

# Short Hills

## February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	72 Meadowbrook Road	Colonial	3	2.1	12	\$899,000	\$899,000	\$855,000	95.11%	\$721,000	1.19
2	12 Meadowbrook Road	Colonial	3	2.1	63	\$1,349,000	\$1,349,000	\$1,322,020	98.00%	\$775,800	1.70
3	82 Stony Lane	Colonial	3	2.1	9	\$1,199,000	\$1,199,000	\$1,450,000	120.93%	\$899,600	1.61
4	25 West Road	Custom	5	4.1	1	\$1,800,000	\$1,800,000	\$1,815,000	100.83%	\$1,375,000	1.32
5	44 West Beechcroft Road	Colonial	5	4.1	7	\$2,295,000	\$2,295,000	\$2,830,000	123.31%	\$1,964,900	1.44
6	74 White Oak Ridge Road	Colonial	6	5.2	1	\$3,600,000	\$3,600,000	\$3,600,000	100.00%	\$2,690,900	1.34
AVERAGE					16	\$1,857,000	\$1,857,000	\$1,978,670	106.36%	\$1,404,533	1.43

### "Active" Listings in Short Hills

Number of Units: 20  
 Average List Price: \$3,922,494  
 Average Days on Market: 56

### "Under Contract" Listings in Short Hills

Number of Units: 19  
 Average List Price: \$2,962,158  
 Average Days on Market: 61

# 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	16											13
List Price	\$4,131,667	\$1,857,000											\$2,615,222
Sales Price	\$4,125,000	\$1,978,670											\$2,694,113
SP:LP%	100.59%	106.36%											104.44%
SP to AV	1.38	1.43											1.42
# Units Sold	3	6											9
3 Mo Rate of Ab	2.46	2.82											2.64
Active Listings	25	20											23
Under Contracts	8	19											14

## Flashback! YTD 2025 vs YTD 2026

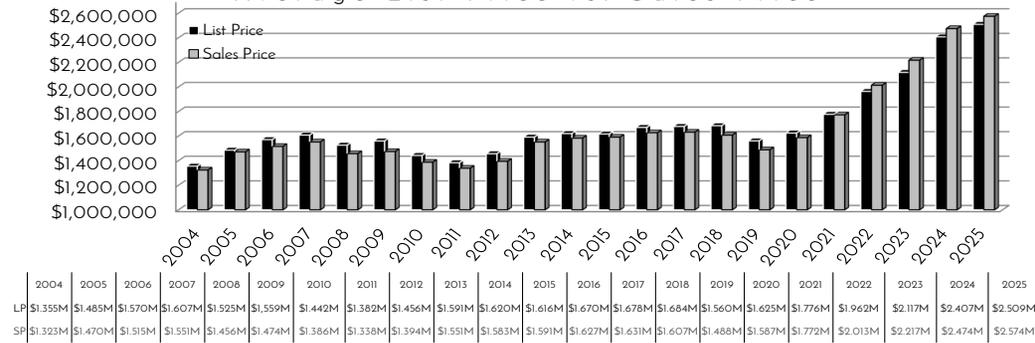
YTD	2025	2026	% Change
DOM	34	13	-61.08%
Sales Price	\$2,764,781	\$2,694,113	-2.56%
LP:SP	102.88%	104.44%	1.51%
SP:AV	1.55	1.42	-8.07%



YTD	2025	2026	% Change
# Units Sold	16	9	-43.75%
Rate of Ab 3 Mo	1.87	2.64	41.55%
Actives	16	23	45.16%
Under Contracts	13	14	8.00%

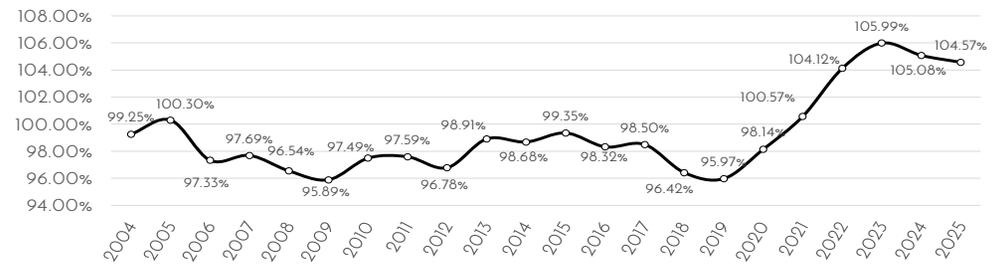
## Short Hills Yearly Market Trends

Average List Price vs. Sales Price

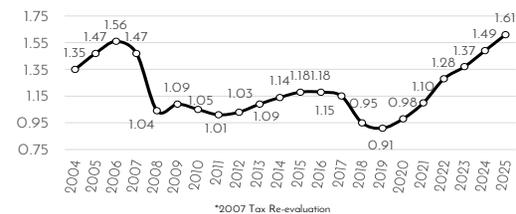


## Short Hills Yearly Market Trends

Sales Price to List Price Ratios



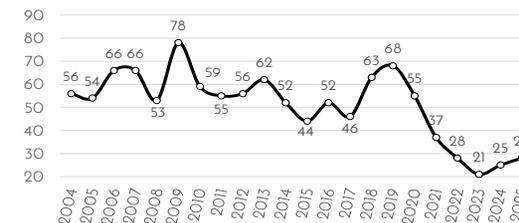
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

