

# Short Hills

## January 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	19 Hawthorne Road	Tudor	4	2.1	10	\$1,895,000	\$1,895,000	\$1,975,000	104.22%	\$1,283,900	1.54
2	6 Dryden Terrace	Custom	6	7.2	14	\$4,100,000	\$4,100,000	\$4,000,000	97.56%	New	
3	71 Hillside Avenue	Colonial	6	7.4	1	\$6,400,000	\$6,400,000	\$6,400,000	100.00%	\$5,200,000	1.23
AVERAGE					8	\$4,131,667	\$4,131,667	\$4,125,000	100.59%		1.38

### *"Active"* Listings in Short Hills

Number of Units: 25  
 Average List Price: \$3,568,200  
 Average Days on Market: 62

### *"Under Contract"* Listings in Short Hills

Number of Units: 8  
 Average List Price: \$3,480,375  
 Average Days on Market: 54

# 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												8
List Price	\$4,131,667												\$4,131,667
Sales Price	\$4,125,000												\$4,125,000
SP:LP%	100.59%												100.59%
SP to AV	1.38												1.38
# Units Sold	3												3
3 Mo Rate of Ab	2.46												2.46
Active Listings	25												25
Under Contracts	8												8

## Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	33	8	-74.36%
Sales Price	\$2,829,900	\$4,125,000	45.76%
LP:SP	98.81%	100.59%	1.81%
SP:AV	1.50	1.38	-7.64%

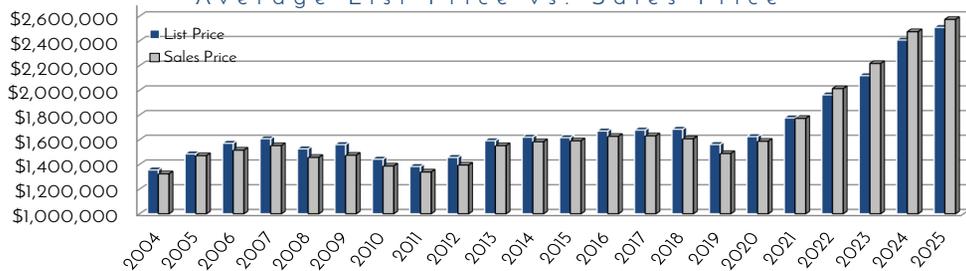
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	10	3	-70.00%
Rate of Ab 3 Mo	1.40	2.46	75.71%
Actives	13	25	92.31%
Under Contracts	12	8	-33.33%

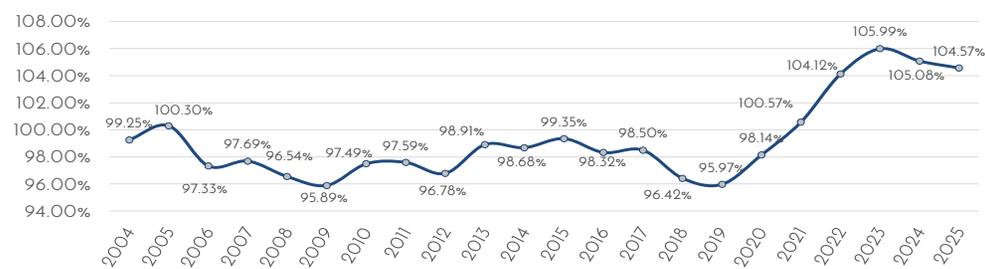
## Short Hills Yearly Market Trends

Average List Price vs. Sales Price

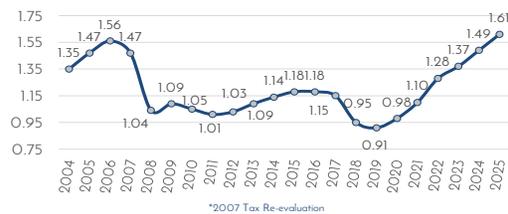


## Short Hills Yearly Market Trends

Sales Price to List Price Ratios



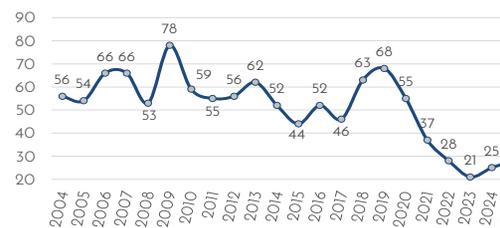
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

