# Short Hills

# August 2025 Market Snapshot

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	ment	SP:AV
1	105 Wellington Avenue	Colonial	4	3.1	14	\$1,450,000	\$1,450,000	\$1,585,000	109.31%	\$1,021, <del>4</del> 00	1.55
2	100 Oakview Terrace	Colonial	5	3.2	13	\$1,795,000	\$1,795,000	\$1,850,000	103.06%	\$988,600	1.87
3	2 Tall Pine Lane	Colonial	6	4.1	24	\$2,249,000	\$2,249,000	\$2,080,000	92.49%	\$1,391,000	1.50
4	70 West Road	Colonial	5	4.1	9	\$1,850,000	\$1,850,000	\$2,100,000	113.51%	\$1,091,900	1.92
5	61 Joanna Way	Colonial	5	4.1	40	\$2,395,000	\$2,395,000	\$2,280,000	95.20%	\$1,738,100	1.31
6	5 Browning Road	Custom	4	2.1	8	\$1,995,000	\$1,995,000	\$2,302,000	115.39%	\$1,334,800	1.72
7	6 Deerfield Road	Contemp	6	6.0	31	\$2,550,000	\$2,550,000	\$2,450,000	96.08%	Renovated	
8	27 Inverness Court	Colonial	4	4.1	13	\$2,298,000	\$2,298,000	\$2,550,000	110.97%	\$1,576,100	1.62
9	20 Ridge Terrace	Colonial	5	3.2	38	\$2,695,000	\$2,695,000	\$2,595,000	96.29%	Renovated	
10	5 Barry Lane	Colonial	5	4.0	7	\$2,195,000	\$2,195,000	\$2,680,000	122.10%	Renovated	
11	374 White Oak Ridge Road	Colonial	5	5.1	126	\$2,995,000	\$2,850,000	\$2,715,000	95.26%	\$1,862,600	1.46
12	32 Troy Drive	Custom	7	7.1	86	\$3,250,000	\$3,100,000	\$3,050,000	98.39%	\$2,949,900	1.03
13	270 White Oak Ridge Road	Colonial	5	6.1	14	\$2,749,000	\$2,749,000	\$3,100,000	112.77%	\$2,045,500	1.52
14	70 Falmouth Street	Colonial	6	5.2	31	\$3,688,000	\$3,588,000	\$3,480,000	96.99%	\$2,100,000	1.66
15	91 Fairfield Drive	Colonial	7	5.1	90	\$4,150,000	\$3,895,000	\$3,700,000	94.99%	\$2,501,000	1. <b>4</b> 8
16	2 Spenser Drive	Colonial	7	7.1	92	\$4,095,000	\$4,095,000	\$3,875,000	94.63%	New	
17	25 Clive Hills Road	Colonial	7	5.1	44	\$4,388,000	\$4,088,000	\$4,000,000	97.85%	\$2,444,300	1.64
	AVERAGE				40	\$2,752,176	\$2,696,294	\$2,728,941	102.66%		1.56

