

Short Hills

April 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	92 Hobart Avenue	Custom	6	3.0	29	\$1,300,000	\$1,300,000	\$1,370,000	105.38%	\$995,000	1.38
2	46 Elmwood Place	Colonial	4	3.2	12	\$1,788,000	\$1,788,000	\$1,830,000	102.35%	\$908,700	2.01
3	30 Silver Spring Road	Custom	4	3.1	11	\$1,799,000	\$1,799,000	\$1,900,000	105.61%	\$941,800	2.02
4	66 Canoe Brook Road	SplitLev	4	3.1	18	\$1,795,000	\$1,795,000	\$1,999,999	111.42%	\$1,085,000	1.84
5	30 Colonial Way	Colonial	4	3.1	8	\$1,795,000	\$1,795,000	\$2,305,000	128.41%	\$1,176,400	1.96
6	5 Keats Road	Custom	4	4.1	9	\$2,549,000	\$2,549,000	\$2,500,000	98.08%	\$1,524,400	1.64
7	7 Canterbury Lane	Colonial	6	5.0	49	\$2,799,000	\$2,799,000	\$2,685,000	95.93%	New	
8	51 Woodcrest Avenue	Custom	4	3.1	7	\$2,595,000	\$2,595,000	\$2,851,400	109.88%	\$1,476,800	1.93
9	9 Westview Road	Colonial	5	4.1	9	\$2,795,000	\$2,795,000	\$3,100,000	110.91%	\$1,831,200	1.69
10	26 Keats Road	Custom	6	4.1	10	\$2,995,000	\$2,995,000	\$3,370,000	112.52%	\$2,050,000	1.64
AVERAGE					16	\$2,221,000	\$2,221,000	\$2,391,140	108.05%		1.79

"Active" Listings in Short Hills

Number of Units: 27
 Average List Price: \$3,655,551
 Average Days on Market: 25

"Under Contract" Listings in Short Hills

Number of Units: 30
 Average List Price: \$2,754,367
 Average Days on Market: 30



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	16									25
List Price	\$4,131,667	\$1,857,000	\$2,754,636	\$2,221,000									\$2,534,933
Sales Price	\$4,125,000	\$1,978,670	\$2,799,000	\$2,391,140									\$2,631,581
SP:LP%	100.59%	106.36%	103.71%	108.05%									105.38%
SP to AV	1.38	1.43	1.68	1.79									1.64
# Units Sold	3	6	11	10									30
3 Mo Rate of Ab	2.46	2.82	3.00	3.16									2.86
Active Listings	25	20	19	27									23
Under Contracts	8	19	28	30									21

Flashback! YTD 2025 vs YTD 2026

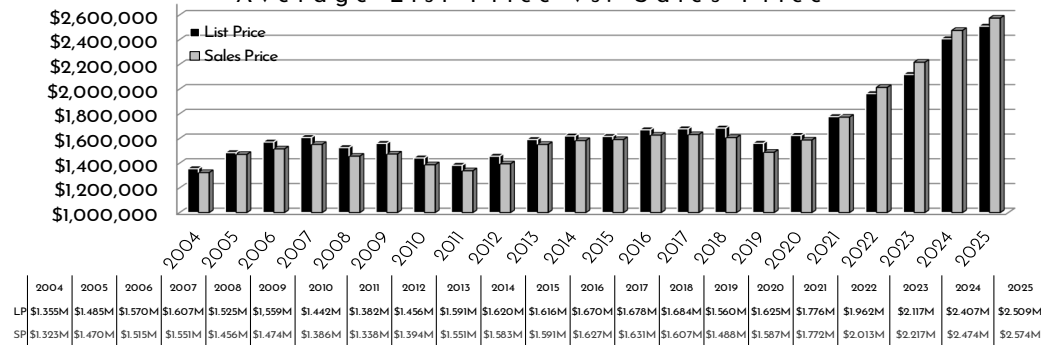
YTD	2025	2026	% Change
DOM	28	25	-12.16%
Sales Price	\$2,780,081	\$2,631,581	-5.34%
LP:SP	103.89%	105.38%	1.43%
SP:AV	1.61	1.64	1.89%



YTD	2025	2026	% Change
# Units Sold	31	30	-3.23%
Rate of Ab 3 Mo	2.87	2.86	-0.26%
Actives	24	23	-5.21%
Under Contracts	17	21	23.19%

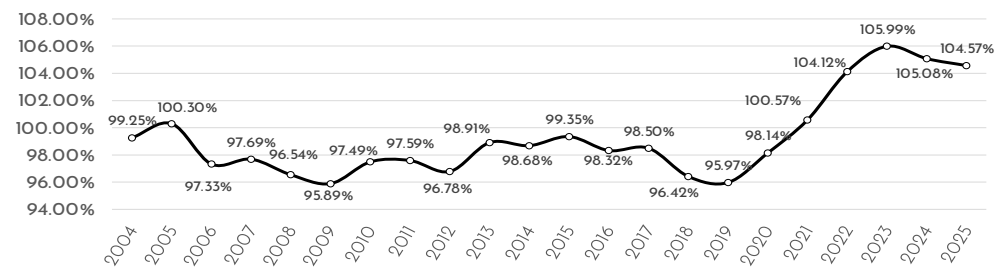
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

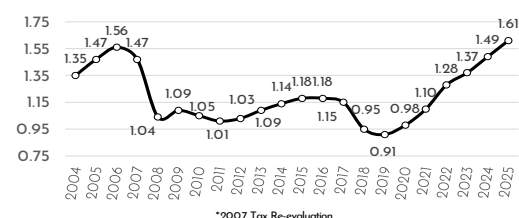


Short Hills Yearly Market Trends

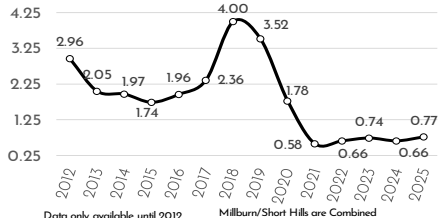
Sales Price to List Price Ratios



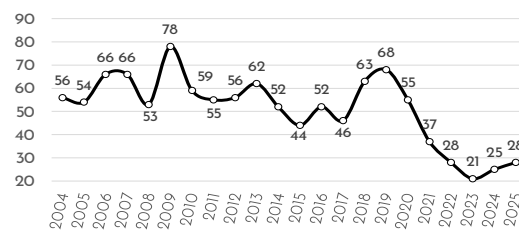
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

