

SHORT HILLS

March 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 Colonial Way	Ranch	3	1.2	50	\$799,900	\$699,000	\$575,000	82.26%	\$868,200	0.66
2	51 Meadowbrook Road	Colonial	4	2.1	55	\$899,000	\$899,000	\$900,000	100.11%	\$845,800	1.06
3	29 Exeter Road	Colonial	4	3.1	16	\$895,000	\$895,000	\$926,000	103.46%	\$747,600	1.24
4	30 Addison Drive	RanchExp	3	2.1	14	\$899,000	\$925,000	\$1,210,000	130.81%	\$878,900	1.38
5	57 Thackeray Drive	RanchExp	5	4.0	100	\$1,395,000	\$1,395,000	\$1,350,000	96.77%	\$1,177,400	1.15
6	402 White Oak Ridge Road	Colonial	6	5.1	152	\$1,800,000	\$1,698,000	\$1,650,000	97.17%		
7	294 Forest Drive S	Colonial	5	5.1	27	\$1,848,000	\$1,799,000	\$1,770,000	98.39%		
8	177 Highland Avenue	Colonial	5	4.2	295	\$3,295,000	\$2,995,000	\$3,000,000	100.17%	\$2,280,000	1.32
AVERAGE					89	\$1,478,863	\$1,413,125	\$1,422,625	101.14%		1.13

"ACTIVE" LISTINGS IN SHORT HILLS

Number of Units: 67
Average List Price: \$2,616,594
Average Days on Market: 66

"UNDER CONTRACT" LISTINGS IN SHORT HILLS

Number of Units: 60
Average List Price: \$1,592,817
Average Days on Market: 37

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	56	89										64
List Price	\$1,784,182	\$1,621,150	\$1,413,125										\$1,626,316
Sales Price	\$1,698,320	\$1,558,333	\$1,422,625										\$1,576,501
Sales Price as a % of List Price	96.87%	97.34%	101.14%										98.35%
Sales Price to	1.19	1.10	1.13										1.15
# Units Sold	11	6	8										25
Active Listings	56	65	67										63
Under Contracts	22	34	60										39

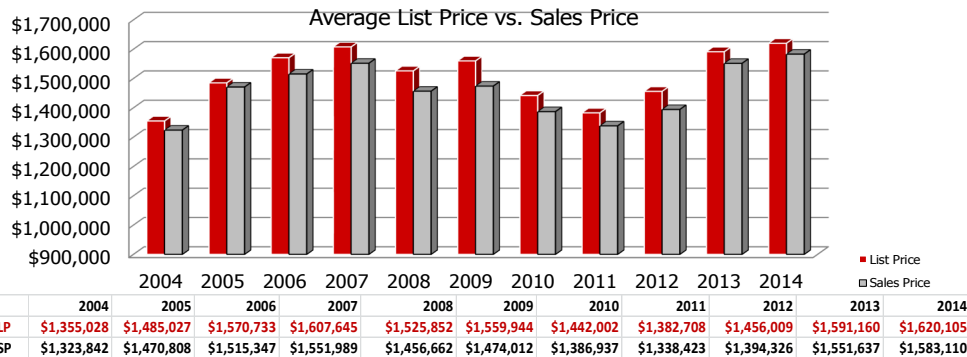
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	62	64	3.39%
Sales Price	\$1,546,957	\$1,576,501	1.91%
Sales Price as a % of List Price	96.93%	98.35%	1.46%



	2014	2015	% Change
# Units Sold	28	25	-10.71%
Active Listings	93	67	-27.96%
Under Contracts	39	60	53.85%

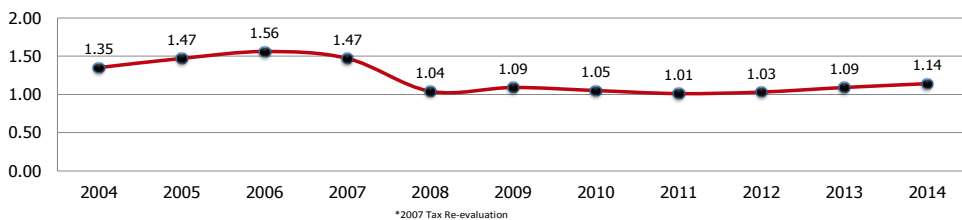
Short Hills Yearly Market Trends



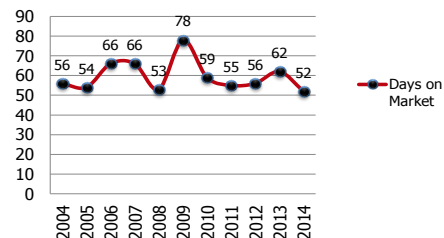
Short Hills Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

