

# Short Hills

## September 2025 Market Snapshot

| Units   | Address                  | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Total Assessment | SP:AV |
|---------|--------------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1       | 120 Old Short Hills Road | RanchExp | 5      | 2.0   | 75  | \$1,488,000      | \$1,199,000 | \$1,280,000 | 106.76% | \$898,500        | 1.42  |
| 2       | 11 Inwood Road           | Colonial | 3      | 4.0   | 16  | \$1,450,000      | \$1,450,000 | \$1,490,000 | 102.76% | \$944,100        | 1.58  |
| 3       | 2 Inverness Court        | SplitLev | 4      | 3.1   | 15  | \$1,799,000      | \$1,799,000 | \$1,691,500 | 94.02%  | \$1,125,400      | 1.50  |
| 4       | 1 Alexander Lane         | SplitLev | 4      | 2.1   | 14  | \$1,699,000      | \$1,699,000 | \$1,700,000 | 100.06% | Renovated        |       |
| 5       | 9 Midhurst Road          | Tudor    | 4      | 3.1   | 11  | \$1,975,000      | \$1,975,000 | \$1,999,999 | 101.27% | \$1,304,000      | 1.53  |
| 6       | 218 Highland Avenue      | Colonial | 5      | 4.1   | 180 | \$2,875,000      | \$2,775,000 | \$2,675,000 | 96.40%  | \$1,930,300      | 1.39  |
| AVERAGE |                          |          |        |       | 52  | \$1,881,000      | \$1,816,167 | \$1,806,083 | 100.21% |                  | 1.49  |

### "Active" Listings in Short Hills

Number of Units: 27  
 Average List Price: \$3,463,815  
 Average Days on Market: 49

### "Under Contract" Listings in Short Hills

Number of Units: 16  
 Average List Price: \$2,885,369  
 Average Days on Market: 23



# 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          | 40          | 52          |         |          |          | 29          |
| List Price      | \$2,870,400 | \$2,563,000 | \$2,153,500 | \$3,105,889 | \$2,186,600 | \$2,215,540 | \$2,601,555 | \$2,696,294 | \$1,816,167 |         |          |          | \$2,509,780 |
| Sales Price     | \$2,829,900 | \$2,656,250 | \$2,291,167 | \$3,133,222 | \$2,294,000 | \$2,336,832 | \$2,676,498 | \$2,728,941 | \$1,806,083 |         |          |          | \$2,573,507 |
| SP:LP%          | 98.81%      | 109.68%     | 107.65%     | 103.18%     | 107.27%     | 107.88%     | 105.12%     | 102.66%     | 100.21%     |         |          |          | 104.75%     |
| SP to AV        | 1.50        | 1.62        | 1.63        | 1.71        | 1.54        | 1.60        | 1.68        | 1.56        | 1.49        |         |          |          | 1.60        |
| # Units Sold    | 10          | 6           | 6           | 9           | 5           | 22          | 21          | 17          | 6           |         |          |          | 102         |
| 3 Mo Rate of Ab | 1.40        | 2.33        | 3.29        | 4.45        | 2.84        | 2.02        | 1.27        | 0.70        | 1.46        |         |          |          | 2.20        |
| Active Listings | 13          | 18          | 30          | 35          | 25          | 24          | 20          | 16          | 27          |         |          |          | 23          |
| Under Contracts | 12          | 13          | 18          | 26          | 42          | 33          | 24          | 13          | 16          |         |          |          | 22          |

