Short Hills

September 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	24 Canoe Brook Road	RanchRas	5	3.0	12	$1,700,000	$1,700,000	$1,999,000	117.59%	$1,104,100	1.81
2	24 Rippling Brook Drive	RanchExp	4	2.1	13	$1,700,000	$1,700,000	$2,108,108	124.01%	$1,346,500	1.57
3	44 West Road	Colonial	6	4.2	14	$2,200,000	$2,200,000	$2,500,000	113.64%	$1,339,900	1.87
4	36 Kean Road	RanchExp	4	3.2	1	$2,800,000	$2,800,000	$2,600,000	92.86%	$1,753,600	1.48
5	14 Cross Gates	Colonial	6	4.2	9	$2,650,000	$2,650,000	$2,850,000	107.55%	$1,795,900	1.59
6	19 Hilltop Road	Colonial	6	5.1	13	$2,975,000	$2,975,000	$2,975,000	100.00%	$1,843,300	1.61
7	2 Troy Drive	Colonial	7	6.1	10	$3,250,000	$3,250,000	$3,320,000	102.15%	$1,841,200	1.80
	AVERAGE				10	$2,467,857	$2,467,857	$2,621,730	108.26%		1.68

"Active" Listings in Short Hills

Number of Units	30
Average List Price	$3,633,897
Average Days on Market	49

"Under Contract" Listings in Short Hills

Number of Units	10
Average List Price	$3,2900,000
Average Days on Market	31

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Short Hills 2026 Year to Date Market Trends

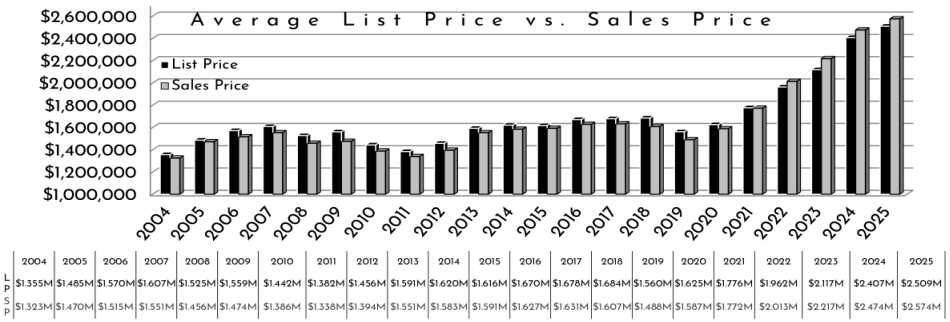
YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	8	16	42	16	27	19	17	26	10				22
List Price	$4,131,667	$1,857,000	$2,754,636	$2,221,000	$2,259,417	$3,053,514	$2,454,700	$2,663,905	$2,467,857				$2,631,768
Sales Price	$4,125,000	$1,978,670	$2,799,000	$2,391,140	$2,405,009	$3,119,678	$2,566,159	$2,827,368	$2,621,730				$2,744,349
SP:LP%	100.59%	106.36%	103.71%	108.05%	107.43%	104.16%	106.29%	107.96%	108.26%				106.10%
SP to AV	1.38	1.43	1.68	1.79	1.71	1.62	1.64	1.71	1.68				1.66
# Units Sold	3	6	11	10	12	27	20	21	7				117
3 Mo Rate of Ab	2.46	2.82	3.00	3.16	2.04	1.81	1.64	1.05	1.83				2.20
Active Listings	25	20	19	27	24	27	25	22	30				24
Under Contracts	8	19	28	30	42	35	27	8	10				23

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	29	22	-24.90%
Sales Price	$2,573,507	$2,744,349	6.64%
LP:SP	104.75%	106.10%	1.29%
SP:AV	1.60	1.66	3.49%

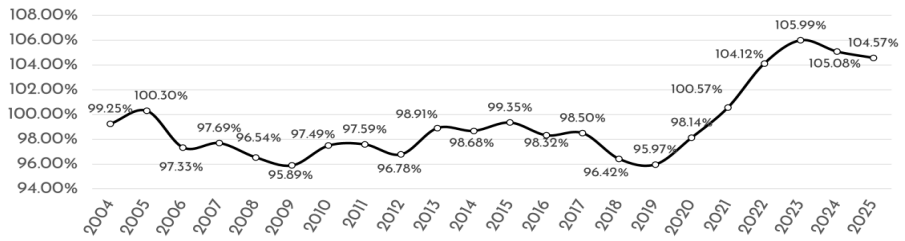
YTD	2025	2026	% Change
# Units Sold	102	117	14.71%
Rate of Ab 3 Mo	2.20	2.20	0.00%
Actives	23	24	4.35%
Under Contracts	22	23	4.55%

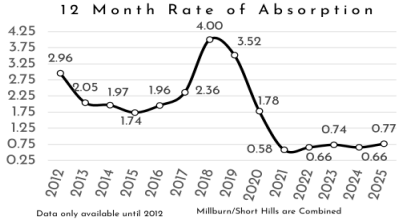
Short Hills Yearly Market Trends

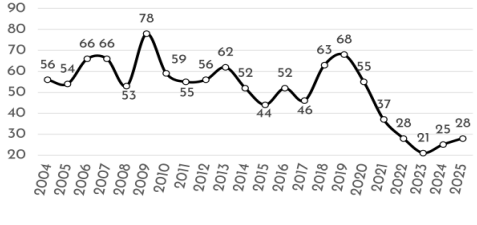


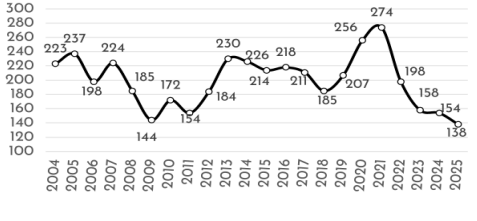
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
List Price	$1.355M	$1.485M	$1.570M	$1.607M	$1.525M	$1.559M	$1.442M	$1.382M	$1.456M	$1.591M	$1.620M	$1.616M	$1.670M	$1.678M	$1.684M	$1.560M	$1.625M	$1.776M	$1.962M	$2.117M	$2.407M	$2.509M
Sales Price	$1.323M	$1.470M	$1.515M	$1.551M	$1.456M	$1.474M	$1.386M	$1.338M	$1.394M	$1.551M	$1.583M	$1.591M	$1.627M	$1.631M	$1.607M	$1.488M	$1.587M	$1.772M	$2.013M	$2.217M	$2.474M	$2.574M

Short Hills Yearly Market Trends









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Not intended to solicit a property already listed.