

Short Hills

June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	34 Pine Terr East	Colonial	4	2.1	39	\$1,295,000	\$1,295,000	\$1,250,000	96.53%	\$842,800	1.48
2	31 Woodland Road	Colonial	3	2.1	18	\$1,199,000	\$1,199,000	\$1,437,500	119.89%	\$821,800	1.75
3	96 Oakview Terrace	Colonial	4	2.1	15	\$1,450,000	\$1,450,000	\$1,450,000	100.00%	\$1,000,500	1.45
4	57 Elmwood Place	Colonial	3	2.1	8	\$1,299,000	\$1,299,000	\$1,523,999	117.32%	\$880,000	1.73
5	32 Marion Avenue	Colonial	4	3.0	16	\$1,498,000	\$1,498,000	\$1,620,000	108.14%	\$1,066,000	1.52
6	246 White Oak Ridge Road	RanchExp	5	3.0	34	\$1,848,888	\$1,748,888	\$1,725,000	98.63%	\$1,052,500	1.64
7	200 Old Short Hills Road	Colonial	5	3.1	9	\$1,595,000	\$1,595,000	\$1,810,000	113.48%	\$997,600	1.81
8	40 Winding Way	Colonial	5	4.0	7	\$1,500,000	\$1,500,000	\$1,875,000	125.00%	\$1,109,900	1.69
9	67 West Road	Colonial	4	4.1	11	\$1,725,000	\$1,725,000	\$1,900,000	110.14%	\$1,200,400	1.58
10	24 Farley Road	Custom	4	2.2	9	\$1,595,000	\$1,595,000	\$1,950,000	122.26%	\$1,325,600	1.47
11	71 West Road	Colonial	6	3.1	23	\$1,988,000	\$1,988,000	\$2,038,000	102.52%	\$1,195,800	1.70
12	15 Wordsworth Road	Custom	5	4.0	12	\$1,850,000	\$1,850,000	\$2,140,000	115.68%	\$1,336,000	1.60
13	30 Audubon Court	Custom	4	4.1	10	\$2,195,000	\$2,195,000	\$2,300,000	104.78%	\$1,382,400	1.66
14	106 Tennyson Drive	Custom	6	3.2	34	\$2,750,000	\$2,750,000	\$2,540,800	92.39%	\$1,522,700	1.67
15	39 Westview Road	RanchExp	5	3.1	10	\$2,288,000	\$2,288,000	\$2,550,000	111.45%	\$1,456,000	1.75
16	16 The Crescent	Colonial	6	5.1	10	\$2,195,000	\$2,195,000	\$2,635,000	120.05%	\$1,761,600	1.50
17	40 Grosvenor Road	Tudor	6	3.2	16	\$2,399,000	\$2,399,000	\$2,650,000	110.46%	\$1,634,700	1.62
18	9 East Lane	Colonial	6	4.2	9	\$2,295,000	\$2,295,000	\$2,710,000	118.08%	\$2,091,800	1.30
19	39 Addison Drive	Custom	6	6.1	35	\$3,288,000	\$3,288,000	\$3,275,000	99.60%	\$2,182,400	1.50
20	33 Crescent Place	Colonial	6	5.2	29	\$3,995,000	\$3,995,000	\$3,800,000	95.12%	\$2,528,300	1.50
21	2 Highview Road	Colonial	7	6.2	19	\$3,999,000	\$3,999,000	\$3,950,000	98.77%	New	
22	16 Elsway Road	Custom	7	7.1	91	\$4,595,000	\$4,595,000	\$4,280,000	93.14%	New	
AVERAGE					21	\$2,220,086	\$2,215,540	\$2,336,832	107.88%		1.60

"Active" Listings in Short Hills

Number of Units: 24
Average List Price: \$3,483,750
Average Days on Market: 47

"Under Contract" Listings in Short Hills

Number of Units: 33
Average List Price: \$2,583,270
Average Days on Market: 33



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	21							25
List Price	\$2,870,400	\$2,563,000	\$2,153,500	\$3,105,889	\$2,186,600	\$2,215,540							\$2,493,636
Sales Price	\$2,829,900	\$2,656,250	\$2,291,167	\$3,133,222	\$2,294,000	\$2,336,832							\$2,570,048
SP:LP%	98.81%	109.68%	107.65%	103.18%	107.27%	107.88%							105.70%
SP to AV	1.50	1.62	1.63	1.71	1.54	1.60							1.60
# Units Sold	10	6	6	9	5	22							58
3 Mo Rate of Ab	1.40	2.33	3.29	4.45	2.84	2.02							2.72
Active Listings	13	18	30	35	25	24							24
Under Contracts	12	13	18	26	42	33							24

