

Short Hills

August 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	28 Canterbury Lane	Colonial	4	3.1	12	\$1,450,000	\$1,450,000	\$1,705,000	117.59%	\$906,300	1.88
2	184 Old Short Hills Road	Tudor	4	2.1	42	\$2,150,000	\$1,850,000	\$1,810,000	97.84%	\$1,124,400	1.61
3	106 Short Hills Avenue	Colonial	5	3.1	12	\$1,699,000	\$1,699,000	\$1,875,000	110.36%	\$997,900	1.88
4	20 Kean Road	Ranch	3	2.2	13	\$1,595,000	\$1,595,000	\$1,875,000	117.55%	\$1,118,900	1.68
5	44 Wellington Avenue	Colonial	4	3.2	9	\$1,450,000	\$1,450,000	\$1,880,000	129.66%	\$1,095,300	1.72
6	57 Woodland Road	Colonial	4	4.1	21	\$1,995,000	\$1,995,000	\$1,895,000	94.99%	\$1,035,100	1.83
7	28 Kilmer Drive	Colonial	5	4.0	14	\$1,999,000	\$1,999,000	\$1,999,000	100.00%	\$986,400	2.03
8	119 Wellington Avenue	Colonial	4	3.1	8	\$1,688,000	\$1,688,000	\$1,999,888	118.48%	\$975,100	2.05
9	35 Woodland Road	Tudor	5	4.0	20	\$1,885,000	\$1,885,000	\$1,999,999	106.10%	\$1,131,600	1.77
10	89 Whitney Road	Custom	5	4.0	19	\$1,898,000	\$1,898,000	\$2,100,000	110.64%	\$1,276,000	1.65
11	2 Briarwood Drive	Custom	6	3.2	33	\$2,699,000	\$2,499,000	\$2,415,000	96.64%	\$1,700,000	1.42
12	47 Cayuga Way	Custom	5	4.1	8	\$2,395,000	\$2,395,000	\$2,875,000	120.04%	\$1,675,000	1.72
13	2 Denman Court	Colonial	5	4.1	16	\$2,995,000	\$2,995,000	\$2,950,000	98.50%	\$1,824,200	1.62
14	11 Cayuga Way	Colonial	5	4.3	8	\$2,795,000	\$2,795,000	\$3,155,000	112.88%	\$1,825,400	1.73
15	100 Browning Road	Colonial	6	4.2	10	\$2,695,000	\$2,695,000	\$3,200,000	118.74%	\$1,459,600	2.19
16	123 Highland Avenue	Colonial	7	5.2	40	\$3,575,000	\$3,575,000	\$3,450,000	96.50%	\$3,321,500	1.04
17	63 Addison Drive	Colonial	7	6.1	14	\$3,800,000	\$3,800,000	\$3,825,000	100.66%	\$2,520,400	1.52
18	171 Tennyson Drive	Custom	6	5.1	13	\$3,695,000	\$3,695,000	\$3,965,000	107.31%	\$2,259,200	1.76
19	2 Spenser Drive	Colonial	7	7.1	8	\$3,899,000	\$3,899,000	\$4,000,000	102.59%	\$2,670,600	1.50
20	19 Shelley Road	Custom	7	7.1	171	\$4,095,000	\$4,095,000	\$4,725,851	115.41%	New	
21	27 Hillside Avenue	Colonial	6	6.2	52	\$5,990,000	\$5,990,000	\$5,675,000	94.74%	\$3,600,000	1.58
AVERAGE					26	\$2,687,714	\$2,663,905	\$2,827,368	107.96%		1.71

"Active" Listings in Short Hills

Number of Units: 22
Average List Price: \$3,916,722
Average Days on Market: 70

"Under Contract" Listings in Short Hills

Number of Units: 8
Average List Price: \$2,839,750
Average Days on Market: 26



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	17	26					22
List Price	\$4,131,667	\$1,857,000	\$2,754,636	\$2,221,000	\$2,259,417	\$3,053,514	\$2,454,700	\$2,663,905					\$2,642,199
Sales Price	\$4,125,000	\$1,978,670	\$2,799,000	\$2,391,140	\$2,405,009	\$3,119,678	\$2,566,159	\$2,827,368					\$2,752,152
SP:LP%	100.59%	106.36%	103.71%	108.05%	107.43%	104.16%	106.29%	107.96%					105.96%
SP to AV	1.38	1.43	1.68	1.79	1.71	1.62	1.64	1.71					1.66
# Units Sold	3	6	11	10	12	27	20	21					110
3 Mo Rate of Ab	2.46	2.82	3.00	3.16	2.04	1.81	1.64	1.05					2.25
Active Listings	25	20	19	27	24	27	25	22					24
Under Contracts	8	19	28	30	42	35	27	8					25

