

Short Hills

April 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	15 Claremont Drive	Colonial	3	2.1	9	\$1,190,000	\$1,190,000	\$1,460,000	122.69%	\$888,400	1.64
2	1 Eliot Place	Custom	4	3.0	9	\$1,895,000	\$1,895,000	\$1,825,000	96.31%	\$1,002,000	1.82
3	23 Audubon Court	Colonial	6	4.1	9	\$1,895,000	\$1,895,000	\$2,110,000	111.35%	\$1,175,100	1.80
4	14 Rippling Brook Drive	Custom	5	4.1	23	\$2,750,000	\$2,750,000	\$2,600,000	94.55%	Renovated	
5	94 Tennyson Drive	Colonial	6	4.0	10	\$2,395,000	\$2,395,000	\$2,616,000	109.23%	\$1,395,600	1.87
6	1 Barry Lane	Colonial	7	8.1	29	\$3,895,000	\$3,895,000	\$3,775,000	96.92%	New	
7	8 Sherwood Road	Colonial	6	5.2	17	\$4,288,000	\$4,288,000	\$4,288,000	100.00%	\$2,600,000	1.65
8	89 Stewart Road	Colonial	7	7.1	67	\$4,650,000	\$4,650,000	\$4,625,000	99.46%	\$3,135,300	1.48
9	285 Old Short Hills Road	Colonial	7	7.2	23	\$4,995,000	\$4,995,000	\$4,900,000	98.10%	New	
AVERAGE					22	\$3,105,889	\$3,105,889	\$3,133,222	103.18%		1.71

"Active" Listings in Short Hills

Number of Units: 35
Average List Price: \$3,214,540
Average Days on Market: 53

"Under Contract" Listings in Short Hills

Number of Units: 26
Average List Price: \$2,217,688
Average Days on Market: 18



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	22	22									28
List Price	\$2,870,400	\$2,563,000	\$2,153,500	\$3,105,889									\$2,740,516
Sales Price	\$2,829,900	\$2,656,250	\$2,291,167	\$3,133,222									\$2,780,081
SP:LP%	98.81%	109.68%	107.65%	103.18%									103.89%
SP to AV	1.50	1.62	1.63	1.71									1.61
# Units Sold	10	6	6	9									31
3 Mo Rate of Ab	1.40	2.33	3.29	4.45									2.87
Active Listings	13	18	30	35									24
Under Contracts	12	13	18	26									17

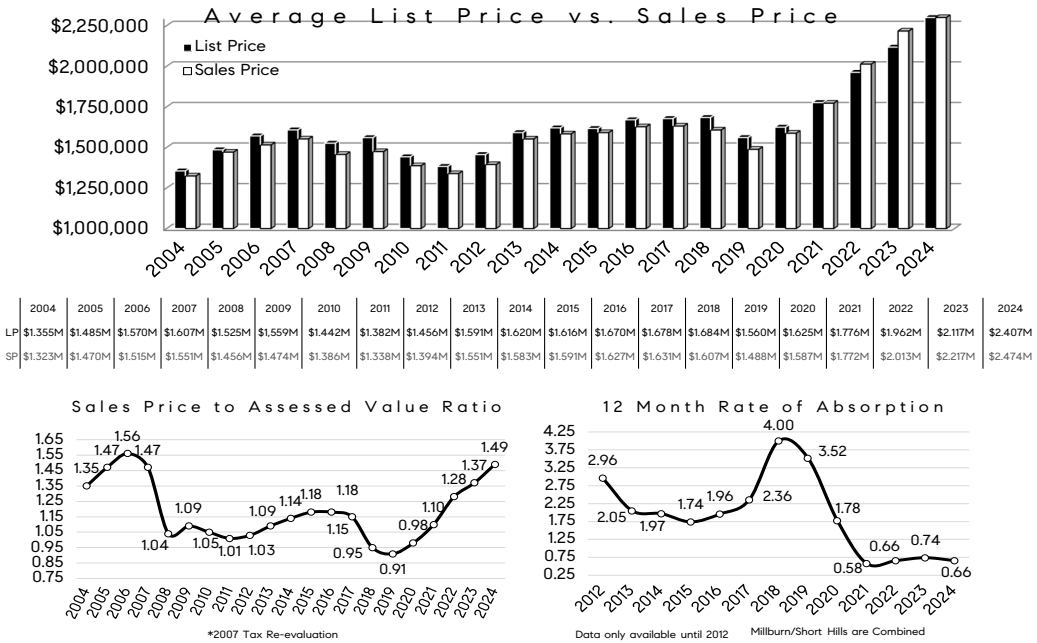
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	20	28	37.49%
Sales Price	\$2,321,523	\$2,780,081	19.75%
LP:SP	104.68%	103.89%	-0.76%
SP:AV	1.41	1.61	13.91%



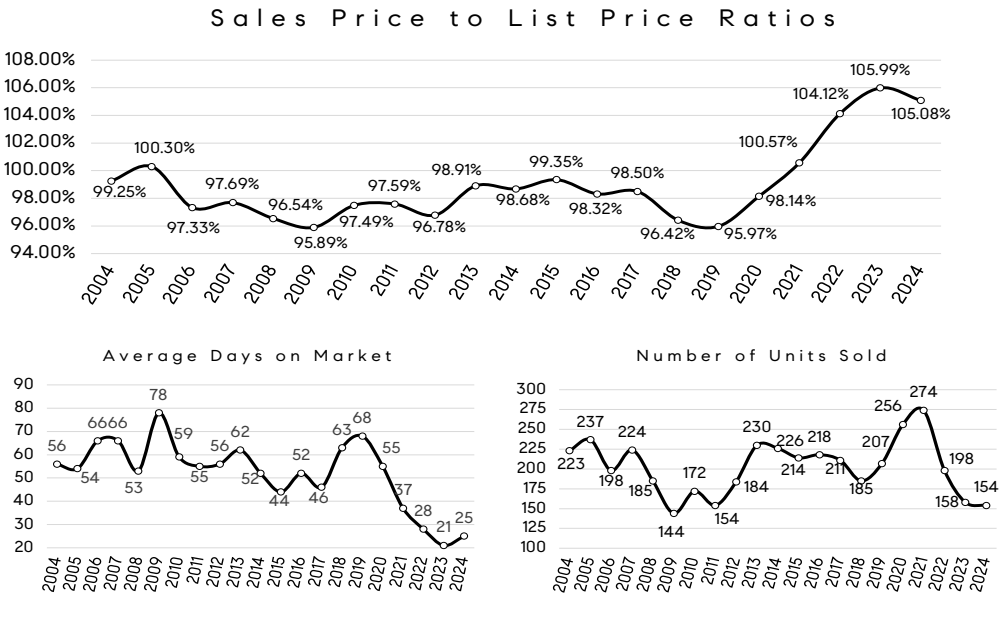
YTD	2024	2025	% Change
# Units Sold	38	31	-18.42%
Rate of Ab 3 Mo	1.87	2.87	53.14%
Actives	20	24	23.08%
Under Contracts	26	17	-32.35%

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.