

Short Hills 07078

ZIP code · NJ · New Jersey > Essex County > Short Hills

SELLER'S MARKET

\$2.7M

MEDIAN SALE PRICE

+18.5%

1-YR CHANGE

157

SALES (12 MO)

\$2.3M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100



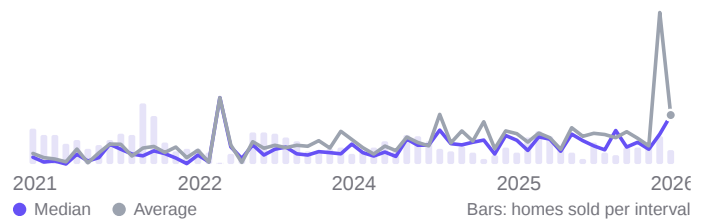
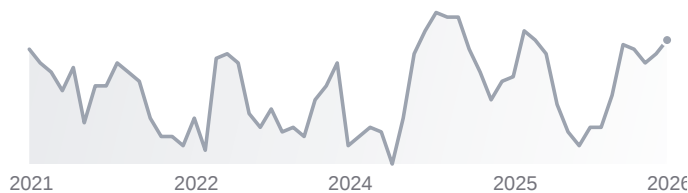
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$3.5M · Average \$3.5M

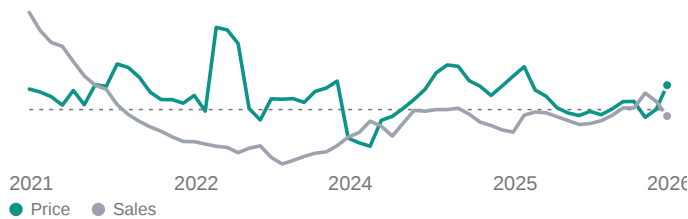


Growth (year over year)

Price +18.5% · Sales -4.8%

Price per square foot

\$794/ft²

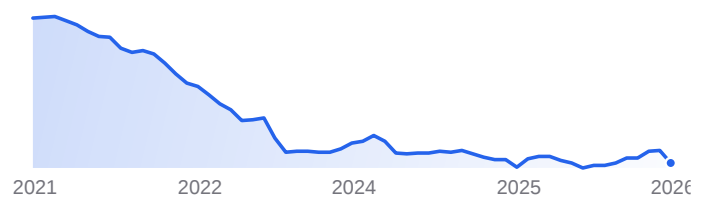


Sale premium vs estimated value

+1.3%

Annual turnover (share of homes sold)

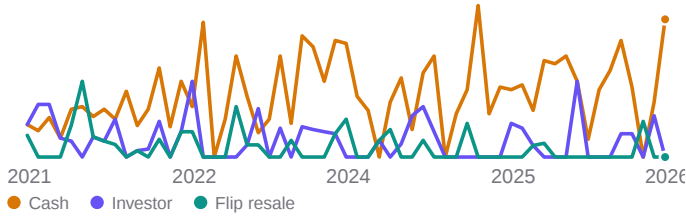
3.8%



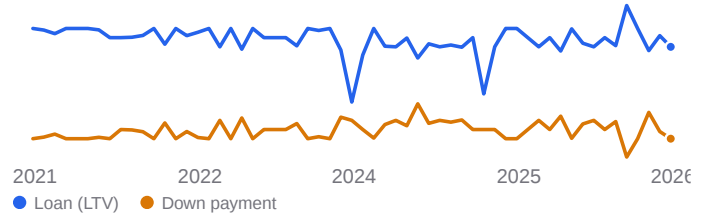
BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 0% · Flip resale 0%

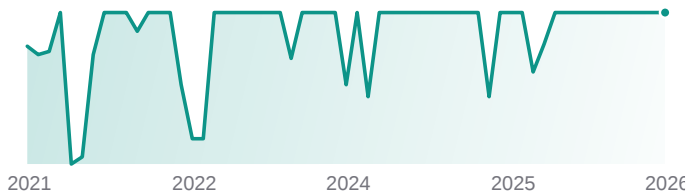


Financing (share of purchase price) Loan (LTV) 70% · Down payment 20%



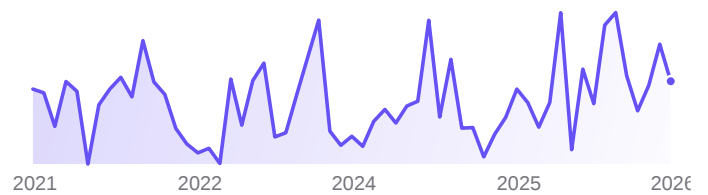
Sellers who sold at a gain

100%



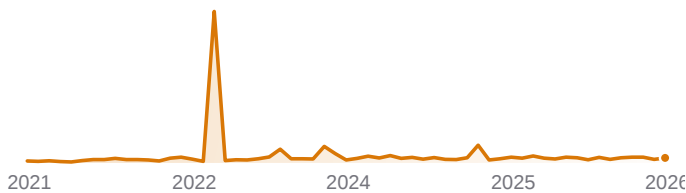
Typical hold before selling

8.5 yrs



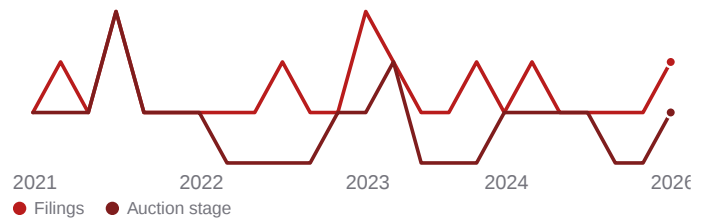
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,123
Median value (AVM)	\$2.3M
Median size	3,299 ft²
Median year built	1954
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.8%
Owner occupied	92%
Company owned	6.5%
Median loan-to-value	43%
Typical ownership tenure	11.9 yrs

COMMUNITY

Population	14,569
Density	1,903 / mi²
Median household income	\$284K
Average household income	\$415K
Crime index (US avg 100)	13
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	107
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	3.3%
Unemployment	1.9%
Average temp	52°F
Annual precip	51 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.