Flashback! YTD 2025 vs YTD 2026

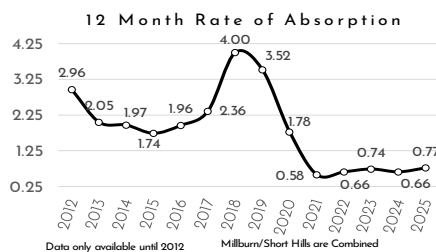
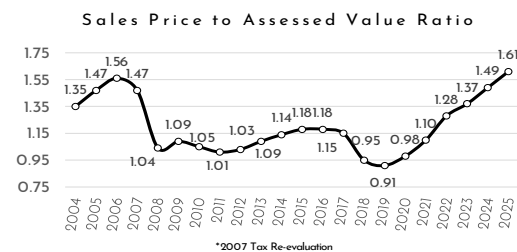
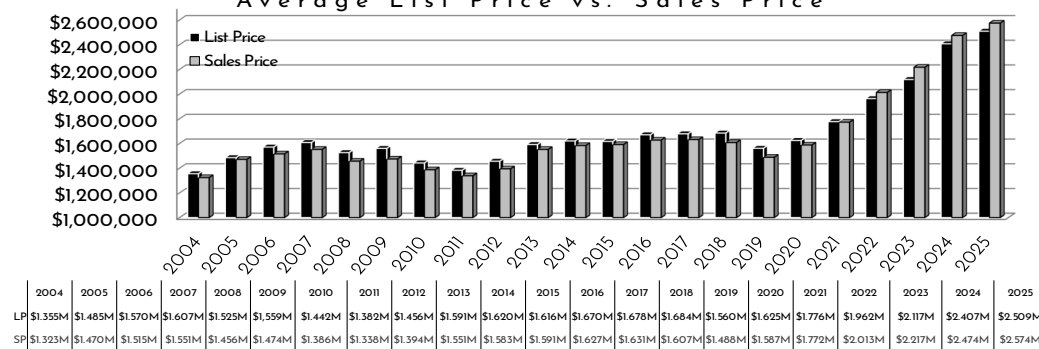
YTD	2025	2026	% Change
DOM	27	22	-18.29%
Sales Price	\$2,621,471	\$2,752,152	4.99%
LP:SP	105.03%	105.96%	0.88%
SP:AV	1.61	1.66	2.94%



YTD	2025	2026	% Change
# Units Sold	96	110	14.58%
Rate of Ab 3 Mo	2.29	2.25	-1.75%
Actives	23	24	4.35%
Under Contracts	23	25	8.70%

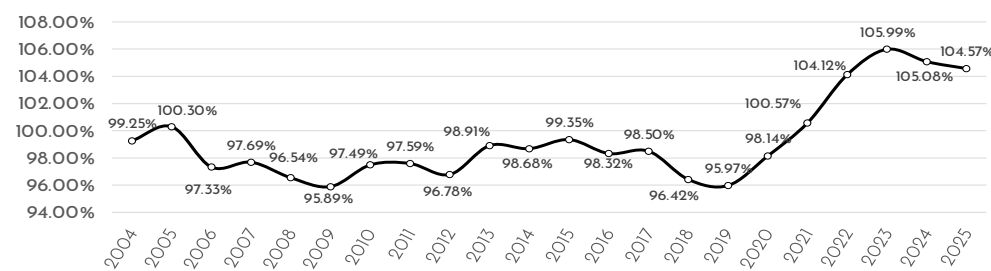
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

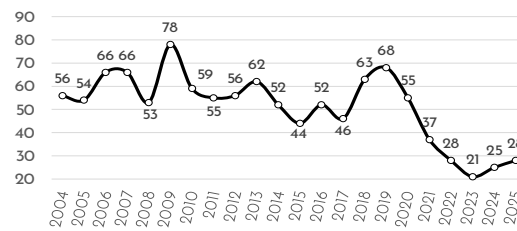


Short Hills Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

