

Short Hills

May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12 Campbell Road	Colonial	3	2.1	20	\$988,000	\$988,000	\$920,000	93.12%	\$755,000	1.22
2	29 Baltusrol Way	Colonial	3	2.1	9	\$1,088,000	\$1,088,000	\$1,088,000	100.00%	\$877,300	1.24
3	122 Old Short Hills Road	Custom	5	3.0	27	\$995,000	\$995,000	\$1,115,000	112.06%	\$891,100	1.25
4	22 Great Hills Road	Colonial	4	3.1	163	\$1,188,000	\$1,188,000	\$1,188,000	100.00%	\$871,100	1.36
5	79 Baltusrol Way	Colonial	3	3.0	14	\$1,495,000	\$1,495,000	\$1,635,000	109.36%	\$1,005,200	1.63
6	7 Knollwood Road	Ranch	4	3.1	1	\$1,675,000	\$1,675,000	\$1,675,000	100.00%	\$1,250,000	1.34
7	8 Robbins Lane	Contemp	4	4.1	14	\$1,500,000	\$1,500,000	\$1,965,000	131.00%	\$1,397,000	1.41
8	64 Silver Spring Road	Colonial	6	3.1	16	\$1,888,888	\$1,888,888	\$2,050,000	108.53%	\$1,107,000	1.85
9	22 Hawthorne Road	Colonial	6	3.2	9	\$1,895,000	\$1,895,000	\$2,255,000	119.00%	\$1,286,000	1.75
10	10 Byron Road	Colonial	6	5.1	8	\$2,795,000	\$2,795,000	\$2,750,000	98.39%	\$2,247,900	1.22
11	17 Merrywood Lane	Colonial	6	4.1	15	\$2,988,000	\$2,988,000	\$2,850,000	95.38%	\$1,831,900	1.56
12	85 Farley Road	Colonial	7	6.1	17	\$3,698,000	\$3,698,000	\$3,570,000	96.54%	\$2,837,400	1.26
AVERAGE					26	\$1,849,491	\$1,849,491	\$1,921,750	105.28%		1.42

"Active" Listings in Short Hills

Number of Units: 31
 Average List Price: \$2,831,548
 Average Days on Market: 32

"Under Contract" Listings in Short Hills

Number of Units: 35
 Average List Price: \$2,355,343
 Average Days on Market: 27

Short Hills 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	12	29	19	21	26								22
List Price	\$3,816,000	\$2,733,250	\$1,911,200	\$2,165,346	\$1,849,491								\$2,162,852
Sales Price	\$3,800,000	\$2,802,025	\$1,902,929	\$2,292,280	\$1,921,750								\$2,225,577
SP:LP%	99.33%	102.88%	100.69%	109.34%	105.28%								104.83%
SP to AV	1.34	1.51	1.32	1.48	1.42								1.41
# Units Sold	3	4	14	17	12								50
3 Mo Rate of Ab	1.43	1.89	1.89	2.28	1.64								1.83
Active Listings	16	19	17	26	31								22
Under Contracts	18	23	30	31	35								27

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	18	22	19.26%
Sales Price	\$2,215,657	\$2,225,577	0.45%
LP:SP	107.00%	104.83%	-2.03%
SP:AV	1.33	1.41	5.94%

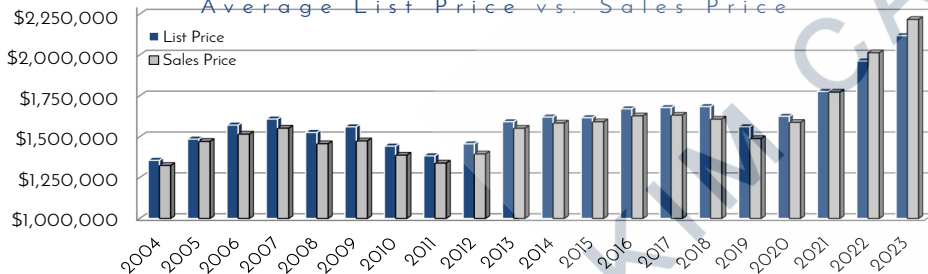
Prominent
Properties

Sotheby's
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YTD	2023	2024	% Change
# Units Sold	47	50	6.38%
Rate of Ab 3 Mo	2.61	1.83	-30.09%
Actives	27	22	-19.85%
Under Contracts	28	27	-3.52%

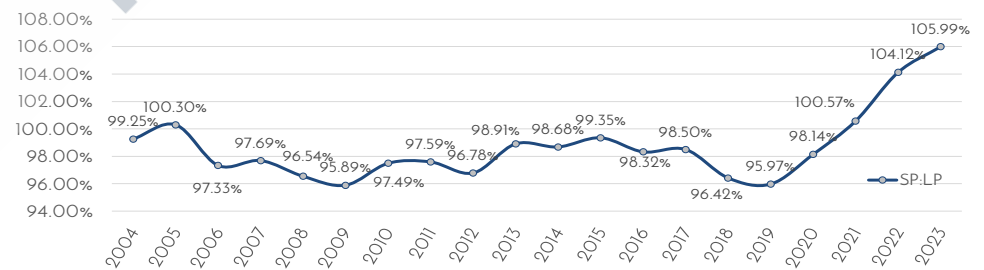
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

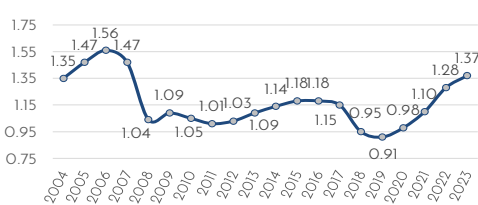


Short Hills Yearly Market Trends

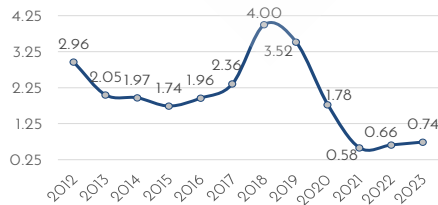
Sales Price to List Price Ratios



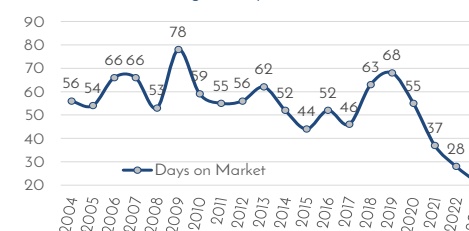
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