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	21	25	19.92%
Sales Price	\$2,180,102	\$2,570,048	17.89%
LP:SP	105.67%	105.70%	0.03%
SP:AV	1.46	1.60	9.51%



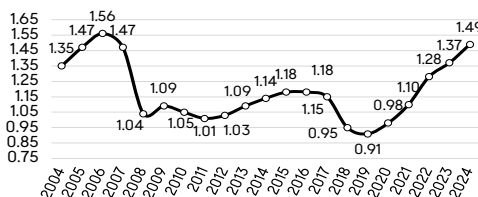
YTD	2024	2025	% Change
# Units Sold	67	58	-13.43%
Rate of Ab 3 Mo	1.81	2.72	50.65%
Actives	22	24	12.40%
Under Contracts	29	24	-16.28%

Short Hills Yearly Market Trends



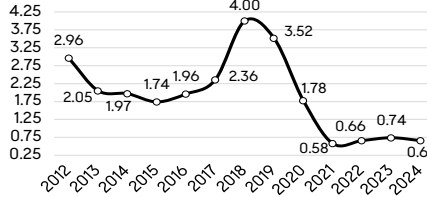
LP	\$1,355M	\$1,485M	\$1,570M	\$1,607M	\$1,525M	\$1,559M	\$1,442M	\$1,382M	\$1,456M	\$1,591M	\$1,620M	\$1,616M	\$1,670M	\$1,678M	\$1,684M	\$1,560M	\$1,625M	\$1,776M	\$1,962M	\$2,117M	\$2,407M
SP	\$1,323M	\$1,470M	\$1,515M	\$1,551M	\$1,456M	\$1,474M	\$1,386M	\$1,338M	\$1,394M	\$1,551M	\$1,583M	\$1,591M	\$1,627M	\$1,631M	\$1,670M	\$1,488M	\$1,587M	\$1,772M	\$2,013M	\$2,217M	\$2,474M

Sales Price to Assessed Value Ratio



*2007 Tax Re-evaluation

12 Month Rate of Absorption

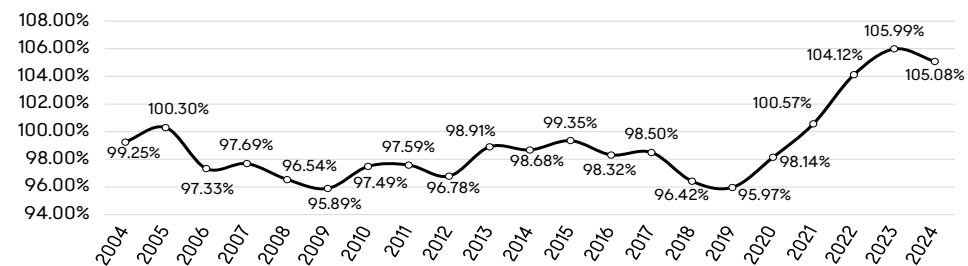


Data only available until 2012 Millburn/Short Hills are Combined

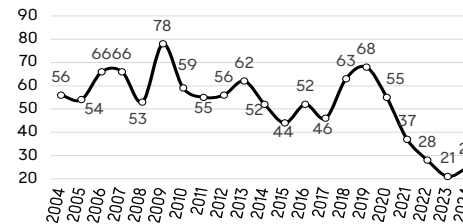
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Short Hills Yearly Market Trends

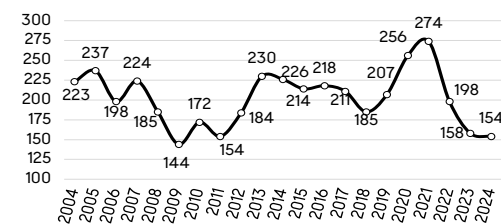
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.

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