



KELLERWILLIAMS.

Short Hills

January 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	46 Winding Way	CapeCod	4	2.1	16	\$775,000	\$775,000	\$860,000	110.97%	\$839,400	1.02
2	80 Great Oak Drive	Colonial	3	1.1	20	\$875,000	\$875,000	\$925,000	105.71%	\$850,000	1.09
3	270 Brookhaven Way	SplitLev	4	2.0	13	\$995,000	\$995,000	\$1,037,000	104.22%	\$970,000	1.07
4	45 Elmwood Place	Colonial	4	2.1	8	\$995,000	\$995,000	\$1,100,000	110.55%	\$871,000	1.26
5	66 Baltusrol Way	Colonial	5	4.1	13	\$1,395,000	\$1,395,000	\$1,395,000	100.00%	\$1,019,100	1.37
6	84 Westview Road	SplitLev	4	2.1	22	\$1,449,000	\$1,449,000	\$1,480,000	102.14%	\$1,239,600	1.19
7	235 White Oak Ridge Road	SplitLev	5	3.1	56	\$1,699,000	\$1,599,000	\$1,590,000	99.44%	\$1,001,200	1.59
8	41 Woodland Road	Colonial	4	2.1	9	\$1,465,000	\$1,465,000	\$1,626,000	110.99%	\$1,089,900	1.49
9	94 Old Hollow Road	Colonial	5	4.1	30	\$1,775,000	\$1,775,000	\$1,735,000	97.75%	\$1,411,500	1.23
10	15 Saratoga Way	Colonial	4	3.1	4	\$1,799,000	\$1,799,000	\$1,850,000	102.83%	\$1,554,600	1.19
11	50 Farbrook Drive	Colonial	5	3.2	6	\$1,725,000	\$1,725,000	\$1,855,000	107.54%	\$1,605,800	1.16
12	19 Wyndham Road	Tudor	5	4.2	14	\$2,195,000	\$2,195,000	\$2,230,000	101.59%	\$1,505,200	1.48
13	10 Joanna Way	Colonial	6	6.1	16	\$2,595,000	\$2,595,000	\$2,520,000	97.11%	\$2,291,600	1.10
14	23 Woodfield Drive	Colonial	6	5.1	55	\$3,495,000	\$3,495,000	\$3,300,000	94.42%		
15	000 Hartshorn Drive	Ranch	6	6.1	160	\$4,400,000	\$3,800,000	\$3,310,000	87.11%	\$3,549,700	0.93
AVERAGE					29	\$1,842,133	\$1,795,467	\$1,787,533	102.16%		1.23

"Active" Listings in Short Hills

Number of Units: 17
Average List Price: \$3,615,529
Average Days on Market: 70

"Under Contract" Listings in Short Hills

Number of Units: 16
Average List Price: \$2,211,625
Average Days on Market: 76

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												29
List Price	\$1,795,467												\$1,795,467
Sales Price	\$1,787,533												\$1,787,533
SP:LP%	102.16%												102.16%
SP to AV	1.23												1.23
# Units Sold	15												15
3 Mo Rate of Ab	0.73												0.73
Active Listings	17												17
Under Contracts	16												16

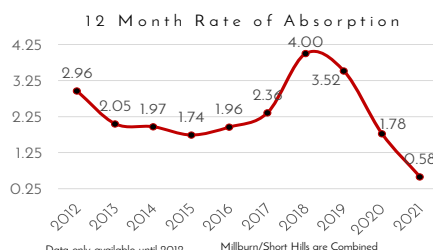
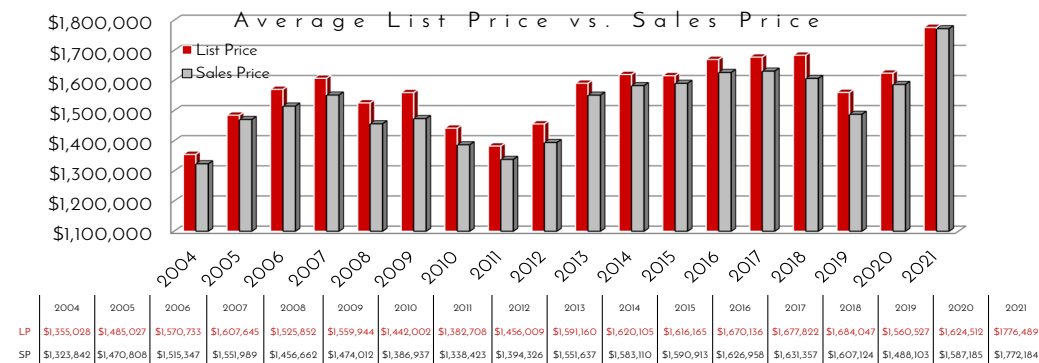
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	36	29	-17.95%
Sales Price	\$1,533,793	\$1,787,533	16.54%
LP:SP	99.28%	102.16%	2.90%
SP:AV	1.05	1.23	17.32%



YTD	2021	2022	% Change
# Units Sold	23	15	-34.78%
Rate of Ab 3 Mo	1.37	0.73	-46.72%
Actives	35	17	-51.43%
Under Contracts	25	16	-36.00%

Short Hills Yearly Market Trends



Short Hills Yearly Market Trends

