

# Short Hills

## May 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	8 Claremont Drive	Colonial	3	1.1	9	\$1,100,000	\$1,100,000	\$1,380,000	125.45%	\$841,400	1.64
2	80 Canoe Brook Road	SplitLev	6	3.0	224	\$2,500,000	\$2,000,000	\$1,750,000	87.50%	\$1,239,000	1.41
3	250 Old Short Hills Road	Ranch	3	3.0	22	\$1,795,000	\$1,795,000	\$1,795,000	100.00%	Renovated	
4	236 White Oak Ridge Road	Custom	4	3.0	17	\$1,789,000	\$1,789,000	\$1,810,101	101.18%	\$1,112,200	1.63
5	61 Western Drive	Colonial	5	2.1	7	\$1,799,000	\$1,799,000	\$1,900,000	105.61%	\$1,373,200	1.38
6	151 Mohawk Road	Colonial	4	2.1	6	\$1,750,000	\$1,750,000	\$2,200,000	125.71%	\$1,071,900	2.05
7	77 Falmouth Street	Colonial	4	4.1	10	\$2,550,000	\$2,550,000	\$2,550,000	100.00%	\$1,527,500	1.67
8	27 Barnsdale Road	Tudor	5	5.1	10	\$2,495,000	\$2,495,000	\$2,675,000	107.21%	\$1,250,000	2.14
9	12 Cayuga Way	Colonial	5	3.1	9	\$2,395,000	\$2,395,000	\$2,800,008	116.91%	\$1,468,400	1.91
10	3 Denman Court	Colonial	6	5.1	13	\$2,800,000	\$2,800,000	\$3,000,000	107.14%	\$2,075,000	1.45
11	8 Park Place	Colonial	5	4.2	1	\$2,900,000	\$2,900,000	\$3,260,000	112.41%	\$1,724,900	1.89
12	96 Westview Road	Custom	6	5.1	1	\$3,740,000	\$3,740,000	\$3,740,000	100.00%	\$2,275,000	1.64
AVERAGE					27	\$2,301,083	\$2,259,417	\$2,405,009	107.43%		1.71

### *"Active"* Listings in Short Hills

Number of Units: 24  
 Average List Price: \$3,932,183  
 Average Days on Market: 37

### *"Under Contract"* Listings in Short Hills

Number of Units: 42  
 Average List Price: \$2,960,521  
 Average Days on Market: 24



# 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	27								25
List Price	\$4,131,667	\$1,857,000	\$2,754,636	\$2,221,000	\$2,259,417								\$2,456,214
Sales Price	\$4,125,000	\$1,978,670	\$2,799,000	\$2,391,140	\$2,405,009								\$2,566,846
SP:LP%	100.59%	106.36%	103.71%	108.05%	107.43%								105.96%
SP to AV	1.38	1.43	1.68	1.79	1.71								1.66
# Units Sold	3	6	11	10	12								42
3 Mo Rate of Ab	2.46	2.82	3.00	3.16	2.04								2.70
Active Listings	25	20	19	27	24								23
Under Contracts	8	19	28	30	42								25

## Flashback! YTD 2025 vs YTD 2026

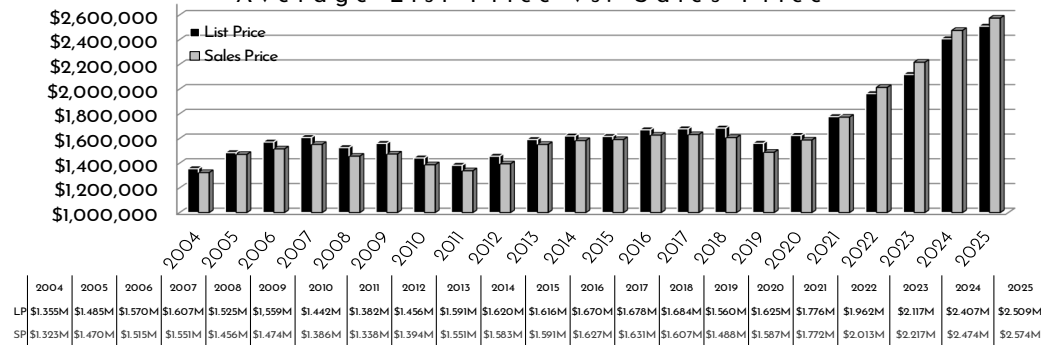
YTD	2025	2026	% Change
DOM	27	25	-6.67%
Sales Price	\$2,712,569	\$2,566,846	-5.37%
LP:SP	104.36%	105.96%	1.54%
SP:AV	1.60	1.66	3.99%



YTD	2025	2026	% Change
# Units Sold	36	42	16.67%
Rate of Ab 3 Mo	2.86	2.70	-5.80%
Actives	24	23	-4.96%
Under Contracts	22	25	14.41%

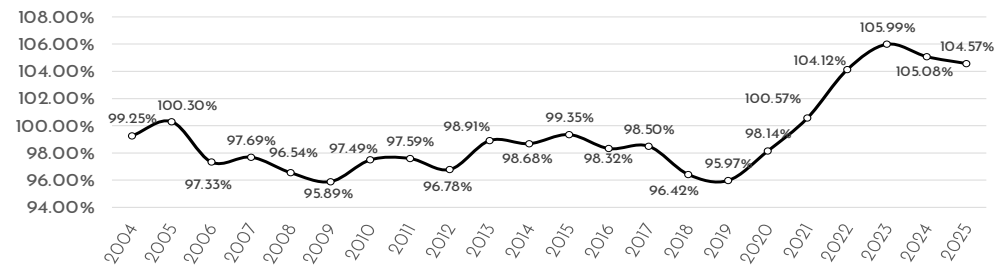
## Short Hills Yearly Market Trends

Average List Price vs. Sales Price



## Short Hills Yearly Market Trends

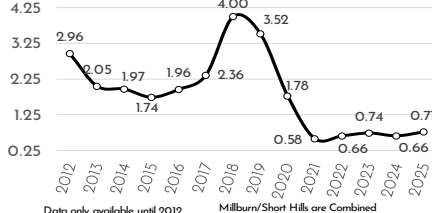
Sales Price to List Price Ratios



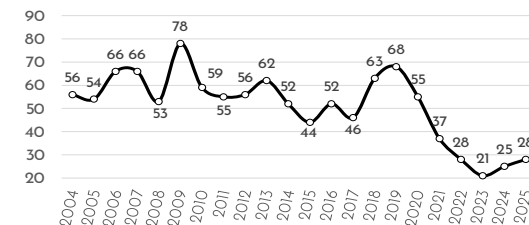
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

