



KELLER WILLIAMS.

Short Hills

November 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	502 Old Short Hills Road	Ranch	4	2.1	59	\$1,200,000	\$1,250,000	\$1,175,000	94.00%	\$785,400	1.50
2	29 Claremont Drive	Colonial	5	2.2	12	\$1,299,000	\$1,299,000	\$1,304,000	100.38%	\$977,700	1.33
3	19 Coleridge Road	SplitLev	3	2.1	2	\$1,195,000	\$1,195,000	\$1,320,000	110.46%	\$1,080,600	1.22
4	1 Highview Road	Colonial	4	3.2	12	\$998,000	\$998,000	\$1,326,000	132.87%	\$1,100,000	1.21
5	33 Hickory Road	SplitLev	5	3.2	8	\$1,575,000	\$1,575,000	\$1,900,000	120.63%	\$1,513,500	1.26
6	41 Seminole Way	Custom	6	4.1	8	\$1,849,000	\$1,849,000	\$1,925,000	104.11%	\$1,355,500	1.42
7	18 W Beechcroft Road	Custom	5	5.2	11	\$2,999,000	\$2,999,000	\$3,050,000	101.70%	\$2,708,800	1.13
AVERAGE					16	\$1,587,857	\$1,595,000	\$1,714,286	109.17%		1.29

"Active" Listings in Short Hills

Number of Units: 14
Average List Price: \$3,784,492
Average Days on Market: 91

"Under Contract" Listings in Short Hills

Number of Units: 16
Average List Price: \$2,013,868
Average Days on Market: 36

Short Hills 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	29	55	67	10	11	23	41	19	24	54	16		28
List Price	\$1,795,467	\$1,827,167	\$1,748,000	\$2,112,363	\$1,677,211	\$2,047,000	\$2,071,147	\$2,049,071	\$2,136,750	\$2,126,000	\$1,595,000		\$1,974,452
Sales Price	\$1,787,533	\$1,845,833	\$1,735,223	\$2,188,010	\$1,794,095	\$2,153,676	\$2,109,288	\$2,079,850	\$2,166,875	\$2,141,563	\$1,714,286		\$2,028,293
SP:LP%	102.16%	101.32%	99.91%	104.38%	108.83%	107.91%	103.96%	101.66%	103.20%	101.80%	109.17%		104.37%
SP to AV	1.23	1.21	1.26	1.33	1.26	1.28	1.36	1.21	1.24	1.35	1.29		1.28
# Units Sold	15	6	9	19	19	29	34	28	16	8	7		190
3 Mo Rate of Ab	0.73	1.45	1.93	2.53	1.86	1.70	1.46	0.86	1.03	1.11	1.15		1.44
Active Listings	17	25	28	35	37	33	30	25	21	20	14		26
Under Contracts	16	27	37	43	66	56	36	23	18	21	16		33

Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	37	28	-25.37%
Sales Price	\$1,768,044	\$2,028,293	14.72%
LP:SP	100.60%	104.37%	3.75%
SP:AV	1.10	1.28	16.87%

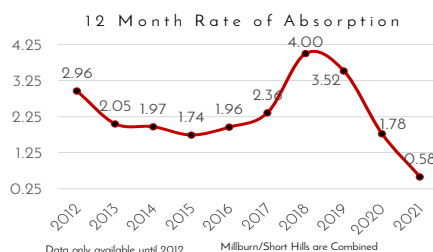
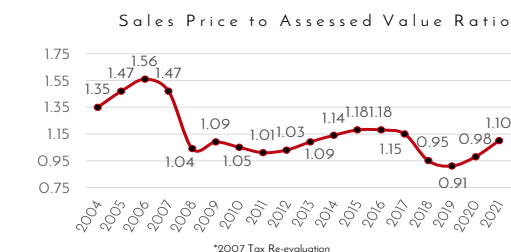


YTD	2021	2022	% Change
# Units Sold	259	190	-26.64%
Rate of Ab 3 Mo	0.84	1.15	36.90%
Actives	19	14	-26.32%
Under Contracts	26	16	-38.46%

Short Hills Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$1,355,028	\$1,485,027	\$1,570,733	\$1,607,645	\$1,525,852	\$1,559,944	\$1,442,002	\$1,382,708	\$1,456,009	\$1,591,160	\$1,616,165	\$1,670,136	\$1,677,822	\$1,684,047	\$1,560,527	\$1,624,512	\$1,776,489	
SP	\$1,323,842	\$1,470,808	\$1,515,347	\$1,551,989	\$1,456,662	\$1,474,012	\$1,386,937	\$1,338,423	\$1,394,326	\$1,551,637	\$1,583,110	\$1,590,913	\$1,626,958	\$1,631,337	\$1,607,104	\$1,488,103	\$1,587,185	\$1,772,184



Short Hills Yearly Market Trends

