

# Short Hills

March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 Canterbury Lane	Ranch	3	1.0	0	\$839,999	\$839,999	\$839,999	100.00%	\$621,500	1.35
2	15 Elmwood Place	Colonial	3	2.1	14	\$899,000	\$899,000	\$960,000	106.79%	\$811,800	1.18
3	41 Wellington Avenue	Colonial	4	2.1	6	\$1,100,000	\$1,100,000	\$1,080,000	98.18%	\$957,700	1.13
4	29 Haddonfield Road	Colonial	4	2.1	17	\$1,098,000	\$1,098,000	\$1,140,000	103.83%	\$828,100	1.38
5	45 Great Hills Road	Colonial	5	3.1	16	\$1,175,000	\$1,175,000	\$1,165,000	99.15%	\$986,500	1.18
6	29 Delwick Lane	Ranch	4	3.2	252	\$1,795,000	\$1,400,000	\$1,250,000	89.29%	\$1,196,900	1.04
7	40 Hillside Avenue	Colonial	4	3.1	8	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$1,220,100	1.02
8	25 West Road	Colonial	5	4.1	15	\$1,325,000	\$1,325,000	\$1,330,000	100.38%	\$1,250,000	1.06
9	1 Pine Terrace East	Colonial	5	3.1	10	\$1,198,000	\$1,198,000	\$1,351,000	112.77%	\$850,800	1.59
10	9 Coleridge Road	SplitLev	5	3.1	14	\$1,375,000	\$1,375,000	\$1,375,000	100.00%	\$1,062,300	1.29
11	15 Marion Avenue	Victrian	5	3.1	13	\$1,799,000	\$1,799,000	\$1,925,000	107.00%	\$1,214,600	1.58
AVERAGE					33	\$1,259,454	\$1,223,545	\$1,242,364	101.58%		1.26

## "ACTIVE" Listings in Short Hills

**Number of Units:** 113  
**Average List Price:** \$2,470,901  
**Average Days on Market:** 54

## "UNDER CONTRACT" Listings in Short Hills

**Number of Units:** 47  
**Average List Price:** \$1,612,338  
**Average Days on Market:** 38

# Short Hills 2017 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	76	105	33										65
List Price	\$1,741,000	\$2,236,429	\$1,223,545										\$1,652,040
Sales Price	\$1,625,714	\$2,061,500	\$1,242,364										\$1,579,060
Sales Price as a % of List Price	94.22%	93.84%	101.58%										97.35%
Sales Price to Assessed Value	1.11	1.11	1.26										1.19
# Units Sold	7	7	11										25
Active Listings	60	88	113										87
Under Contracts	23	33	47										34

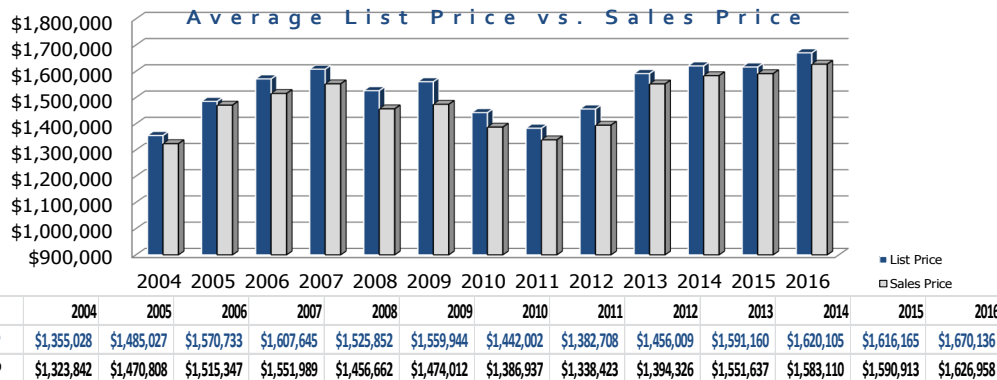
## Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	55	65	19.21%
Sales Price	\$1,574,170	\$1,579,060	0.31%
Assessed Value to Sales Price	1.18	1.19	0.31%

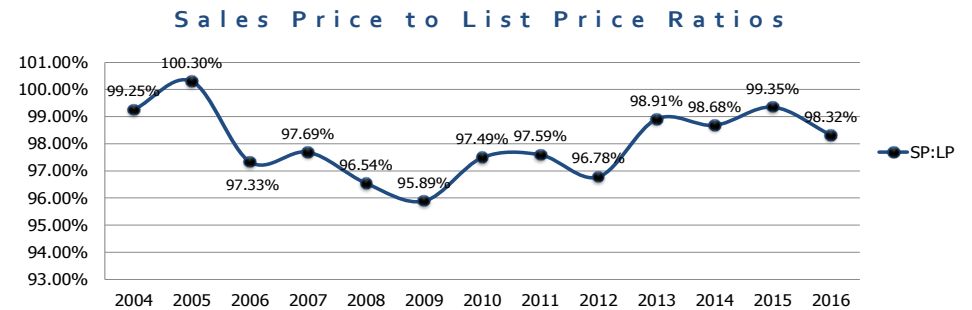


	2016	2017	% Change
# Units Sold	25	25	0.00%
Active Listings	101	113	11.88%
Under Contracts	48	47	-2.08%

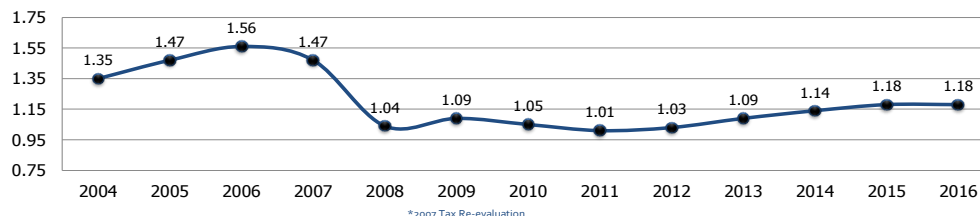
### Short Hills Yearly Market Trends



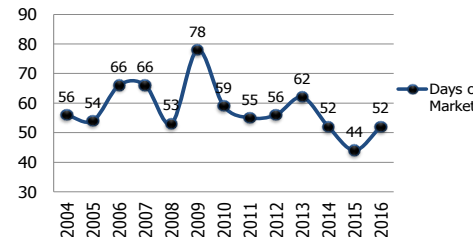
### Short Hills Yearly Market Trends



### Sales Price to Assessed Value Ratio



### Average Days on Market



### Number of Units Sold