## "Active" Listings in Short Hills

Number of Units: 16
Average List Price: \$3,649,875
Average Days on Market: 54

# "Under Contract" Listings in Short Hills

Number of Units: 13
Average List Price: \$2,584,769
Average Days on Market: 41



#### Short Hills 2025 Year to Date Market Trends

Short fills 2025 feat to Date Market fremas												
January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
33	36	22	22	22	21	24	40					27
\$2,870,400	\$2,563,000	\$2,153,500	\$3,105,889	\$2,186,600	\$2,215,540	\$2,601,555	\$2,696,294					\$2,553,131
\$2,829,900	\$2,656,250	\$2,291,167	\$3,133,222	\$2,294,000	\$2,336,832	\$2,676,498	\$2,728,941					\$2,621,471
98.81%	109.68%	107.65%	103.18%	107.27%	107.88%	105.12%	102.66%					105.03%
1.50	1.62	1.63	1.71	1.54	1.60	1.68	1.56					1.61
10	6	6	9	5	22	21	17					96
1.40	2.33	3.29	4.45	2.84	2.02	1.27	0.70					2.29
13	18	30	35	25	24	20	16					23
12	13	18	26	42	33	24	13					23
	33 \$2,870,400 \$2,829,900 98.81% 1.50 10 1.40	January         February           33         36           \$2,870,400         \$2,563,000           \$2,829,900         \$2,656,250           98.81%         109.68%           1.50         1.62           10         6           1.40         2.33           13         18	January         February         March           33         36         22           \$2,870,400         \$2,563,000         \$2,153,500           \$2,829,900         \$2,656,250         \$2,291,167           98.81%         109.68%         107.65%           1.50         1.62         1.63           10         6         6           1.40         2.33         3.29           13         18         30	January         February         March         April           33         36         22         22           \$2,870,400         \$2,563,000         \$2,153,500         \$3,105,889           \$2,829,900         \$2,656,250         \$2,291,167         \$3,133,222           98.81%         109.68%         107.65%         103.18%           1.50         1.62         1.63         1.71           10         6         6         9           1.40         2.33         3.29         4.45           13         18         30         35	January         February         March         April         May           33         36         22         22         22           \$2,870,400         \$2,563,000         \$2,153,500         \$3,105,889         \$2,186,600           \$2,829,900         \$2,656,250         \$2,291,167         \$3,133,222         \$2,294,000           98.81%         109.68%         107.65%         103.18%         107.27%           1.50         1.62         1.63         1.71         1.54           10         6         6         9         5           1.40         2.33         3.29         4.45         2.84           13         18         30         35         25	January         February         March         April         May         June           33         36         22         22         22         21           \$2,870,400         \$2,563,000         \$2,153,500         \$3,105,889         \$2,186,600         \$2,215,540           \$2,829,900         \$2,656,250         \$2,291,167         \$3,133,222         \$2,294,000         \$2,336,832           98.81%         109.68%         107.65%         103.18%         107.27%         107.88%           1.50         1.62         1.63         1.71         1.54         1.60           10         6         6         9         5         22           1.40         2.33         3.29         4.45         2.84         2.02           13         18         30         35         25         24	January         February         March         April         May         June         July           33         36         22         22         22         21         24           \$2,870,400         \$2,563,000         \$2,153,500         \$3,105,889         \$2,186,600         \$2,215,540         \$2,601,555           \$2,829,900         \$2,656,250         \$2,291,167         \$3,133,222         \$2,294,000         \$2,336,832         \$2,676,498           98.81%         109.68%         107.65%         103.18%         107.27%         107.88%         105.12%           1.50         1.62         1.63         1.71         1.54         1.60         1.68           10         6         6         9         5         22         21           1.40         2.33         3.29         4.45         2.84         2.02         1.27           13         18         30         35         25         24         20	January         February         March         April         May         June         July         August           33         36         22         22         22         21         24         40           \$2,870,400         \$2,563,000         \$2,153,500         \$3,105,889         \$2,186,600         \$2,215,540         \$2,601,555         \$2,696,294           \$2,829,900         \$2,656,250         \$2,291,167         \$3,133,222         \$2,294,000         \$2,336,832         \$2,676,498         \$2,728,941           98.81%         109.68%         107.65%         103.18%         107.27%         107.88%         105.12%         102.66%           1.50         1.62         1.63         1.71         1.54         1.60         1.68         1.56           10         6         6         9         5         22         21         17           1.40         2.33         3.29         4.45         2.84         2.02         1.27         0.70           13         18         30         35         25         24         20         16	January         February         March         April         May         June         July         August         September           33         36         22         22         22         21         24         40         40           \$2,870,400         \$2,563,000         \$2,153,500         \$3,105,889         \$2,186,600         \$2,215,540         \$2,601,555         \$2,696,294         4           \$2,829,900         \$2,656,250         \$2,291,167         \$3,133,222         \$2,294,000         \$2,336,832         \$2,676,498         \$2,728,941         4           98.81%         109.68%         107.65%         103.18%         107.27%         107.88%         105.12%         102.66%         1           1.50         1.62         1.63         1.71         1.54         1.60         1.68         1.56         1           10         6         6         9         5         22         21         17         1           1.40         2.33         3.29         4.45         2.84         2.02         1.27         0.70         1           13         18         30         35         25         24         20         16         16	January         February         March         April         May         June         July         August         September         October           33         36         22         22         22         21         24         40            \$2,870,400         \$2,563,000         \$2,153,500         \$3,105,889         \$2,186,600         \$2,215,540         \$2,601,555         \$2,696,294            \$2,829,900         \$2,656,250         \$2,291,167         \$3,133,222         \$2,294,000         \$2,336,832         \$2,676,498         \$2,728,941            98.81%         109.68%         107.65%         103.18%         107.27%         107.88%         105.12%         102.66%            1.50         1.62         1.63         1.71         1.54         1.60         1.68         1.56            10         6         6         9         5         22         21         17            1.40         2.33         3.29         4.45         2.84         2.02         1.27         0.70           13         18         30         35         25         24         20         16	January         February         March         April         May         June         July         August         September         October         November           33         36         22         22         22         21         24         40         ————————————————————————————————————	January         February         March         April         May         June         July         August         September         October         November         December           33         36         22         22         22         21         24         40

### Flashback! YTD 2024 vs YTD 2025

		1 1 '	1 1 4 3 11 10 4 C 1			
YTD	2024	2025	% Change			
DOM	21	27	29.37%			
Sales Price	\$2,269,929	\$2,621,471	15.49%			
LP:SP	105.79%	105.03%	-0.72%			
SP:AV	1.48	1.61	8.97%			



)	YTD	2024	2025	% Change
	# Units Sold	114	96	-15.79%
	Rate of Ab 3 Mo	1.59	2.29	43.53%
	Actives	20	23	11.04%
	Under Contracts	27	23	-15.02%

#### Short Hills Yearly Market Trends







#### Short Hills Yearly Market Trends

Sales Price to List Price Ratios





