

Short Hills

February 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	284 Forest Drive	CapeCod	4	2.1	7	\$1,100,000	\$1,100,000	\$1,720,000	156.36%	\$1,240,000	1.39
2	11 Wyndham Road	Tudor	4	3.0	14	\$1,695,000	\$1,695,000	\$1,752,500	103.39%	\$1,057,900	1.66
3	52 Athens Road	Custom	5	4.1	8	\$2,195,000	\$2,195,000	\$2,410,000	109.79%	\$1,357,100	1.78
4	42 Exeter Road	Colonial	7	5.1	170	\$2,850,000	\$2,850,000	\$2,550,000	89.47%	New	
5	248 Long Hill Drive	Colonial	6	6.1	14	\$3,488,000	\$3,488,000	\$3,455,000	99.05%	\$2,455,300	1.41
6	22 Dorset Lane	Colonial	7	6.1	1	\$4,050,000	\$4,050,000	\$4,050,000	100.00%	\$2,158,300	1.88
AVERAGE					36	\$2,563,000	\$2,563,000	\$2,656,250	109.68%		1.62

"Active" Listings in Short Hills

Number of Units: 18
 Average List Price: \$4,082,111
 Average Days on Market: 53

"Under Contract" Listings in Short Hills

Number of Units: 13
 Average List Price: \$2,606.923
 Average Days on Market: 17

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											34
List Price	\$2,870,400	\$2,563,000											\$2,755,125
Sales Price	\$2,829,900	\$2,656,250											\$2,764,781
SP:LP%	98.81%	109.68%											102.88%
SP to AV	1.50	1.62											1.55
# Units Sold	10	6											16
3 Mo Rate of Ab	1.40	2.33											1.87
Active Listings	13	18											16
Under Contracts	12	13											13

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	34	56.17%
Sales Price	\$3,229,729	\$2,764,781	-14.40%
LP:SP	101.36%	102.88%	1.50%
SP:AV	1.42	1.55	8.53%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	7	16	128.57%
Rate of Ab 3 Mo	1.66	1.87	12.35%
Actives	18	16	-11.43%
Under Contracts	21	13	-39.02%

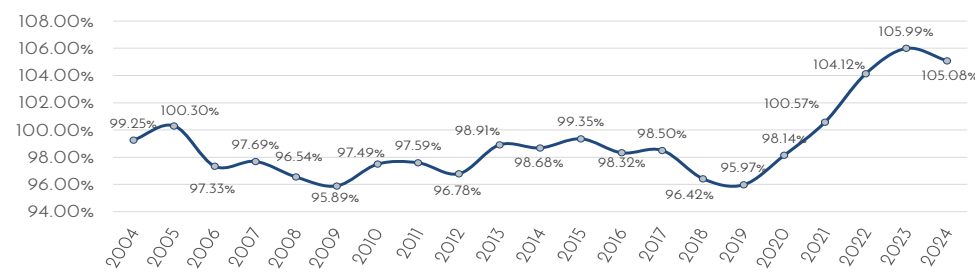
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

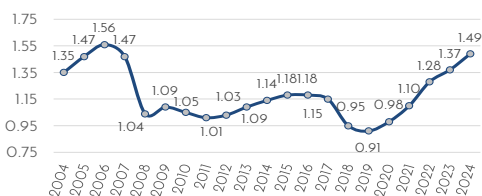


Short Hills Yearly Market Trends

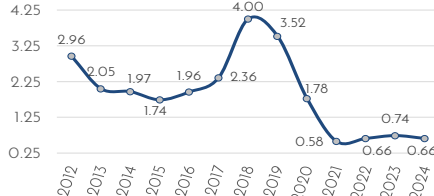
Sales Price to List Price Ratios



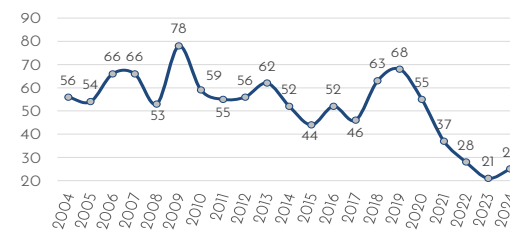
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

