

# Short Hills

## March 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	19 Canterbury Lane	RanchExp	4	3.0	11	\$988,000	\$988,000	\$999,900	101.20%	\$859,900	1.16
2	346 Hobart Avenue	Ranch	3	3.1	12	\$1,200,000	\$1,200,000	\$1,260,000	105.00%	\$1,058,500	1.19
3	3 Edwards Place	Colonial	5	3.1	8	\$1,420,000	\$1,420,000	\$1,600,000	112.68%	\$1,197,200	1.34
4	10 Park Place	Colonial	5	4.1	8	\$1,950,000	\$1,950,000	\$2,112,000	108.31%	\$2,039,700	1.04
5	45 Forest Drive	Colonial	4	2.2	1	\$2,190,000	\$2,190,000	\$2,190,000	100.00%	\$1,489,300	1.47
6	32 Lakeview Avenue	Colonial	4	4.3	9	\$2,495,000	\$2,495,000	\$2,550,000	102.20%	\$2,200,300	1.16
7	10 Clive Hills Road	Colonial	5	4.1	28	\$2,995,000	\$2,995,000	\$2,995,000	100.00%		
8	90 Hemlock Road	Custom	7	5.1	27	\$3,548,888	\$3,548,888	\$3,300,000	92.99%	\$2,180,400	1.51
9	33 Quaker Road	Colonial	6	5.1	3	\$3,588,000	\$3,588,000	\$3,550,000	98.94%		
<b>AVERAGE</b>					12	\$2,263,876	\$2,263,876	\$2,284,100	102.37%	\$1,575,043	1.27

***"Active"* Listings in Short Hills**

Number of Units: 33  
 Average List Price: \$3,138,388  
 Average Days on Market: 51

***"Under Contract"* Listings in Short Hills**

Number of Units: 35  
 Average List Price: \$2,013,657  
 Average Days on Market: 15

# Short Hills 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	13	58	12										15
List Price	\$1,634,200	\$4,200,000	\$2,263,876										\$2,183,059
Sales Price	\$1,699,200	\$4,285,000	\$2,284,100										\$2,222,527
SP:LP%	104.82%	102.02%	102.37%										103.16%
SP to AV	1.22	0.00	1.27										1.25
# Units Sold	5	1	9										15
3 Mo Rate of Ab	1.76	2.53	3.83										2.71
Active Listings	17	28	33										26
Under Contracts	7	22	35										21

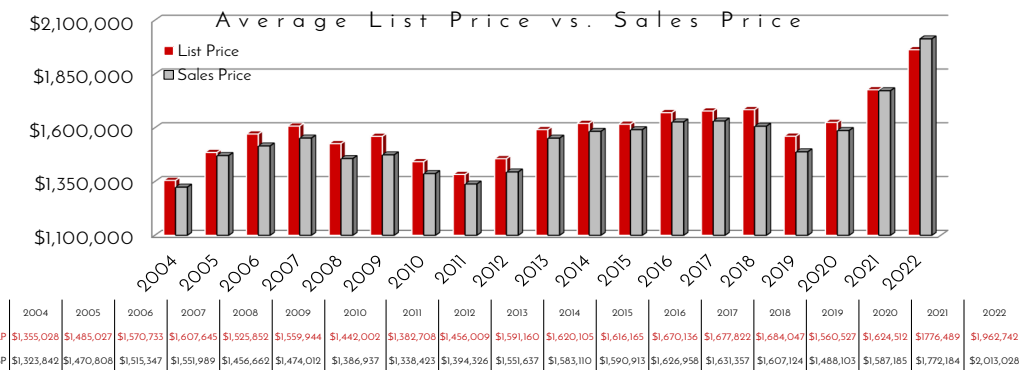
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	46	15	-66.47%
Sales Price	\$1,783,500	\$2,222,527	24.62%
LP:SP	101.32%	103.16%	1.82%
SP:AV	1.235	1.247	0.95%



YTD	2022	2023	% Change
# Units Sold	30	15	-50.00%
Rate of Ab 3 Mo	1.37	2.71	97.57%
Actives	23	26	11.43%
Under Contracts	27	21	-20.00%

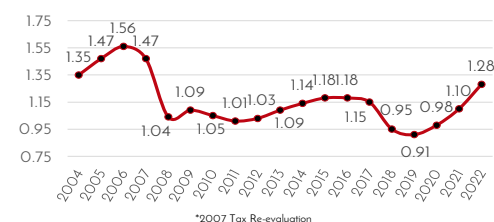
## Short Hills Yearly Market Trends



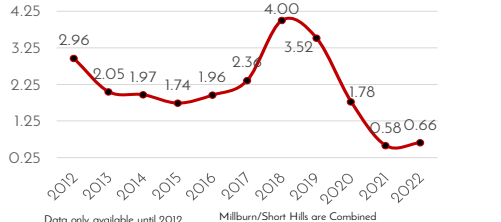
## Short Hills Yearly Market Trends



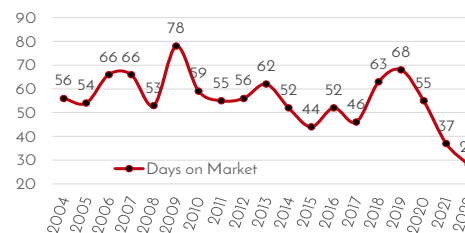
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

