

Short Hills

June 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	167 Hobart Avenue	Colonial	3	2.1	10	\$1,495,000	\$1,495,000	\$1,670,000	111.71%	\$1,386,300	1.20
2	257 Brookhaven Way	Colonial	3	2.1	13	\$1,495,000	\$1,495,000	\$1,700,000	113.71%	\$1,104,300	1.54
3	111 Parsonage Hill Road	Colonial	5	3.1	20	\$1,895,000	\$1,895,000	\$1,900,000	100.26%	\$1,075,000	1.77
4	89 Westview Road	SplitLev	4	4.1	8	\$1,675,000	\$1,675,000	\$1,975,000	117.91%	\$1,205,000	1.64
5	36 Thackeray Drive	Custom	4	3.0	8	\$1,950,000	\$1,950,000	\$1,999,999	102.56%	\$1,301,700	1.54
6	67 West Road	Colonial	4	4.1	9	\$2,195,000	\$2,195,000	\$2,130,650	97.07%	\$1,200,400	1.77
7	95 Silver Spring Road	Custom	4	5.1	20	\$1,775,000	\$1,775,000	\$2,200,000	123.94%	Renovated	
8	11 Hawthorne Avenue	Colonial	4	3.2	8	\$1,895,000	\$1,895,000	\$2,220,000	117.15%	\$1,175,000	1.89
9	131 Lawrence Drive	Ranch	4	3.1	36	\$2,388,000	\$2,238,000	\$2,228,000	99.55%	\$1,457,800	1.53
10	28 Coleridge Road	SplitLev	4	3.1	9	\$2,295,000	\$2,295,000	\$2,445,000	106.54%	\$1,411,600	1.73
11	1 Lenape Road	Custom	5	5.2	1	\$2,450,000	\$2,450,000	\$2,450,000	100.00%	\$1,623,800	1.51
12	85 Athens Road	Colonial	6	4.1	8	\$2,495,000	\$2,495,000	\$2,625,000	105.21%	\$1,270,600	2.07
13	197 Parsonage Hill Road	Custom	4	3.1	8	\$2,495,000	\$2,495,000	\$2,736,500	109.68%	\$1,304,400	2.10
14	49 Hilltop Road	Colonial	6	3.1	31	\$2,799,000	\$2,799,000	\$2,825,000	100.93%	\$1,651,200	1.71
15	58 Merrywood Lane	Colonial	5	4.1	9	\$2,795,000	\$2,795,000	\$2,995,000	107.16%	\$1,857,100	1.61
16	15 Troy Drive	Custom	5	3.1	1	\$3,000,000	\$3,000,000	\$3,000,000	100.00%	\$1,619,300	1.85
17	1 Slope Drive	Colonial	6	4.2	12	\$2,895,000	\$2,895,000	\$3,283,150	113.41%	\$1,864,100	1.76
18	126 Fairfield Drive	Colonial	6	5.2	113	\$3,850,000	\$3,850,000	\$3,500,000	90.91%	\$3,215,800	1.09
19	8 Roland Drive	Colonial	5	4.1	1	\$3,500,000	\$3,500,000	\$3,500,000	100.00%	\$2,678,000	1.31
20	21 Hardwell Road	Colonial	6	4.2	19	\$3,888,000	\$3,888,000	\$3,888,000	100.00%	\$2,467,200	1.58



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21	38 Deer Path	Colonial	6	5.2	8	\$3,695,000	\$3,695,000	\$3,955,000	107.04%	\$2,132,600	1.85
22	31 Forest Drive	Colonial	6	7.1	20	\$4,098,000	\$4,098,000	\$4,105,000	100.17%	\$2,850,000	1.44
23	132 Hartshorn Drive	Custom	8	7.2	7	\$4,900,000	\$4,900,000	\$4,750,000	96.94%	\$2,976,900	1.60
24	15 Arden Place	Colonial	7	6.1	9	\$4,888,000	\$4,888,000	\$4,950,000	101.27%	\$2,800,000	1.77
25	127 Stewart Road	Colonial	7	6.1	80	\$5,299,999	\$5,299,999	\$5,000,000	94.34%	New	
26	83 Stewart Road	Custom	6	5.2	1	\$5,000,000	\$5,000,000	\$5,000,000	100.00%	\$2,775,000	1.80
27	882 S Orange Avenue	Colonial	11	11.2	40	\$5,488,888	\$5,488,888	\$5,200,000	94.74%	\$5,719,900	0.91
AVERAGE					19	\$3,059,070	\$3,053,514	\$3,119,678	104.16%		1.62

