

# 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

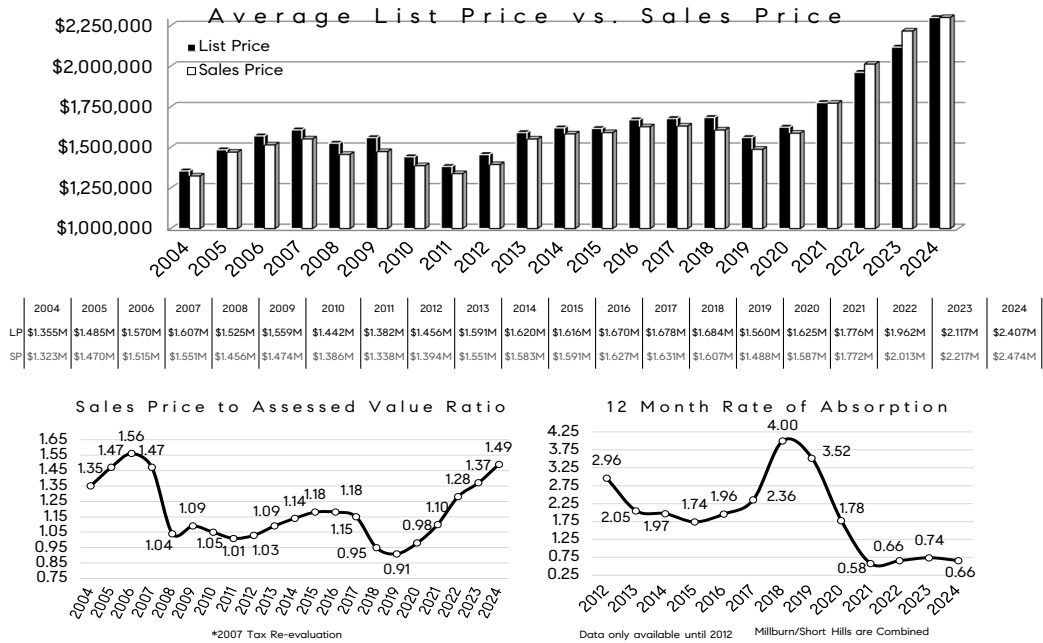
## Flashback! YTD 2024 vs YTD 2025

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%



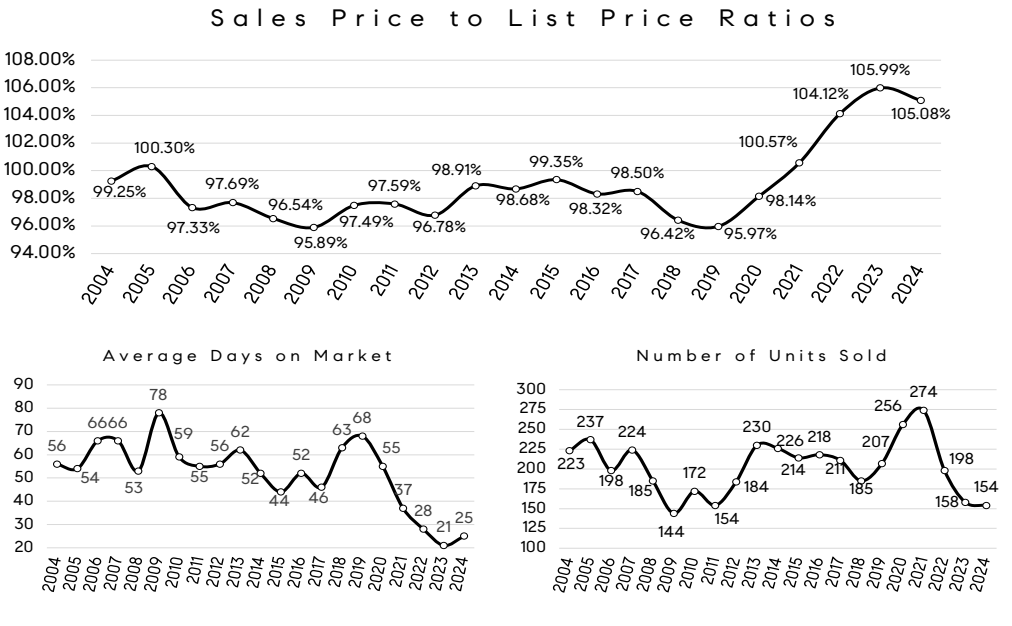
YTD	2024	2025	% Change
# Units Sold	7	16	128.57%
Rate of Ab 3 Mo	1.66	1.87	12.35%
Actives	18	16	-11.43%
Under Contracts	21	13	-39.02%

## Short Hills Yearly Market Trends



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

## Short Hills Yearly Market Trends



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Not intended to solicit a property already listed.