

Short Hills

March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	270 Forest Drive S	Custom	5	4.0	60	\$1,695,000	\$1,645,000	\$1,700,000	103.34%	\$1,131,800	1.50
2	38 Campbell Road	Colonial	4	4.0	9	\$1,600,000	\$1,600,000	\$1,790,000	111.88%	\$1,018,700	1.76
3	2 W Beechcroft Road	Colonial	5	3.2	28	\$2,198,000	\$2,198,000	\$2,094,000	95.27%	\$1,627,300	1.29
4	27 Whitney Road	Colonial	4	3.1	9	\$1,995,000	\$1,995,000	\$2,275,000	114.04%	\$1,261,800	1.80
5	9 E Beechcroft Road	Colonial	5	3.1	13	\$1,895,000	\$1,895,000	\$2,300,000	121.37%	\$1,515,200	1.52
6	94 Knollwood Road	Colonial	5	4.1	13	\$3,588,000	\$3,588,000	\$3,588,000	100.00%	\$1,859,700	1.93
AVERAGE					22	\$2,161,833	\$2,153,500	\$2,291,167	107.65%		1.63

"Active" Listings in Short Hills

Number of Units: 30
Average List Price: \$3,140,900
Average Days on Market: 47

"Under Contract" Listings in Short Hills

Number of Units: 18
Average List Price: \$2,729,328
Average Days on Market: 21

Short Hills 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	33	36	22										31
List Price	\$2,870,400	\$2,563,000	\$2,153,500										\$2,591,045
Sales Price	\$2,829,900	\$2,656,250	\$2,291,167										\$2,635,614
SP:LP%	98.81%	109.68%	107.65%										104.18%
SP to AV	1.50	1.62	1.63										1.57
# Units Sold	10	6	6										22
3 Mo Rate of Ab	1.40	2.33	3.29										2.34
Active Listings	13	18	30										20
Under Contracts	12	13	18										14

Flashback! YTD 2024 vs YTD 2025

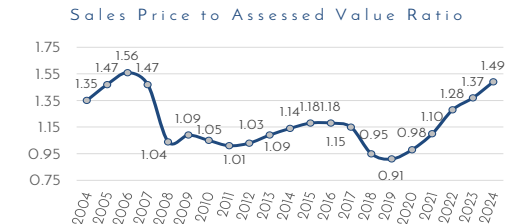
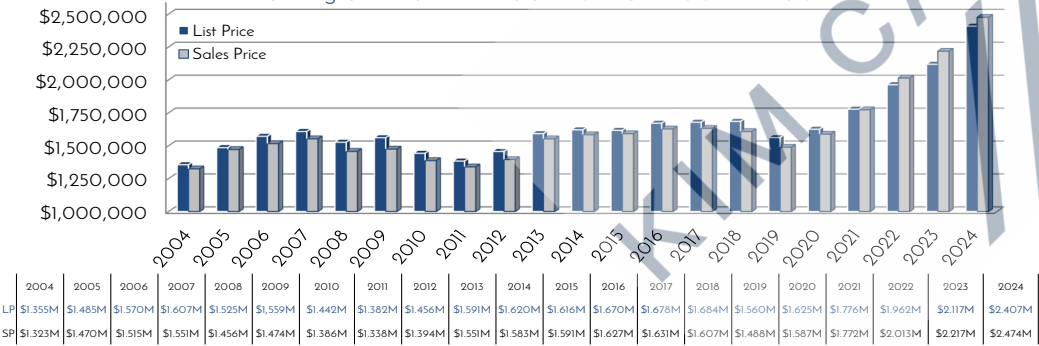
YTD	2024	2025	% Change
DOM	20	31	53.97%
Sales Price	\$2,345,195	\$2,635,614	12.38%
LP:SP	100.91%	104.18%	3.24%
SP:AV	1.34	1.57	17.04%

Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

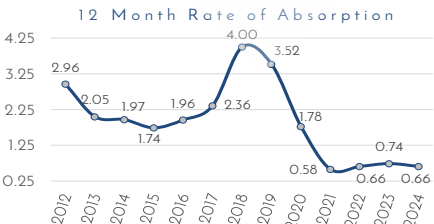
YTD	2024	2025	% Change
# Units Sold	21	22	4.76%
Rate of Ab 3 Mo	1.74	2.34	34.74%
Actives	17	20	17.31%
Under Contracts	24	14	-39.44%

Short Hills Yearly Market Trends

Average List Price vs. Sales Price



*2007 Tax Re-evaluation

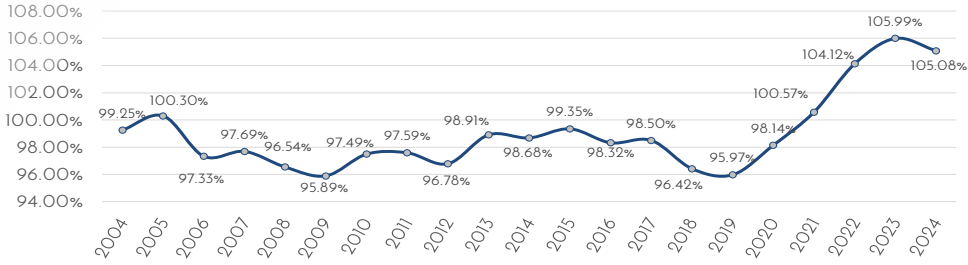


Data only available until 2012

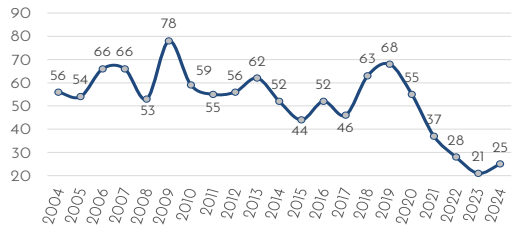
Millburn/Short Hills are Combined

Short Hills Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

