



KELLERWILLIAMS.

# Short Hills

## October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	14 South Terrace	Colonial	4	2.2	53	\$1,321,000	\$1,274,000	\$1,260,000	98.90%	\$850,000	1.48
2	25 Woodstone Circle	TwndEndUn	4	4.1	142	\$1,648,000	\$1,495,000	\$1,475,000	98.66%	\$1,397,600	1.06
3	1 Bruce Path	Colonial	4	3.1	54	\$1,588,000	\$1,538,000	\$1,530,000	99.48%	\$1,195,200	1.28
4	82 Mohawk Road	Ranch	4	3.1	16	\$1,788,000	\$1,788,000	\$1,970,000	110.18%	\$1,364,700	1.44
5	443 Long Hill Drive	Colonial	4	3.1	8	\$1,948,000	\$1,948,000	\$2,250,000	115.50%		
6	8 Hickory Road	Colonial	6	5.1	11	\$2,375,000	\$2,375,000	\$2,500,000	105.26%	\$1,957,600	1.28
7	72 Hillside Avenue	Colonial	5	4.1	66	\$3,195,000	\$3,195,000	\$2,900,000	90.77%		
8	32 Spenser Drive	Colonial	7	7.1	78	\$3,500,000	\$3,395,000	\$3,247,500	95.66%	\$2,040,600	1.59
AVERAGE					54	\$2,170,375	\$2,126,000	\$2,141,563	101.80%		1.35

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

Number of Units: 20  
 Average List Price: \$3,551,634  
 Average Days on Market: 82

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

Number of Units: 21  
 Average List Price: \$2,002,804  
 Average Days on Market: 29

# 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			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			\$1,988,967
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			\$2,040,304
SP:LP%	102.16%	101.32%	99.91%	104.38%	108.83%	107.91%	103.96%	101.66%	103.20%	101.80%			104.19%
SP to AV	1.23	1.21	1.26	1.33	1.26	1.28	1.36	1.21	1.24	1.35			1.28
# Units Sold	15	6	9	19	19	29	34	28	16	8			183
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			1.47
Active Listings	17	25	28	35	37	33	30	25	21	20			27
Under Contracts	16	27	37	43	66	56	36	23	18	21			34

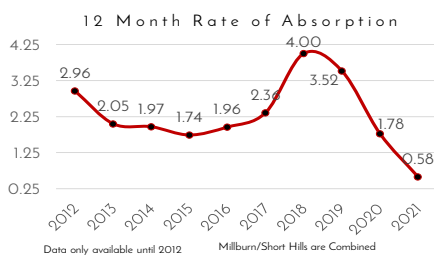
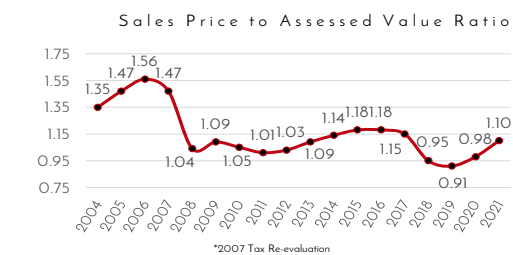
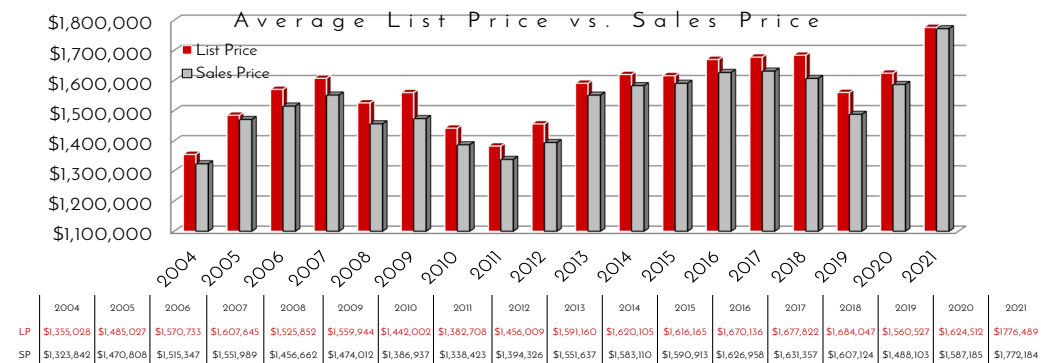
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	37	28	-23.46%
Sales Price	\$1,793,430	\$2,040,304	13.77%
LP:SP	100.44%	104.19%	3.73%
SP:AV	1.10	1.28	16.39%



YTD	2021	2022	% Change
# Units Sold	239	183	-23.43%
Rate of Ab 3 Mo	0.99	1.11	12.12%
Actives	23	20	-13.04%
Under Contracts	26	21	-19.23%

## Short Hills Yearly Market Trends



## Short Hills Yearly Market Trends

