

# Short Hills

## March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	378 White Oak Ridge Road	CapeCod	3	2.0	10	\$1,288,000	\$1,288,000	\$1,455,000	112.97%	\$739,800	1.97
2	8 Woodstone Circle	TwndEndUn	3	4.1	19	\$1,999,000	\$1,999,000	\$1,929,000	96.50%	\$1,285,000	1.50
3	87 Addison Drive	Custom	5	3.1	58	\$1,930,000	\$1,930,000	\$1,936,000	100.31%	\$1,314,900	1.47
4	90 Whitney Road	Tudor	5	3.3	9	\$1,750,000	\$1,750,000	\$2,100,000	120.00%	\$1,141,300	1.84
5	10 Edwards Place	RanchExp	5	4.0	17	\$1,795,000	\$1,795,000	\$2,200,000	122.56%	\$1,241,000	1.77
6	15 Canterbury Lane	Colonial	4	3.1	27	\$2,595,000	\$2,495,000	\$2,310,000	92.59%	\$1,088,800	2.12
7	14 Dorset Lane	Custom	5	5.1	5	\$2,750,000	\$2,750,000	\$2,785,000	101.27%	\$1,875,000	1.49
8	12 Coniston Road	Colonial	6	6.1	42	\$3,995,000	\$3,995,000	\$3,850,000	96.37%	New	
9	368 Hartshorn Drive	Custom	8	8.2	120	\$4,888,000	\$3,999,000	\$3,999,000	100.00%	\$3,164,500	1.26
10	2 E Hartshorn Drive	Colonial	6	6.1	9	\$4,000,000	\$4,000,000	\$4,000,000	100.00%	New	
11	55 Troy Drive	Colonial	7	7.2	141	\$4,300,000	\$4,300,000	\$4,225,000	98.26%	New	
AVERAGE					42	\$2,844,545	\$2,754,636	\$2,799,000	103.71%		1.68

### "Active" Listings in Short Hills

Number of Units: 19  
 Average List Price: \$3,422,941  
 Average Days on Market: 60

### "Under Contract" Listings in Short Hills

Number of Units: 28  
 Average List Price: \$2,771,036  
 Average Days on Market: 32



# 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	42										29
List Price	\$4,131,667	\$1,857,000	\$2,754,636										\$2,691,900
Sales Price	\$4,125,000	\$1,978,670	\$2,799,000										\$2,751,801
SP:LP%	100.59%	106.36%	103.71%										104.04%
SP to AV	1.38	1.43	1.68										1.55
# Units Sold	3	6	11										20
3 Mo Rate of Ab	2.46	2.82	3.00										2.76
Active Listings	25	20	19										21
Under Contracts	8	19	28										18

## Flashback! YTD 2025 vs YTD 2026

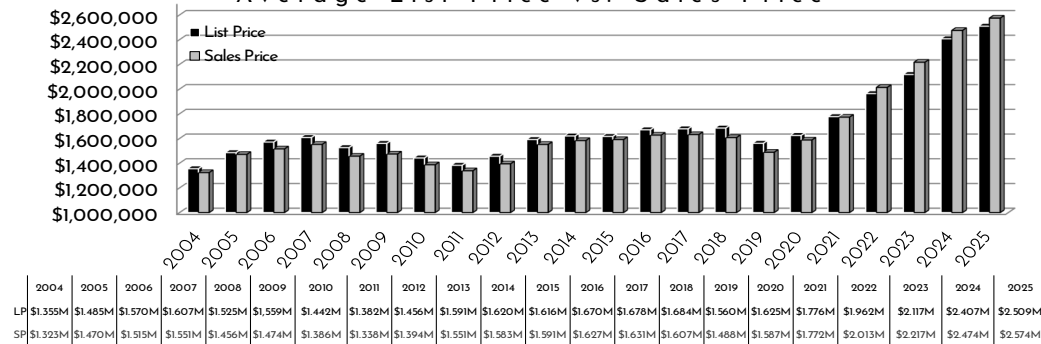
YTD	2025	2026	% Change
DOM	31	29	-5.74%
Sales Price	\$2,635,614	\$2,751,801	4.41%
LP:SP	104.18%	104.04%	-0.14%
SP:AV	1.57	1.55	-1.51%



YTD	2025	2026	% Change
# Units Sold	22	20	-9.09%
Rate of Ab 3 Mo	2.34	2.76	17.95%
Actives	20	21	4.92%
Under Contracts	14	18	27.91%

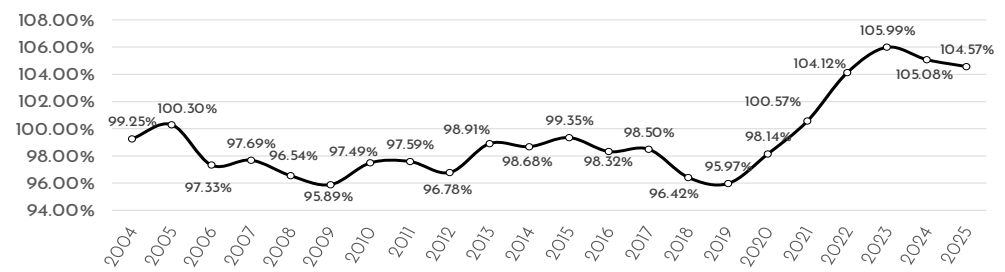
## Short Hills Yearly Market Trends

Average List Price vs. Sales Price

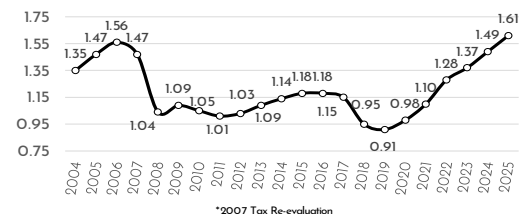


## Short Hills Yearly Market Trends

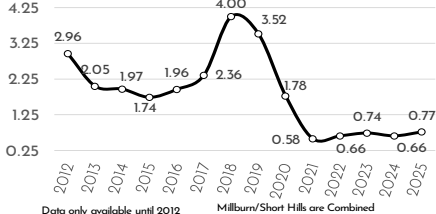
Sales Price to List Price Ratios



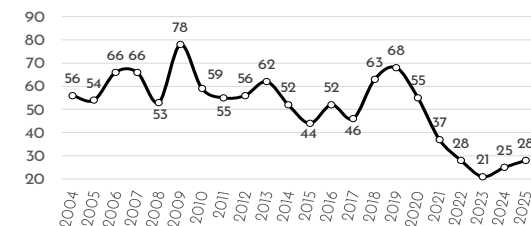
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

