

# Short Hills

## July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	6 Deerfield Road	RanchExp	3	3.0	1	\$850,000	\$850,000	\$850,000	100.00%	\$748,400	1.14
2	18 South Terrace	CapeCod	3	2.0	31	\$1,050,000	\$995,000	\$965,000	96.98%	\$930,400	1.04
3	600 White Oak Ridge Road	SplitLev	4	2.1	12	\$1,099,000	\$1,099,000	\$1,155,000	105.10%	\$867,000	1.33
4	338 Old Short Hills Road	Colonial	5	4.0	14	\$1,250,000	\$1,250,000	\$1,400,000	112.00%	\$916,000	1.53
5	142 Canoe Brook Road	SplitLev	3	2.1	12	\$1,395,000	\$1,395,000	\$1,511,000	108.32%	\$1,084,300	1.39
6	15 Park Circle	Colonial	4	2.2	18	\$1,598,000	\$1,598,000	\$1,660,000	103.88%	\$1,223,500	1.36
7	319 Lupine Way	Colonial	4	3.1	8	\$1,265,000	\$1,265,000	\$1,685,000	133.20%	\$1,257,000	1.34
8	20 Overlook Terrace	Colonial	5	4.0	7	\$1,598,000	\$1,598,000	\$1,700,000	106.38%	\$917,200	1.85
9	26 Coniston Road	Colonial	5	3.1	16	\$1,895,000	\$1,895,000	\$1,905,000	100.53%	\$1,866,300	1.02
10	26 Haddonfield Road	Colonial	6	4.1	27	\$1,895,000	\$1,895,000	\$2,002,500	105.67%	\$1,257,400	1.59
11	24 Briarwood Drive	SplitLev	5	3.1	8	\$1,795,000	\$1,795,000	\$2,100,000	116.99%	\$1,420,600	1.48
12	20 Quaker Road	RanchExp	6	4.0	17	\$1,795,000	\$1,795,000	\$2,147,000	119.61%	\$1,470,600	1.46
13	28 Whitney Road	Colonial	6	6.0	22	\$2,280,000	\$2,280,000	\$2,180,000	95.61%	\$1,492,500	1.46
14	17 Ferncliff Terrace	Colonial	5	2.2	9	\$1,895,000	\$1,895,000	\$2,250,000	118.73%	\$1,157,500	1.94
15	95 Lawrence Drive	Colonial	5	5.1	9	\$2,098,000	\$2,098,000	\$2,268,000	108.10%	\$1,714,800	1.32
16	136 Silver Spring Road	Colonial	7	5.1	1	\$2,390,000	\$2,390,000	\$2,435,000	101.88%		
17	44 Fairfield Drive	Contemp	5	5.3	91	\$2,580,000	\$2,580,000	\$2,450,000	94.96%	\$2,225,000	1.10
18	20 Ridge Terrace	Colonial	5	3.2	17	\$2,295,000	\$2,295,000	\$2,500,000	108.93%		
19	3 Brantwood Terrace	Colonial	6	5.1	14	\$2,695,000	\$2,695,000	\$2,695,000	100.00%	\$1,739,000	1.55
20	71 Fairfield Drive	Colonial	6	5.2	1	\$2,495,000	\$2,495,000	\$2,870,000	115.03%	\$2,200,000	1.30

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21	179 Western Drive	Colonial	6	4.1	9	\$2,950,000	\$2,950,000	\$3,200,000	108.47%	\$2,257,400	1.42
22	85 Far Brook Drive	Colonial	6	6.1	13	\$2,888,000	\$2,888,000	\$3,350,000	116.00%	\$2,475,000	1.35
23	44 Dorison Drive	Colonial	7	7.1	1	\$3,500,000	\$3,500,000	\$3,400,011	97.14%	\$2,600,000	1.31
24	415 White Oak Ridge Road	Contemp	7	7.3	10	\$3,800,000	\$3,800,000	\$3,800,000	100.00%	\$2,650,000	1.43
25	191 Hartshorn Drive	Custom	7	6.1	15	\$3,600,000	\$3,600,000	\$4,170,000	115.83%	\$3,134,300	1.33
<b>AVERAGE</b>					15	\$2,118,040	\$2,115,840	\$2,265,940	107.57%		1.39

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

Number of Units: 24  
 Average List Price: \$3,341,200  
 Average Days on Market: 68

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

Number of Units: 22  
 Average List Price: \$2,132,545  
 Average Days on Market: 21

# 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	23	17	23	15						19
List Price	\$1,634,200	\$4,200,000	\$2,263,876	\$1,813,143	\$2,255,000	\$1,973,359	\$2,115,840						\$2,074,785
Sales Price	\$1,699,200	\$4,285,000	\$2,284,100	\$1,870,214	\$2,478,611	\$2,068,500	\$2,265,940						\$2,194,589
SP:LP%	104.82%	102.02%	102.37%	103.95%	112.57%	107.50%	107.57%						107.27%
SP to AV	1.22	0.00	1.27	1.04	1.45	1.37	1.39						1.36
# Units Sold	5	1	9	14	18	22	25						94
3 Mo Rate of Ab	1.76	2.53	3.83	3.08	1.86	1.50	1.11						2.24
Active Listings	17	28	33	30	28	22	24						26
Under Contracts	7	22	35	41	37	35	22						28

## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	29	19	-36.47%
Sales Price	\$2,010,209	\$2,194,589	9.17%
LP:SP	105.00%	107.27%	2.17%
SP:AV	1.296	1.358	4.77%



YTD	2022	2023	% Change
# Units Sold	131	94	-28.24%
Rate of Ab 3 Mo	1.67	2.24	34.39%
Actives	29	26	-11.22%
Under Contracts	40	28	-29.18%

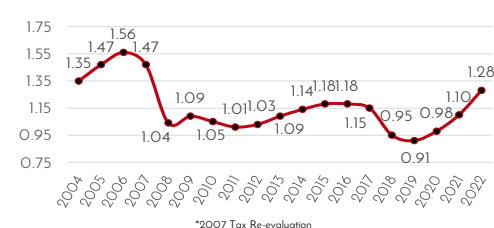
## Short Hills Yearly Market Trends



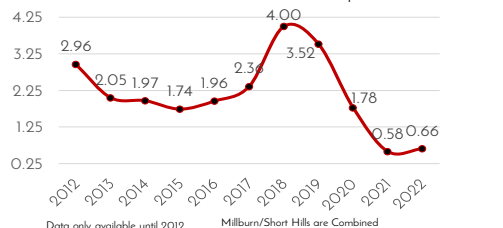
## Short Hills Yearly Market Trends



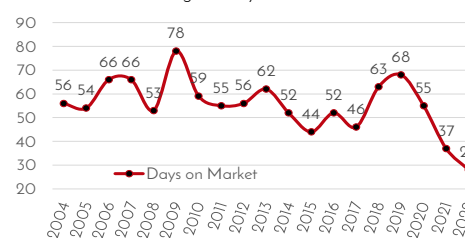
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

