

Short Hills

July 2025 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---------|-----------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1 | 70 Wellington Avenue | Colonial | 5 | 4.1 | 90 | \$1,749,000 | \$1,425,000 | \$1,550,000 | 108.77% | \$1,060,900 | 1.46 |
| 2 | 18 Silver Spring Road | SplitLev | 5 | 3.1 | 50 | \$1,788,000 | \$1,650,000 | \$1,700,000 | 103.03% | \$946,600 | 1.80 |
| 3 | 48 Baltusrol Way | Colonial | 4 | 3.2 | 14 | \$1,495,000 | \$1,495,000 | \$1,700,000 | 113.71% | \$913,500 | 1.86 |
| 4 | 28 Pine Terrace West | Tudor | 4 | 2.1 | 8 | \$1,860,000 | \$1,860,000 | \$1,830,000 | 98.39% | \$1,043,800 | 1.75 |
| 5 | 26 Claremont Drive | Colonial | 4 | 2.2 | 8 | \$1,475,000 | \$1,475,000 | \$1,900,000 | 128.81% | \$1,008,800 | 1.88 |
| 6 | 2 Deerfield Road | Colonial | 5 | 4.2 | 22 | \$1,895,000 | \$1,895,000 | \$1,950,000 | 102.90% | Renovated | |
| 7 | 45 Great Hills Road | Colonial | 5 | 3.1 | 18 | \$1,699,900 | \$1,699,900 | \$1,999,000 | 117.60% | \$1,069,600 | 1.87 |
| 8 | 66 Whitney Road | Tudor | 4 | 2.2 | 9 | \$1,850,000 | \$1,850,000 | \$2,150,000 | 116.22% | \$1,152,400 | 1.87 |
| 9 | 75 Farley Road | Colonial | 4 | 3.1 | 10 | \$2,350,000 | \$2,350,000 | \$2,160,000 | 91.91% | \$1,363,500 | 1.58 |
| 10 | 75 Whitney Road | Colonial | 4 | 3.2 | 10 | \$1,845,000 | \$1,845,000 | \$2,200,000 | 119.24% | \$1,242,900 | 1.77 |
| 11 | 2 Oaklawn Road | Tudor | 6 | 5.2 | 1 | \$2,408,750 | \$2,408,750 | \$2,408,750 | 100.00% | \$1,738,300 | 1.39 |
| 12 | 293 Lupine Way | Colonial | 6 | 4.1 | 10 | \$2,299,000 | \$2,299,000 | \$2,600,000 | 113.09% | \$1,494,400 | 1.74 |
| 13 | 11 Sherwood Road | Tudor | 5 | 4.3 | 56 | \$3,100,000 | \$3,100,000 | \$2,720,000 | 87.74% | \$1,932,100 | 1.41 |
| 14 | 47 Barnsdale Road | Colonial | 5 | 4.1 | 15 | \$2,988,000 | \$2,888,000 | \$2,750,000 | 95.22% | \$1,827,400 | 1.50 |
| 15 | 23 Briarwood Drive | Colonial | 5 | 3.1 | 26 | \$2,788,000 | \$2,788,000 | \$2,820,000 | 101.15% | \$1,654,000 | 1.70 |
| 16 | 26 Merrywood Lane | Colonial | 5 | 4.2 | 1 | \$2,945,000 | \$2,945,000 | \$3,150,000 | 106.96% | \$1,760,000 | 1.79 |
| 17 | 11 Oswego Lane | Colonial | 6 | 4.2 | 7 | \$2,895,000 | \$2,895,000 | \$3,200,000 | 110.54% | \$1,892,200 | 1.69 |
| 18 | 11 Addison Drive | Colonial | 6 | 6.1 | 62 | \$4,388,000 | \$4,288,000 | \$4,175,000 | 97.36% | New | |
| 19 | 260 Hartshorn Drive | Colonial | 7 | 7.2 | 53 | \$4,288,000 | \$4,288,000 | \$4,200,000 | 97.95% | \$2,775,000 | 1.51 |
| 20 | 35 Quaker Road | Colonial | 6 | 5.1 | 26 | \$4,288,000 | \$4,288,000 | \$4,214,000 | 98.27% | New | |
| 21 | 80 Old Hollow Road | Colonial | 7 | 7.2 | 1 | \$4,900,000 | \$4,900,000 | \$4,829,700 | 98.57% | New | |
| AVERAGE | | | | | 24 | \$2,633,079 | \$2,601,555 | \$2,676,498 | 105.12% | | 1.68 |

"Active" Listings in Short Hills

Number of Units: 20
Average List Price: \$3,324,150
Average Days on Market: 58

"Under Contract" Listings in Short Hills

Number of Units: 24
Average List Price: \$2,716,125
Average Days on Market: 37



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 | 24 | | | | | | 25 |
| List Price | \$2,870,400 | \$2,563,000 | \$2,153,500 | \$3,105,889 | \$2,186,600 | \$2,215,540 | \$2,601,555 | | | | | | \$2,522,323 |
| Sales Price | \$2,829,900 | \$2,656,250 | \$2,291,167 | \$3,133,222 | \$2,294,000 | \$2,336,832 | \$2,676,498 | | | | | | \$2,598,345 |
| SP:LP% | 98.81% | 109.68% | 107.65% | 103.18% | 107.27% | 107.88% | 105.12% | | | | | | 105.54% |
| SP to AV | 1.50 | 1.62 | 1.63 | 1.71 | 1.54 | 1.60 | 1.68 | | | | | | 1.62 |
| # Units Sold | 10 | 6 | 6 | 9 | 5 | 22 | 21 | | | | | | 79 |
| 3 Mo Rate of Ab | 1.40 | 2.33 | 3.29 | 4.45 | 2.84 | 2.02 | 1.27 | | | | | | 2.51 |
| Active Listings | 13 | 18 | 30 | 35 | 25 | 24 | 20 | | | | | | 24 |
| Under Contracts | 12 | 13 | 18 | 26 | 42 | 33 | 24 | | | | | | 24 |

