

Short Hills

January 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	470 White Oak Ridge Road	Colonial	7	7.1	24	\$1,299,000	\$1,299,000	\$999,000	76.91%	\$925,300	1.08
2	114 Hobart Avenue	Colonial	4	1.1	60	\$1,450,000	\$1,450,000	\$1,430,000	98.62%	\$900,000	1.59
3	115 Hobart Avenue	Colonial	3	2.1	9	\$1,395,000	\$1,395,000	\$1,685,000	120.79%	\$1,229,600	1.37
4	23 Canterbury Lane	Colonial	4	4.1	9	\$1,980,000	\$1,980,000	\$2,320,000	117.17%	\$1,225,800	1.89
5	86 Minnisink Road	Colonial	6	5.1	38	\$2,695,000	\$2,695,000	\$2,415,000	89.61%	\$1,550,000	1.56
6	90 Hobart Avenue	Colonial	5	4.1	10	\$2,650,000	\$2,650,000	\$2,585,000	97.55%	New	
7	141 Forest Drive	Colonial	5	4.1	54	\$2,975,000	\$2,795,000	\$2,695,000	96.42%	\$2,299,900	1.17
8	22 Joanna Way	Colonial	5	3.1	13	\$2,995,000	\$2,995,000	\$2,725,000	90.98%	\$1,961,900	1.39
9	127 Stewart Road	Colonial	7	6.1	107	\$4,695,000	\$4,695,000	\$4,695,000	100.00%	New	
10	2 Sinclair Terrace	Custom	6	7.3	1	\$6,750,000	\$6,750,000	\$6,750,000	100.00%	\$3,474,900	1.94
AVERAGE					33	\$2,888,400	\$2,870,400	\$2,829,900	98.81%		1.50

"Active" Listings in Short Hills

Number of Units: 13
Average List Price: \$3,661,846
Average Days on Market: 51

"Under Contract" Listings in Short Hills

Number of Units: 12
Average List Price: \$2,635,750
Average Days on Market: 30



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												33
List Price	\$2,870,400												\$2,870,400
Sales Price	\$2,829,900												\$2,829,900
SP:LP%	98.81%												98.81%
SP to AV	1.50												1.50
# Units Sold	10												10
3 Mo Rate of Ab	1.40												1.40
Active Listings	13												13
Under Contracts	12												12

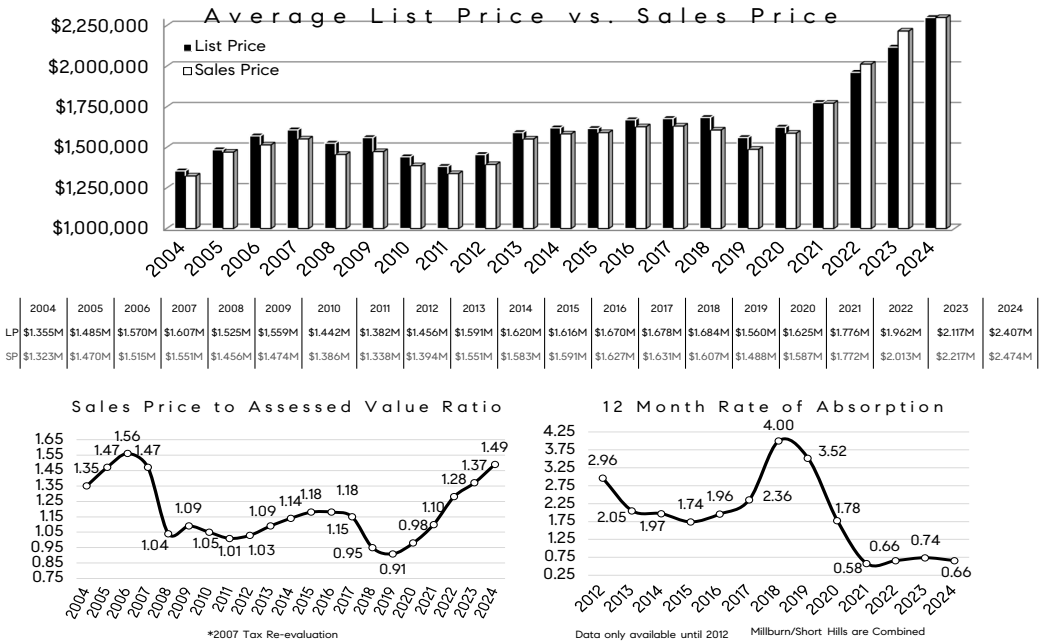
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	12	33	170.83%
Sales Price	\$3,800,000	\$2,829,900	-25.53%
LP:SP	99.33%	98.81%	-0.53%
SP:AV	1.34	1.50	12.13%



YTD	2024	2025	% Change
# Units Sold	3	10	233.33%
Rate of Ab 3 Mo	1.43	1.40	-2.10%
Actives	16	13	-18.75%
Under Contracts	18	12	-33.33%

Short Hills Yearly Market Trends



Short Hills Yearly Market Trends

