

Short Hills

October 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	81 Mohawk Road	Ranch	4	3.1	9	\$1,998,000	\$1,998,000	\$2,173,995	108.81%	\$1,276,000	1.70
2	140 Old Short Hills Road	Colonial	5	4.2	9	\$2,495,000	\$2,495,000	\$2,750,000	110.22%	\$1,932,600	1.42
3	16 West Road	Tudor	6	5.1	11	\$2,750,000	\$2,750,000	\$2,850,000	103.64%	\$1,959,900	1.45
4	10 Joanna Way	Colonial	6	5.1	151	\$3,985,000	\$3,295,000	\$3,000,000	91.05%	\$2,291,600	1.31
5	353 Hartshorn Drive	Custom	6	7.1	138	\$4,876,000	\$4,495,000	\$4,400,000	97.89%	New	
6	281 Hartshorn Drive	Colonial	7	7.1	1	\$6,800,000	\$6,800,000	\$6,800,000	100.00%	\$3,721,300	1.83
7	253 Hartshorn Drive	Colonial	6	7.3	1	\$6,800,000	\$6,800,000	\$6,800,000	100.00%	\$3,500,000	1.94

"Active" Listings in Short Hills

Number of Units: 16
 Average List Price: \$3,387,687
 Average Days on Market: 72

"Under Contract" Listings in Short Hills

Number of Units: 22
 Average List Price: \$2,607,045
 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			22
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			\$2,327,371
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			\$2,398,847
SP:LP%	99.33%	102.88%	100.69%	109.34%	105.28%	108.14%	104.81%	107.40%	104.69%	101.66%			105.48%
SP to AV	1.34	1.51	1.32	1.48	1.42	1.58	1.49	1.51	1.53	1.61			1.49
# Units Sold	3	4	14	17	12	17	26	21	10	7			131
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			1.56
Active Listings	16	19	17	26	31	20	21	13	23	16			20
Under Contracts	18	23	30	31	35	35	26	15	17	22			25

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	19	22	19.28%
Sales Price	\$2,195,833	\$2,398,847	9.25%
LP:SP	106.30%	105.48%	-0.77%
SP:AV	1.36	1.49	8.94%

Prominent
Properties

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YTD	2023	2024	% Change
# Units Sold	129	131	1.55%
Rate of Ab 3 Mo	1.91	1.56	-18.61%
Actives	24	20	-14.77%
Under Contracts	24	25	3.28%

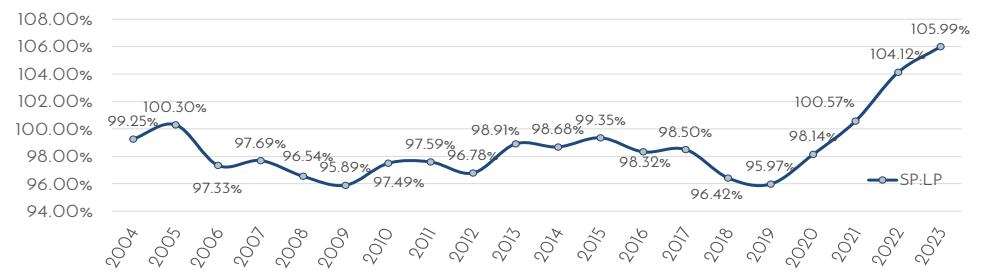
Short Hills Yearly Market Trends

Average List Price vs. Sales Price

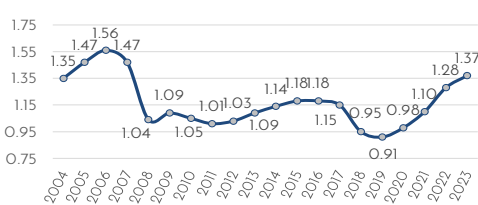


Short Hills Yearly Market Trends

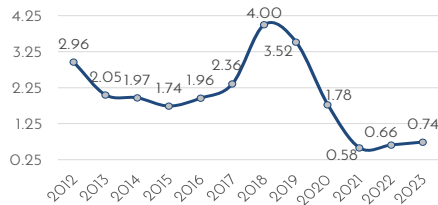
Sales Price to List Price Ratios



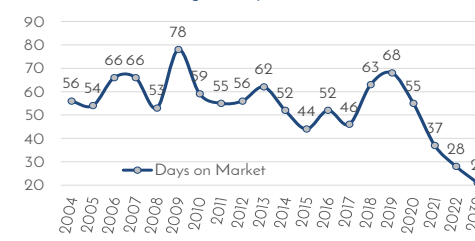
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

