

# Short Hills

## January 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	72 West Road	Colonial	4	4.2	17	\$750,000	\$750,000	\$775,000	103.33%	\$1,360,000	0.57
2	40 Colonial Way	Colonial	3	2.1	107	\$950,000	\$950,000	\$847,000	89.16%	\$1,122,700	0.75
3	128 Short Hills Avenue	Ranch	3	2.1	49	\$950,000	\$885,000	\$850,000	96.05%	\$1,031,200	0.82
4	50 Meadowbrook Road	Colonial	4	2.1	71	\$975,000	\$895,000	\$885,000	98.88%	\$906,600	0.98
5	62 Wellington Avenue	Colonial	4	2.1	149	\$1,178,000	\$1,085,000	\$993,000	91.52%	\$960,100	1.03
6	365 Long Hill Drive	Colonial	6	5.1	149	\$2,875,000	\$2,775,000	\$2,525,000	90.99%	\$2,980,000	0.85
AVERAGE					90	\$1,279,667	\$1,223,333	\$1,145,833	94.99%		0.83

### "Active" Listings in Short Hills

Number of Units: 101  
 Average List Price: \$2,018,574  
 Average Days on Market: 77

### "Under Contract" Listings in Short Hills

Number of Units: 28  
 Average List Price: \$1,551,889  
 Average Days on Market: 93

# Short Hills 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	90												90
List Price	\$1,223,333												\$1,223,333
Sales Price	\$1,145,833												\$1,145,833
SP:LP%	94.99%												94.99%
SP to AV	0.83												0.83
# Units Sold	6												6
3 Mo Rate of Ab	6.29												6.29
Active Listings	101												101
Under Contracts	28												28

## Flashback! YTD 2018 vs YTD 2019

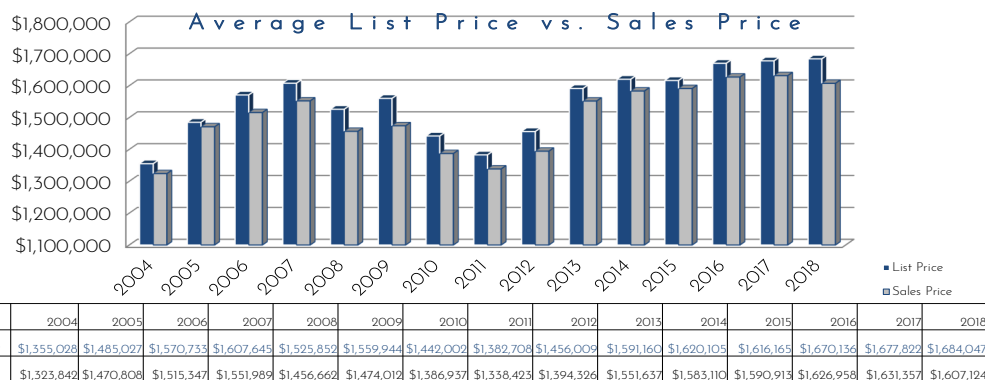
YTD	2018	2019	% Change
DOM	109	90	-17.21%
Sales Price	\$1,887,944	\$1,145,833	-39.31%
LP:SP	94.59%	94.99%	0.42%
SP:AV	0.92	0.83	-8.96%

Prominent Properties

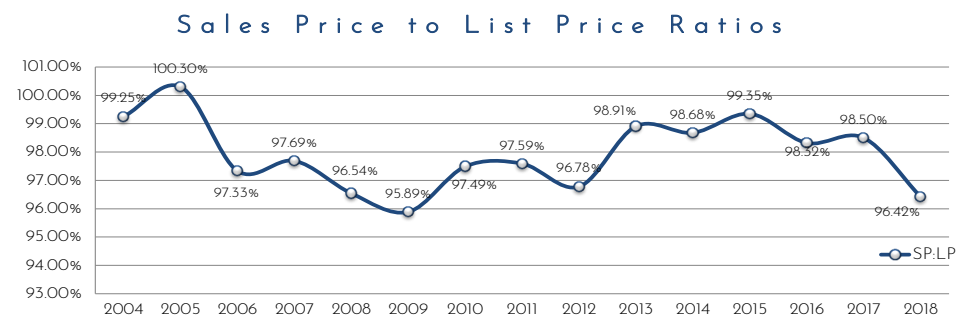
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YTD	2018	2019	% Change
# Units Sold	9	6	-33.33%
Rate of Ab 3 Mo	5.26	6.29	19.58%
Actives	90	101	12.22%
Under Contracts	18	28	55.56%

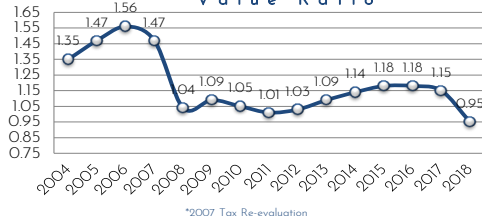
## Short Hills Yearly Market Trends



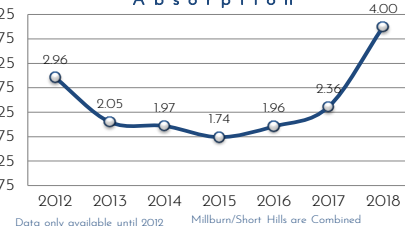
## Short Hills Yearly Market Trends



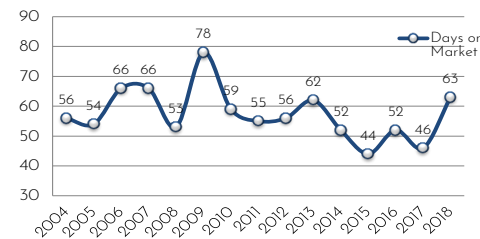
## Sales Price to Assessed Value Ratio



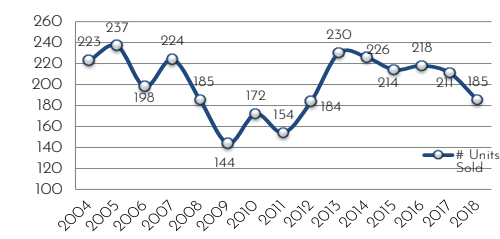
## 12 Month Rate of Absorption



## Average Days on Market



## Number of Units Sold



\*2007 Tax Re-evaluation

Data only available until 2012 Millburn/Short Hills are Combined