

SHORT HILLS

April 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	112 Short Hills Avenue	Colonial	3	1.0	11	\$549,000	\$569,000	\$572,000	100.53%	\$560,300	1.02
2	368 White Oak Ridge Road	Custom	4	3.0	21	\$935,000	\$935,000	\$918,905	98.28%	\$782,100	1.17
3	36 Hawthorne Road	Colonial	4	3.1	9	\$1,050,000	\$1,050,000	\$1,156,000	110.10%	\$890,100	1.30
4	24 Byron Road	Custom	4	3.1	12	\$1,149,000	\$1,149,000	\$1,275,000	110.97%	\$987,100	1.29
5	23 Canterbury Lane	Colonial	3	4.1	12	\$1,399,000	\$1,399,000	\$1,342,500	95.96%	\$917,100	1.46
6	32 Nottingham Road	Tudor	5	3.0	28	\$1,449,000	\$1,449,000	\$1,387,500	95.76%	\$1,190,800	1.17
7	9 Coniston Road	Colonial	4	3.0	12	\$1,295,000	\$1,295,000	\$1,431,400	110.53%	\$1,295,700	1.10
8	87 Addison Drive	SplitLev	5	3.1	28	\$1,550,000	\$1,500,000	\$1,465,000	97.67%	\$1,127,200	1.30
9	15 Wyndham Road	Tudor	5	3.1	22	\$1,875,000	\$1,875,000	\$1,750,000	93.33%	\$1,364,100	1.28
10	42 Westview Road	SplitLev	4	3.1	7	\$1,546,000	\$1,546,000	\$1,800,110	116.44%	\$1,393,800	1.29
11	36 N Forest Drive	Colonial	8	5.1	30	\$2,175,000	\$2,175,000	\$2,085,000	95.86%	\$1,751,700	1.19
12	23 Inverness Court	Custom	5	4.1	9	\$1,999,000	\$1,999,000	\$2,152,000	107.65%	\$1,183,100	1.82
13	48 Delwick Lane	Tudor	6	4.2	9	\$2,295,000	\$2,295,000	\$2,250,000	98.04%	\$1,681,000	1.34
14	12 Hemlock Road	Colonial	6	4.2	122	\$2,650,000	\$2,525,000	\$2,400,000	95.05%	\$2,156,000	1.11
15	16 Windermere Terrace	Colonial	7	5.1	20	\$2,485,000	\$2,485,000	\$2,400,000	96.58%		
16	7 Addison Drive	Colonial	7	6.1	77	\$2,750,000	\$2,750,000	\$2,550,000	92.73%		
AVERAGE					27	\$1,696,938	\$1,687,250	\$1,683,463	100.97%		1.28

“ACTIVE” LISTINGS IN SHORT HILLS

Number of Units: 107
 Average List Price: \$2,284,788
 Average Days on Market: 41

“UNDER CONTRACT” LISTINGS IN SHORT HILLS

Number of Units: 64
 Average List Price: \$1,647,547
 Average Days on Market: 40

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	27									50
List Price	\$1,784,182	\$1,621,150	\$1,413,125	\$1,687,250									\$1,650,095
Sales Price	\$1,698,320	\$1,558,333	\$1,422,625	\$1,683,463									\$1,618,242
Sales Price as a % of List Price	96.87%	97.34%	101.14%	100.97%									99.37%
Sales Price to Assessed Value	1.19	1.10	1.13	1.28									1.20
# Units Sold	11	6	8	16									41
Active Listings	56	65	67	107									74
Under Contracts	22	34	60	64									45

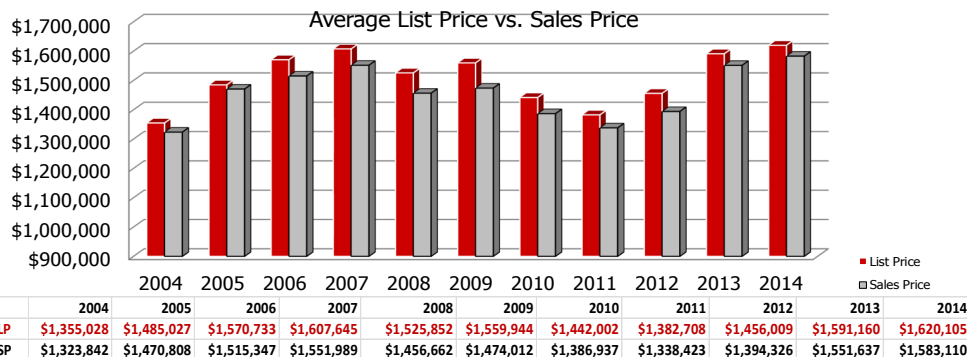
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	64	50	-22.33%
Sales Price	\$1,586,991	\$1,618,242	1.97%
Sales Price as a % of List Price	96.72%	99.37%	2.74%

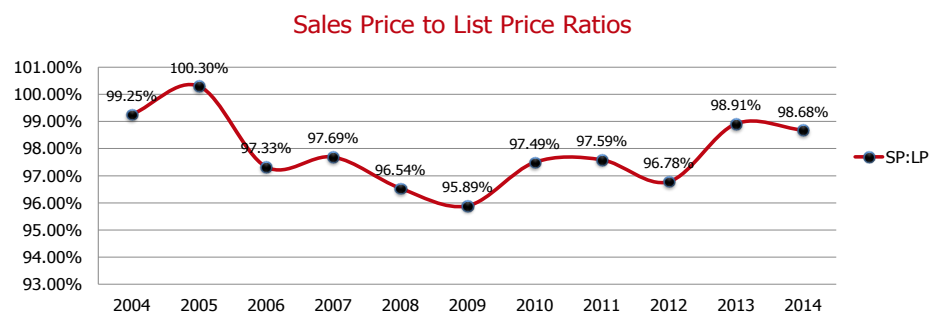


	2014	2015	% Change
# Units Sold	40	41	2.50%
Active Listings	116	107	-7.76%
Under Contracts	53	64	20.75%

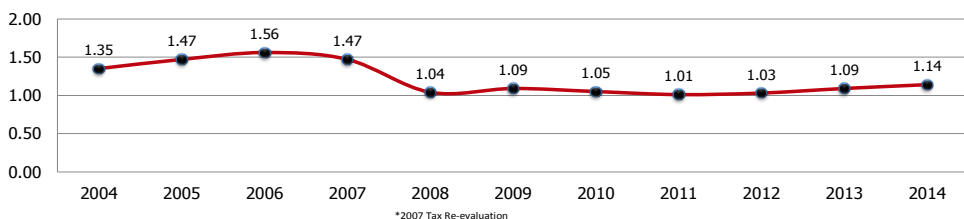
Short Hills Yearly Market Trends



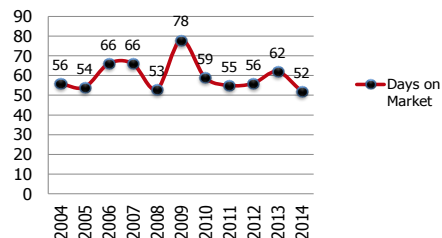
Short Hills Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

