

Short Hills

January 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	19 Hawthorne Road	Tudor	4	2.1	10	\$1,895,000	\$1,895,000	\$1,975,000	104.22%	\$1,283,900	1.54
2	6 Dryden Terrace	Custom	6	7.2	14	\$4,100,000	\$4,100,000	\$4,000,000	97.56%	New	
3	71 Hillside Avenue	Colonial	6	7.4	1	\$6,400,000	\$6,400,000	\$6,400,000	100.00%	\$5,200,000	1.23
AVERAGE					8	\$4,131,667	\$4,131,667	\$4,125,000	100.59%		1.38

"Active" Listings in Short Hills

Number of Units: 25
 Average List Price: \$3,568,200
 Average Days on Market: 62

"Under Contract" Listings in Short Hills

Number of Units: 8
 Average List Price: \$3,480,375
 Average Days on Market: 54

Short Hills 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	8												8
List Price	\$4,131,667												\$4,131,667
Sales Price	\$4,125,000												\$4,125,000
SP:LP%	100.59%												100.59%
SP to AV	1.38												1.38
# Units Sold	3												3
3 Mo Rate of Ab	2.46												2.46
Active Listings	25												25
Under Contracts	8												8

Flashback! YTD 2025 vs YTD 2026

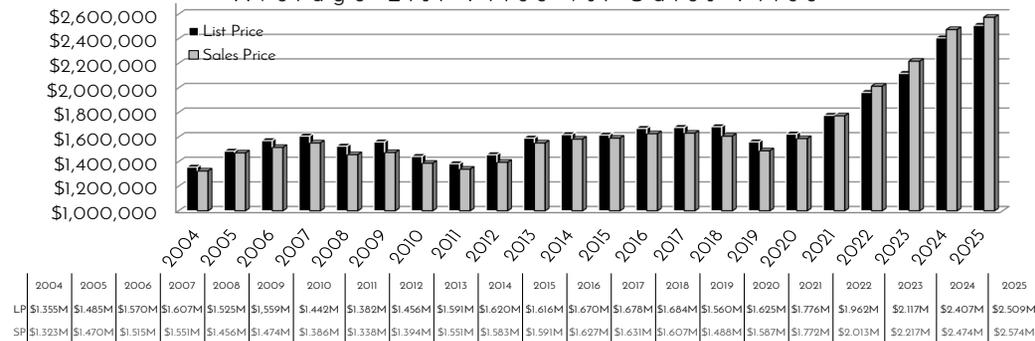
YTD	2025	2026	% Change
DOM	33	8	-74.36%
Sales Price	\$2,829,900	\$4,125,000	45.76%
LP:SP	98.81%	100.59%	1.81%
SP:AV	1.50	1.38	-7.64%



YTD	2025	2026	% Change
# Units Sold	10	3	-70.00%
Rate of Ab 3 Mo	1.40	2.46	75.71%
Actives	13	25	92.31%
Under Contracts	12	8	-33.33%

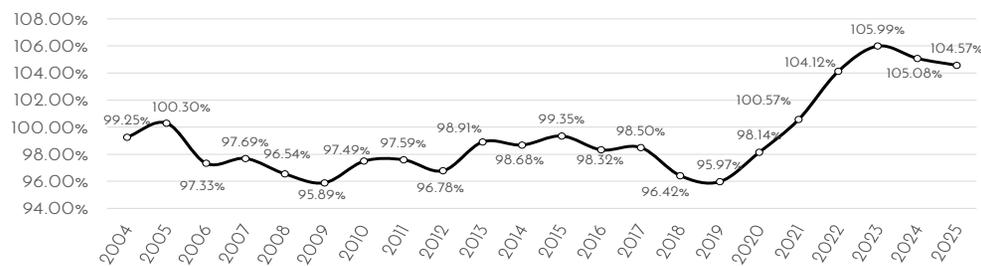
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

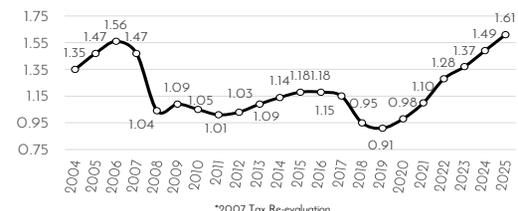


Short Hills Yearly Market Trends

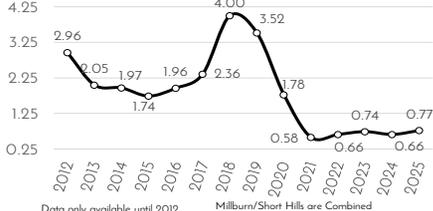
Sales Price to List Price Ratios



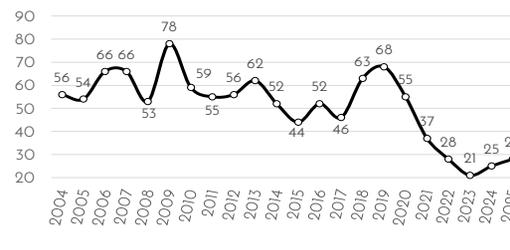
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