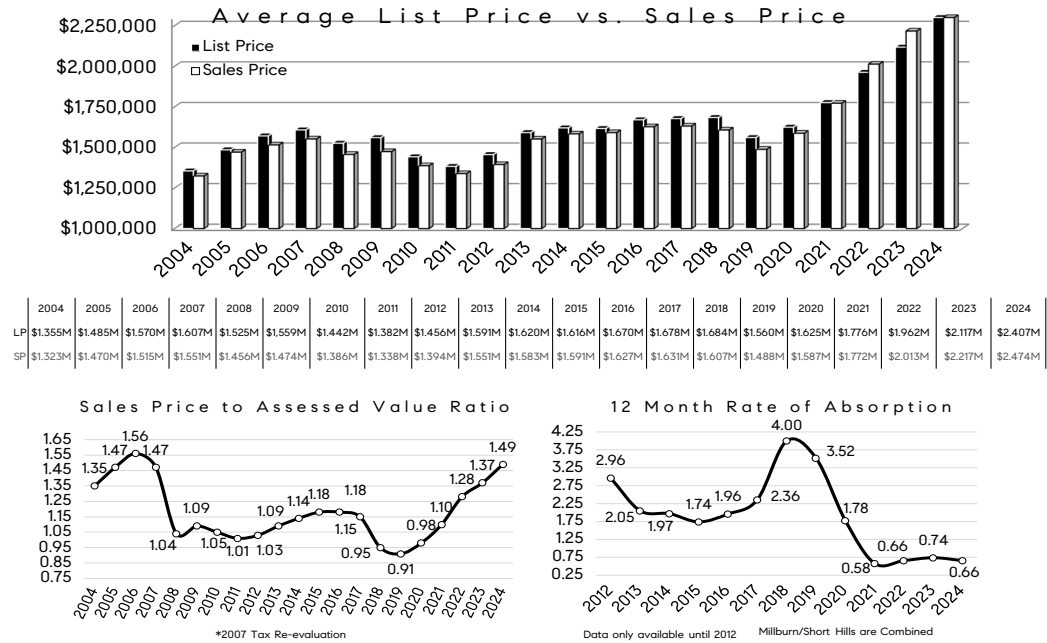
Flashback! YTD 2024 vs YTD 2025

| YTD | 2024 | 2025 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 22 | 25 | 12.12% |
| Sales Price | \$2,277,144 | \$2,598,345 | 14.11% |
| LP:SP | 105.43% | 105.54% | 0.11% |
| SP:AV | 1.47 | 1.62 | 10.17% |



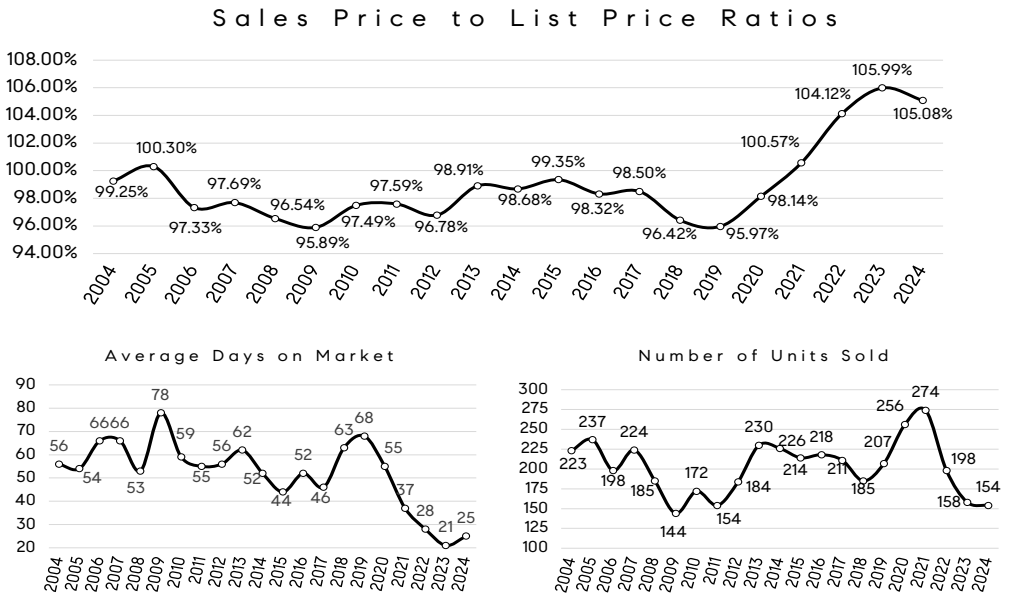
| YTD | 2024 | 2025 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 93 | 79 | -15.05% |
| Rate of Ab 3 Mo | 1.73 | 2.51 | 44.98% |
| Actives | 21 | 24 | 10.00% |
| Under Contracts | 28 | 24 | -15.15% |

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.