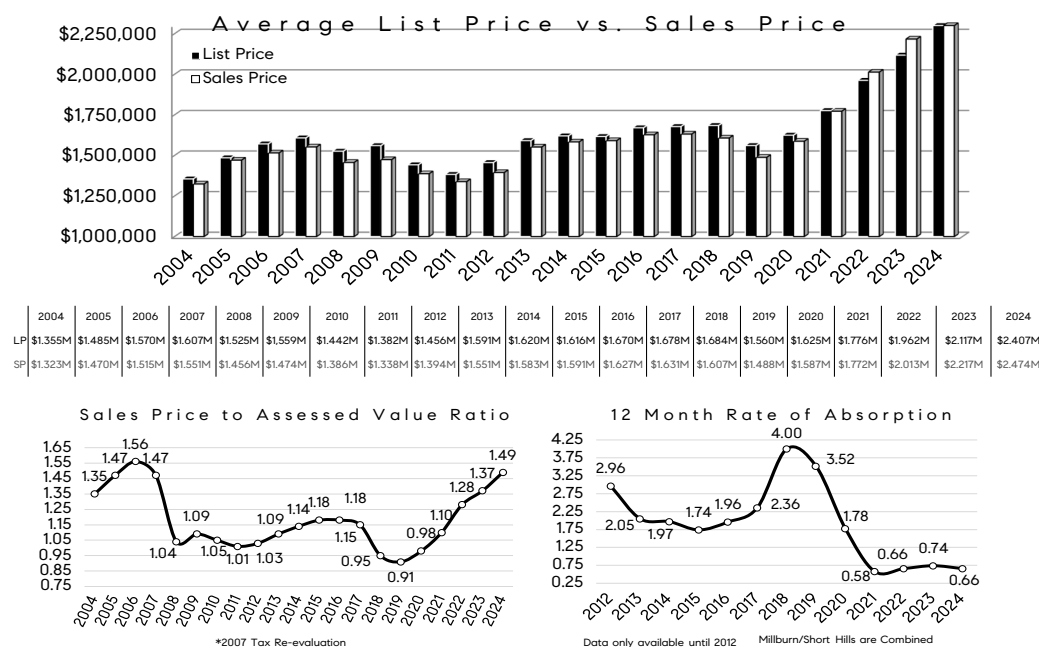
## Flashback! YTD 2024 vs YTD 2025

| YTD         | 2024        | 2025        | % Change |
|-------------|-------------|-------------|----------|
| DOM         | 21          | 29          | 37.47%   |
| Sales Price | \$2,302,217 | \$2,573,507 | 11.78%   |
| LP:SP       | 105.70%     | 104.75%     | -0.90%   |
| SP:AV       | 1.48        | 1.60        | 8.18%    |

**exp**<sup>®</sup>  
REALTY

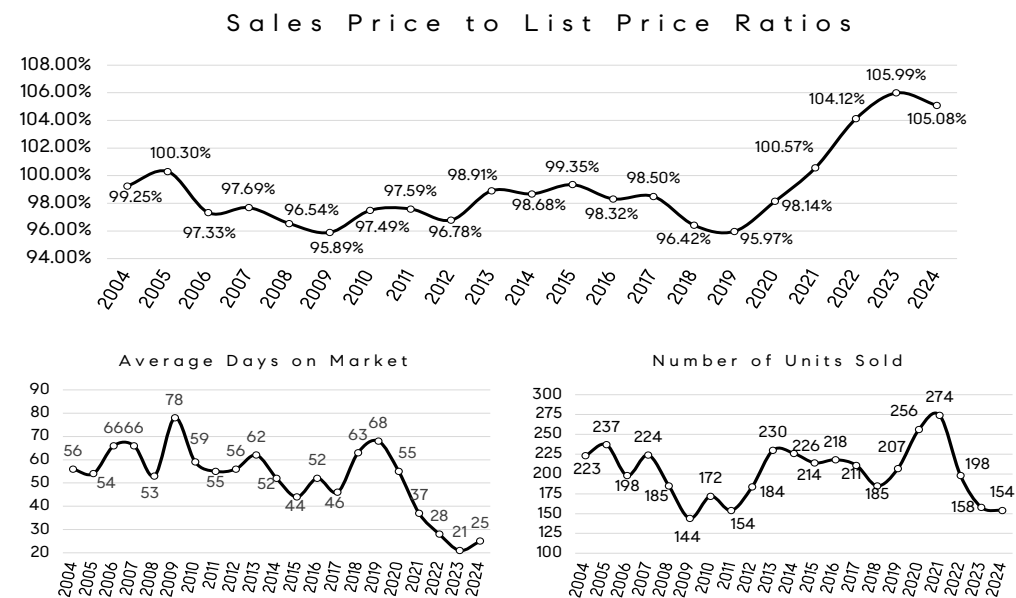
| YTD             | 2024 | 2025 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 124  | 102  | -17.74%  |
| Rate of Ab 3 Mo | 1.59 | 2.20 | 38.28%   |
| Actives         | 21   | 23   | 11.83%   |
| Under Contracts | 26   | 22   | -14.35%  |

## 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.