

Short Hills

November 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	243 Hobart Avenue	Colonial	4	3.1	36	\$1,369,000	\$1,369,000	\$1,425,000	104.09%	\$1,169,500	1.22
2	106 Silver Spring Road	Colonial	3	2.0	82	\$1,448,000	\$1,475,000	\$1,440,000	97.63%	\$925,000	1.56
3	79 Lawrence Drive	Colonial	5	3.2	10	\$1,995,000	\$1,995,000	\$2,201,000	110.33%	\$1,651,300	1.33
4	68 Tennyson Drive	SplitLev	4	2.2	13	\$1,998,000	\$1,998,000	\$2,250,000	112.61%	Renovated	
5	30 Sylvan Way	Colonial	6	5.1	94	\$2,888,000	\$2,538,000	\$2,450,000	96.53%	Renovated	
6	158 Mohawk Road	Colonial	6	5.1	17	\$2,495,000	\$2,495,000	\$2,585,000	103.61%	\$1,475,000	1.75
7	62 Cambridge Drive	Contemp	5	4.1	78	\$2,895,000	\$2,650,000	\$2,650,000	100.00%	\$1,751,000	1.51
8	423 White Oak Ridge Road	Colonial	7	5.1	16	\$2,795,000	\$2,795,000	\$2,745,000	98.21%	\$2,203,700	1.25
9	258 Long Hill Drive	Colonial	7	6.1	1	\$4,100,000	\$4,100,000	\$4,100,000	100.00%	\$2,674,900	1.53
10	74 Stewart Road	Colonial	5	4.1	1	\$4,175,000	\$4,175,000	\$4,175,000	100.00%	\$3,043,200	1.37
11	50 Coniston Road	Colonial	7	6.2	153	\$5,000,000	\$5,000,000	\$5,000,000	100.00%	New	
12	46 Farley Road	Colonial	6	7.2	133	\$5,250,000	\$5,250,000	\$5,150,000	98.10%	\$3,629,000	1.42
AVERAGE					53	\$3,034,000	\$2,986,667	\$3,014,250	101.76%		1.44

"Active" Listings in Short Hills

Number of Units: 12
 Average List Price: \$3,519,583
 Average Days on Market: 91

"Under Contract" Listings in Short Hills

Number of Units: 20
 Average List Price: \$2,794,000
 Average Days on Market: 37

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	18	25	18	19	46	53		25
List Price	\$3,816,000	\$2,733,250	\$1,911,200	\$2,165,346	\$1,849,491	\$1,920,176	\$2,473,192	\$2,127,143	\$2,649,400	\$4,090,429	\$2,986,667		\$2,382,696
Sales Price	\$3,800,000	\$2,802,025	\$1,902,929	\$2,292,280	\$1,921,750	\$2,046,353	\$2,527,212	\$2,237,980	\$2,670,300	\$4,110,571	\$3,014,250		\$2,450,489
SP:LP%	99.33%	102.88%	100.69%	109.34%	105.28%	108.14%	104.81%	107.40%	104.69%	101.66%	101.76%		105.17%
SP to AV	1.34	1.51	1.32	1.48	1.42	1.58	1.49	1.51	1.53	1.61	1.44		1.48
# Units Sold	3	4	14	17	12	17	26	21	10	7	12		143
3 Mo Rate of Ab	1.43	1.89	1.89	2.28	1.64	1.71	1.30	0.61	1.54	1.28	1.19		1.52
Active Listings	16	19	17	26	31	20	21	13	23	16	12		19
Under Contracts	18	23	30	31	35	35	26	15	17	22	20		25

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	19	25	29.46%
Sales Price	\$2,189,880	\$2,450,489	11.90%
LP:SP	106.15%	105.17%	-0.92%
SP:AV	1.37	1.48	8.64%

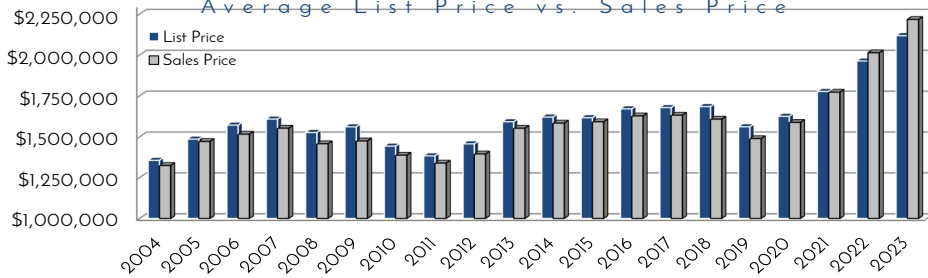
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	142	143	0.70%
Rate of Ab 3 Mo	1.83	1.52	-16.82%
Actives	23	19	-13.71%
Under Contracts	23	25	6.67%

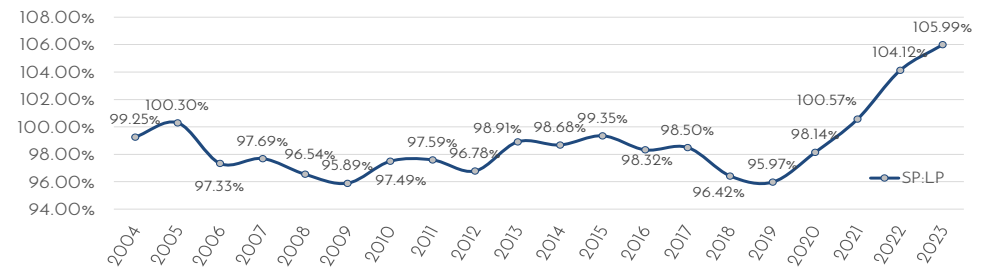
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

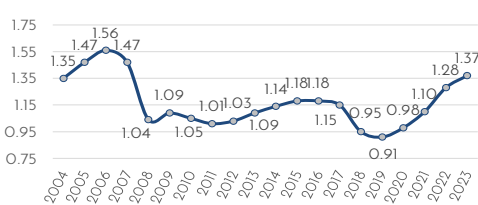


Short Hills Yearly Market Trends

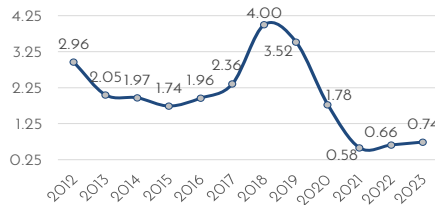
Sales Price to List Price Ratios



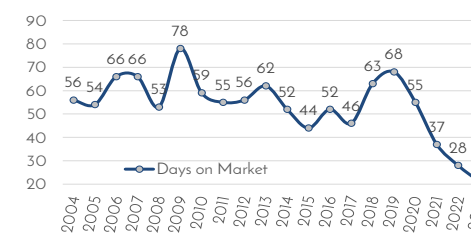
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

