

Short Hills

May 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	20 Inwood Road	Colonial	4	4.1	7	\$1,518,000	\$1,518,000	\$1,820,000	119.89%	\$1,030,700	1.77
2	285 Taylor Road S	Ranch	4	3.0	16	\$1,779,000	\$1,779,000	\$1,925,000	108.21%	\$1,222,200	1.58
3	6 Troy Drive	Colonial	4	3.1	21	\$1,988,000	\$1,988,000	\$2,150,000	108.15%	\$1,376,300	1.56
4	58 Far Brook Drive	Custom	5	3.1	9	\$2,250,000	\$2,250,000	\$2,400,000	106.67%	\$1,556,800	1.54
5	195 Highland Avenue	Colonial	6	4.2	59	\$3,398,000	\$3,398,000	\$3,175,000	93.44%	\$2,515,500	1.26
AVERAGE					22	\$2,186,600	\$2,186,600	\$2,294,000	107.27%		1.54

"Active" Listings in Short Hills

Number of Units: 25
Average List Price: \$3,663,200
Average Days on Market: 40

"Under Contract" Listings in Short Hills

Number of Units: 42
Average List Price: \$2,422,185
Average Days on Market: 27



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	22								27
List Price	\$2,870,400	\$2,563,000	\$2,153,500	\$3,105,889	\$2,186,600								\$2,663,583
Sales Price	\$2,829,900	\$2,656,250	\$2,291,167	\$3,133,222	\$2,294,000								\$2,712,569
SP:LP%	98.81%	109.68%	107.65%	103.18%	107.27%								104.36%
SP to AV	1.50	1.62	1.63	1.71	1.54								1.60
# Units Sold	10	6	6	9	5								36
3 Mo Rate of Ab	1.40	2.33	3.29	4.45	2.84								2.86
Active Listings	13	18	30	35	25								24
Under Contracts	12	13	18	26	42								22

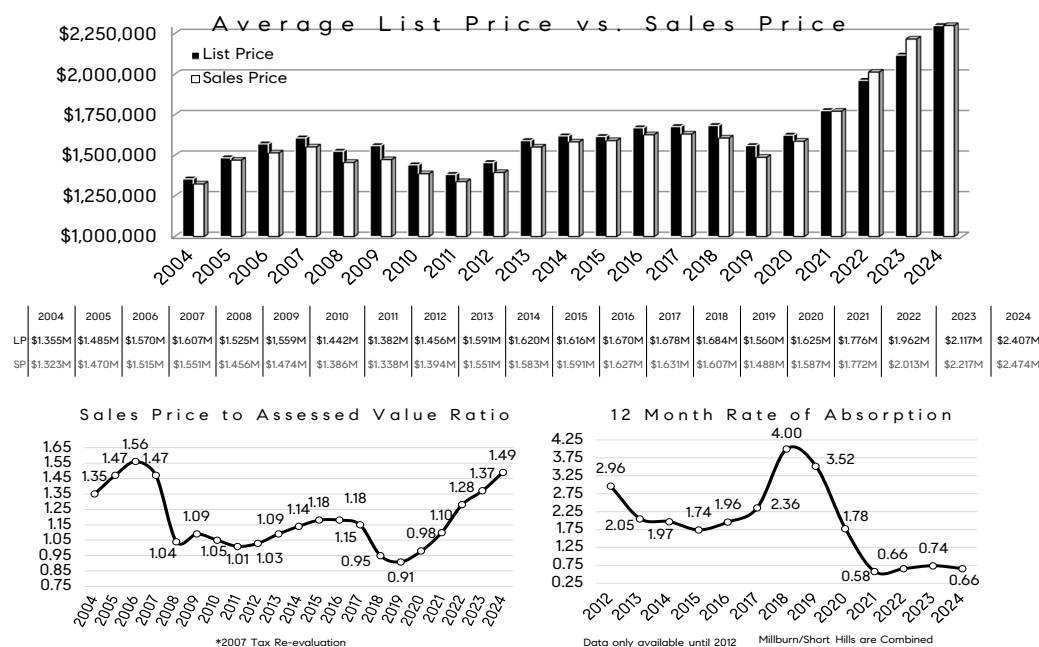
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	27	25.20%
Sales Price	\$2,225,577	\$2,712,569	21.88%
LP:SP	104.83%	104.36%	-0.44%
SP:AV	1.41	1.60	12.83%



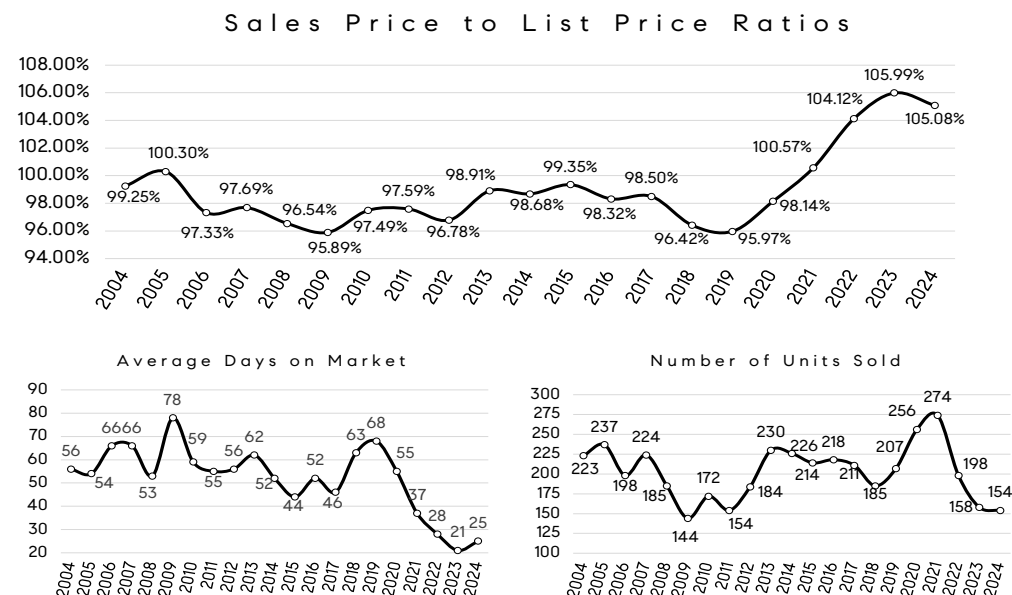
YTD	2024	2025	% Change
# Units Sold	50	36	-28.00%
Rate of Ab 3 Mo	1.83	2.86	56.74%
Actives	22	24	11.01%
Under Contracts	27	22	-18.98%

Short Hills Yearly Market Trends



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

Short Hills Yearly Market Trends



© 2004-2025 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.