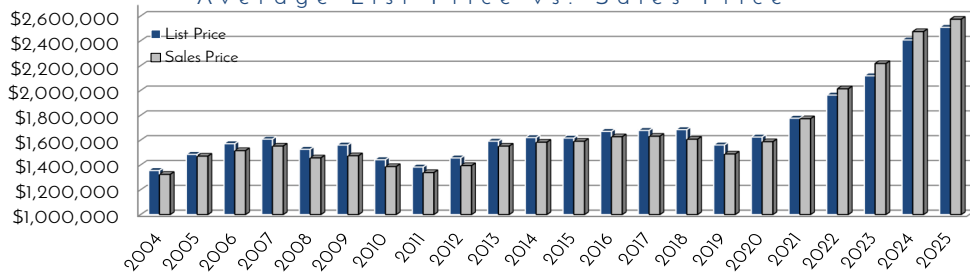
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	16	9	-43.75%
Rate of Ab 3 Mo	1.87	2.64	41.55%
Actives	16	23	45.16%
Under Contracts	13	14	8.00%

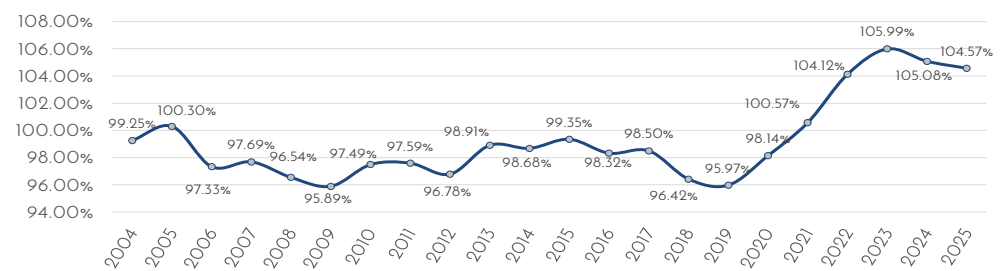
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

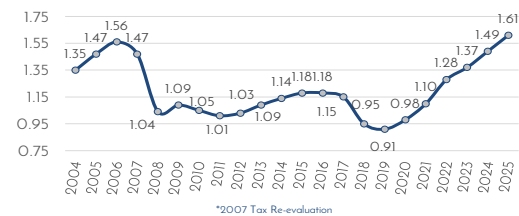


Short Hills Yearly Market Trends

Sales Price to List Price Ratios



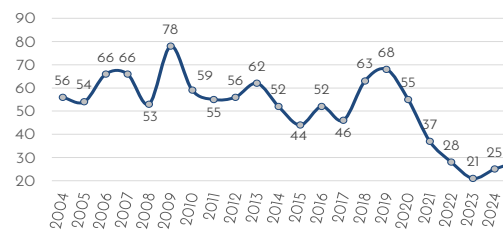
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

