

# Short Hills

## December 2025 Market Snapshot

| Units | Address                  | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Total Assessment | SP:AV |
|-------|--------------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1     | 80 Great Oak Drive       | Colonial | 3      | 1.1   | 15  | \$1,195,000      | \$1,195,000 | \$1,298,682 | 108.68% | \$850,000        | 1.53  |
| 2     | 17 Andover Drive         | Colonial | 3      | 3.0   | 14  | \$1,200,000      | \$1,200,000 | \$1,310,000 | 109.17% | \$947,500        | 1.38  |
| 3     | 114 Short Hills Avenue   | Colonial | 3      | 3.0   | 20  | \$1,295,000      | \$1,295,000 | \$1,330,000 | 102.70% | \$873,000        | 1.52  |
| 4     | 463 Old Short Hills Road | Custom   | 4      | 3.1   | 18  | \$1,388,000      | \$1,388,000 | \$1,460,000 | 105.19% | \$749,300        | 1.95  |
| 5     | 50 Great Oak Drive       | Colonial | 4      | 2.2   | 9   | \$1,575,000      | \$1,575,000 | \$1,863,000 | 118.29% | \$1,131,900      | 1.65  |
| 6     | 496 White Oak Ridge Road | Custom   | 4      | 2.1   | 23  | \$1,999,000      | \$1,999,000 | \$1,875,000 | 93.80%  | \$1,313,300      | 1.43  |
| 7     | 82 Browning Road         | SplitLev | 4      | 3.1   | 60  | \$1,995,000      | \$1,895,000 | \$2,025,000 | 106.86% | \$1,365,200      | 1.48  |
| 8     | 52 Jefferson Avenue      | Colonial | 5      | 4.2   | 24  | \$2,395,000      | \$2,195,000 | \$2,150,000 | 97.95%  | \$1,850,000      | 1.16  |
| 9     | 29 Wordsworth Road       | Custom   | 5      | 3.2   | 28  | \$2,499,000      | \$2,388,000 | \$2,350,000 | 98.41%  | \$1,326,400      | 1.77  |
| 10    | 32 Wells Lane            | Custom   | 5      | 3.1   | 23  | \$2,495,000      | \$2,495,000 | \$2,450,000 | 98.20%  | \$1,427,800      | 1.72  |
| 11    | 33 W Beechcroft Road     | Custom   | 5      | 5.2   | 15  | \$2,665,000      | \$2,665,000 | \$2,612,500 | 98.03%  | \$2,007,000      | 1.30  |
| 12    | 71 Cayuga Way            | Colonial | 6      | 4.2   | 9   | \$2,195,000      | \$2,195,000 | \$2,625,000 | 119.59% | \$1,600,000      | 1.64  |
| 13    | 28 Watchung Road         | SeeRem   | 6      | 4.1   | 1   | \$2,750,000      | \$2,750,000 | \$2,750,000 | 100.00% | \$1,421,100      | 1.94  |
| 14    | 162 Hartshorn Drive      | Colonial | 6      | 6.1   | 10  | \$3,400,000      | \$3,400,000 | \$3,350,000 | 98.53%  | \$3,132,600      | 1.07  |
| 15    | 26 Dorset Lane           | Colonial | 5      | 4.1   | 12  | \$3,195,000      | \$3,195,000 | \$3,385,000 | 105.95% | \$2,050,000      | 1.65  |
| 16    | 40 Lee Terrace           | Colonial | 5      | 6.1   | 9   | \$2,999,900      | \$2,999,900 | \$3,500,000 | 116.67% | \$2,605,600      | 1.34  |
| 17    | 61 Taylor Road           | Colonial | 6      | 4.3   | 7   | \$3,895,000      | \$3,895,000 | \$4,610,000 | 118.36% | \$2,350,000      | 1.96  |
| 18    | 293 Old Short Hills Road | Colonial | 7      | 7.2   | 54  | \$5,495,000      | \$5,495,000 | \$4,925,000 | 89.63%  |                  |       |
|       | AVERAGE                  |          |        |       | 20  | \$2,479,494      | \$2,456,661 | \$2,548,288 | 104.78% | \$1,588,276      | 1.56  |

