

SHORT HILLS

January 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	131 Silver Spring Road	Ranch	3	2.1	9	\$795,000	\$795,000	\$795,000	100.00%	\$665,000	1.20
2	120 Old Short Hills Road	RanchExp	4	2.0	13	\$799,000	\$799,000	\$806,000	100.88%	\$597,800	1.35
3	71 Stony Lane	Colonial	4	2.1	18	\$850,000	\$850,000	\$961,500	113.12%	\$803,800	1.20
4	40 Spenser Drive	Colonial	4	2.2	0	\$1,200,000	\$1,200,000	\$1,194,020	99.50%	\$965,600	1.24
5	383 Hobart Avenue	Colonial	5	4.1	99	\$1,248,000	\$1,248,000	\$1,200,000	96.15%	\$878,800	1.37
6	1 Bruce Path	Colonial	5	3.1	49	\$1,395,000	\$1,349,000	\$1,295,000	96.00%	\$903,000	1.43
7	263 Hobart Avenue	Custom	4	3.1	60	\$1,495,000	\$1,495,000	\$1,350,000	90.30%	\$1,458,000	0.93
8	12 Lake Road	Colonial	5	4.1	161	\$2,195,000	\$2,000,000	\$1,850,000	92.50%	\$1,740,300	1.06
9	70 N Taylor Road	Colonial	5	3.2	0	\$2,295,000	\$2,295,000	\$1,955,000	85.19%	\$1,800,000	1.09
10	16 Woodcrest Avenue	Colonial	7	6.1	146	\$3,395,000	\$3,095,000	\$3,000,000	96.93%		
11	35 Sinclair Terrace	Colonial	7	7.3	8	\$4,500,000	\$4,500,000	\$4,275,000	95.00%	\$4,173,700	1.02
AVERAGE					51	\$1,833,364	\$1,784,182	\$1,698,320	96.87%		1.19

"ACTIVE" LISTINGS IN SHORT HILLS

Number of Units: 56
 Average List Price: \$2,607,420
 Average Days on Market: 87

"UNDER CONTRACT" LISTINGS IN SHORT HILLS

Number of Units: 22
 Average List Price: \$1,564,000
 Average Days on Market: 54

Short Hills 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	51												51
List Price	\$1,784,182												\$1,784,182
Sales Price	\$1,698,320												\$1,698,320
Sales Price as a % of List Price	96.87%												96.87%
Sales Price to	1.19												1.19
# Units Sold	11												11
Active Listings	56												56
Under Contracts	22												22

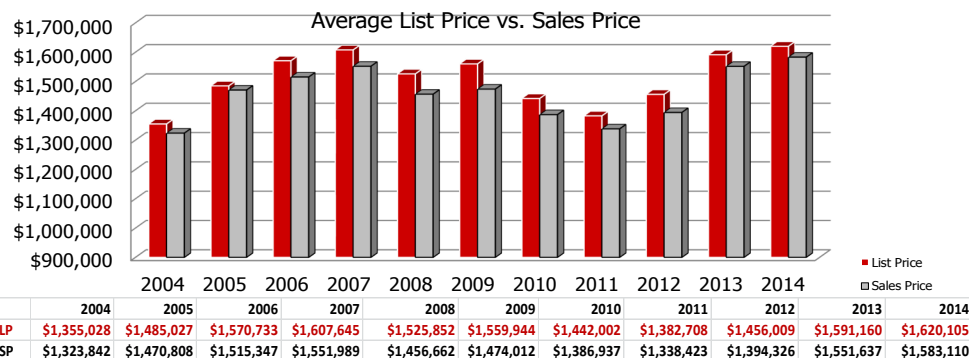
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	34	51	50.98%
Sales Price	\$1,469,029	\$1,698,320	15.61%
Sales Price as a % of List Price	98.01%	96.87%	-1.16%

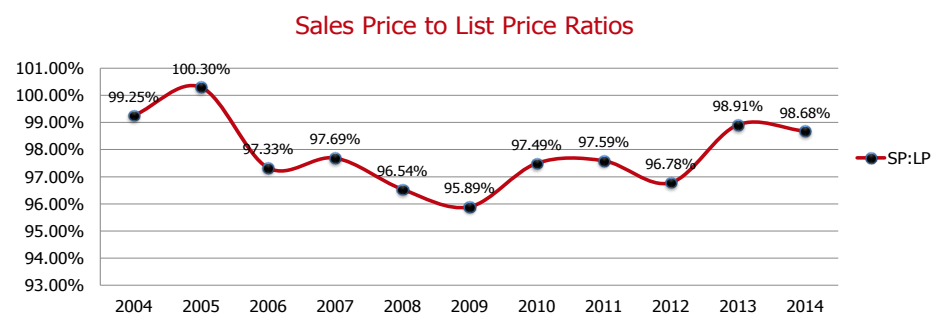


	2014	2015	% Change
# Units Sold	10	11	10.00%
Active Listings	59	56	-5.08%
Under Contracts	23	22	-4.35%

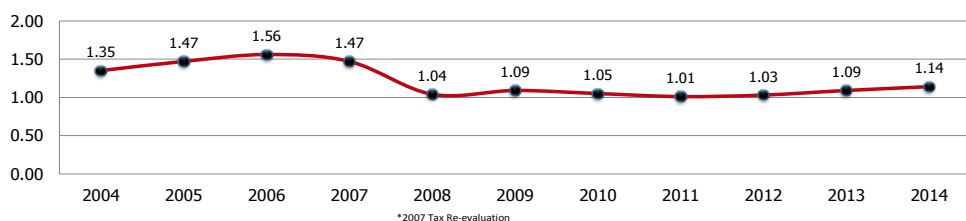
Short Hills Yearly Market Trends



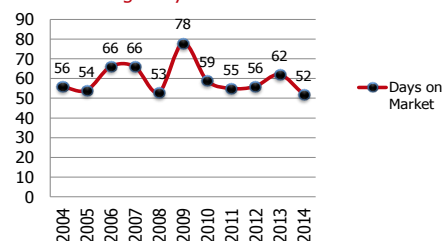
Short Hills Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