"Active" Listings in Short Hills

Number of Units: 27
Average List Price: \$3,802,107
Average Days on Market: 40

"Under Contract" Listings in Short Hills

Number of Units: 35
Average List Price: \$2,519,514
Average Days on Market: 22



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	19							23
List Price	\$4,131,667	\$1,857,000	\$2,754,636	\$2,221,000	\$2,259,417	\$3,053,514							\$2,689,940
Sales Price	\$4,125,000	\$1,978,670	\$2,799,000	\$2,391,140	\$2,405,009	\$3,119,678							\$2,783,171
SP:LP%	100.59%	106.36%	103.71%	108.05%	107.43%	104.16%							105.26%
SP to AV	1.38	1.43	1.68	1.79	1.71	1.62							1.64
# Units Sold	3	6	11	10	12	27							69
3 Mo Rate of Ab	2.46	2.82	3.00	3.16	2.04	1.81							2.55
Active Listings	25	20	19	27	24	27							24
Under Contracts	8	19	28	30	42	35							27

Flashback! YTD 2025 vs YTD 2026

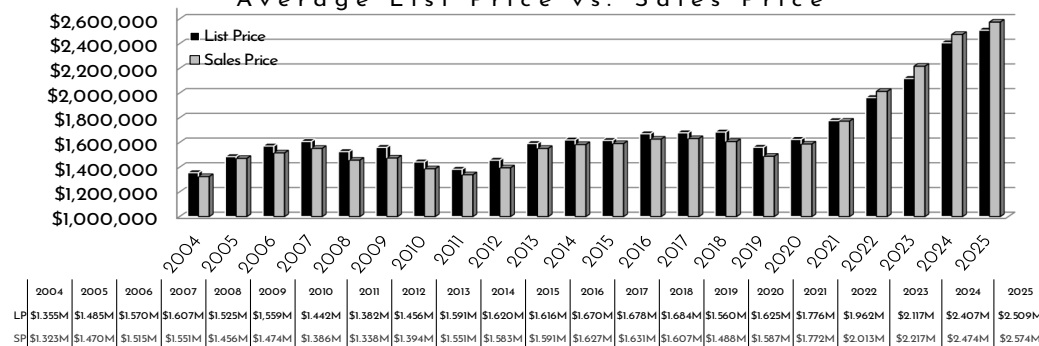
YTD	2025	2026	% Change
DOM	25	23	-8.25%
Sales Price	\$2,570,048	\$2,783,171	8.29%
LP:SP	105.70%	105.26%	-0.42%
SP:AV	1.60	1.64	3.02%



YTD	2025	2026	% Change
# Units Sold	58	69	18.97%
Rate of Ab 3 Mo	2.72	2.55	-6.37%
Actives	24	24	0.00%
Under Contracts	24	27	12.50%

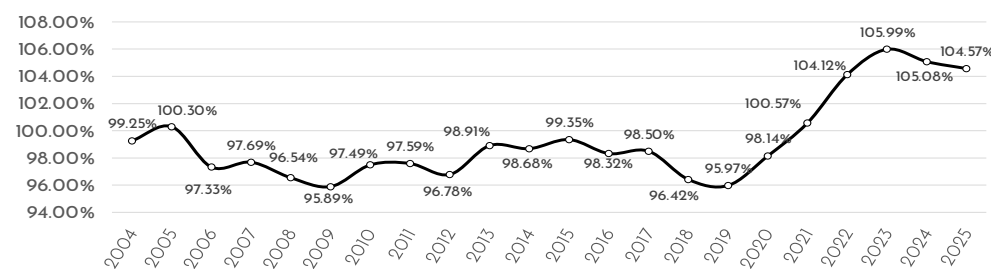
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

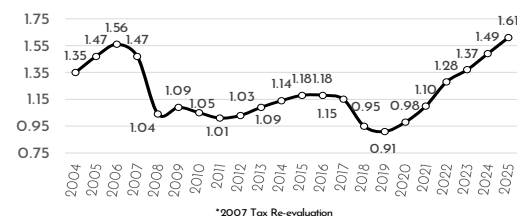


Short Hills Yearly Market Trends

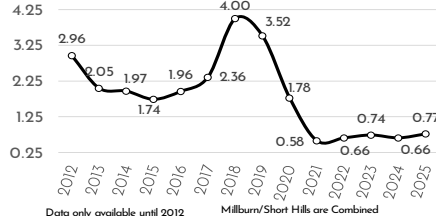
Sales Price to List Price Ratios



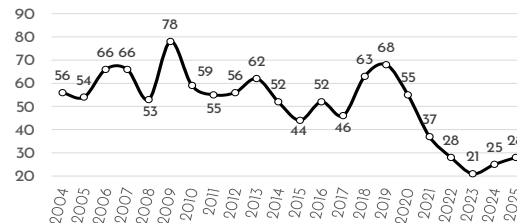
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