### "Active" Listings in Short Hills

Number of Units: 10  
 Average List Price: \$4,298,200  
 Average Days on Market: 116

### "Under Contract" Listings in Short Hills

Number of Units: 8  
 Average List Price: \$3,216,750  
 Average Days on Market: 53



# 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          | 18          | 45          | 20          | 28          |
| 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 | \$2,440,667 | \$2,666,778 | \$2,456,661 | \$2,508,583 |
| 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 | \$2,500,756 | \$2,705,444 | \$2,548,288 | \$2,574,078 |
| SP:LP%          | 98.81%      | 109.68%     | 107.65%     | 103.18%     | 107.27%     | 107.88%     | 105.12%     | 102.66%     | 100.21%     | 104.04%     | 102.65%     | 104.78%     | 104.57%     |
| SP to AV        | 1.50        | 1.62        | 1.63        | 1.71        | 1.54        | 1.60        | 1.68        | 1.56        | 1.49        | 1.75        | 1.64        | 1.56        | 1.61        |
| # Units Sold    | 10          | 6           | 6           | 9           | 5           | 22          | 21          | 17          | 6           | 9           | 9           | 18          | 138         |
| 3 Mo Rate of Ab | 1.40        | 2.33        | 3.29        | 4.45        | 2.84        | 2.02        | 1.27        | 0.70        | 1.46        | 2.28        | 2.19        | 0.82        | 2.09        |
| Active Listings | 13          | 18          | 30          | 35          | 25          | 24          | 20          | 16          | 27          | 30          | 16          | 10          | 22          |
| Under Contracts | 12          | 13          | 18          | 26          | 42          | 33          | 24          | 13          | 16          | 19          | 22          | 8           | 21          |

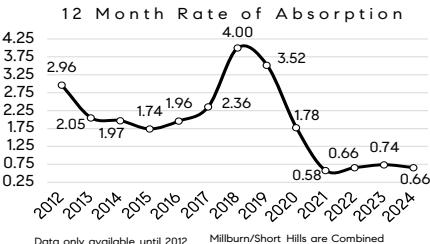
Flashback! YTD 2024 vs YTD 2025

| YTD         | 2024        | 2025        | % Change |
|-------------|-------------|-------------|----------|
| DOM         | 25          | 28          | 12.71%   |
| Sales Price | \$2,474,318 | \$2,574,078 | 4.03%    |
| LP:SP       | 105.08%     | 104.57%     | -0.49%   |
| SP:AV       | 1.49        | 1.61        | 7.63%    |



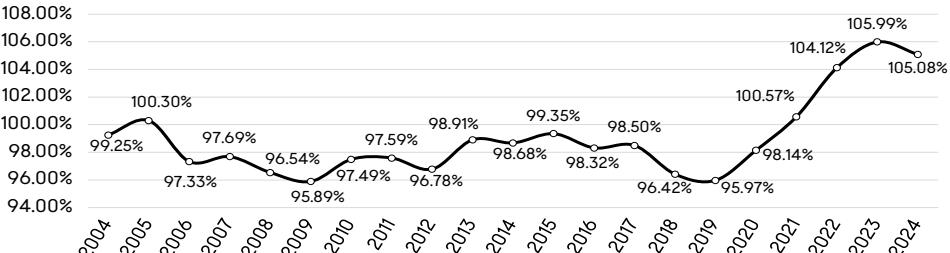
| YTD             | 2024 | 2025 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 154  | 138  | -10.39%  |
| Rate of Ab 3 Mo | 1.46 | 2.09 | 42.57%   |
| Actives         | 19   | 22   | 18.92%   |
| Under Contracts | 24   | 21   | -13.99%  |

## Short Hills Yearly Market Trends

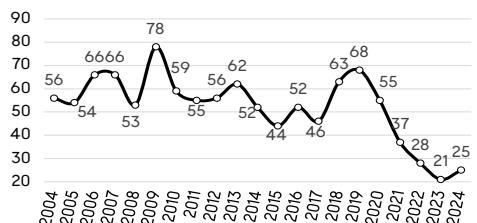


## Short Hills Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

