

Karen Kostiw
Licensed Real Estate Salesperson | Global Luxury Specialist NYRS® | Christie's International Real Estate New York |
License #: 1040125813
O: 9175244152
kkostiw@cbwarburg.com

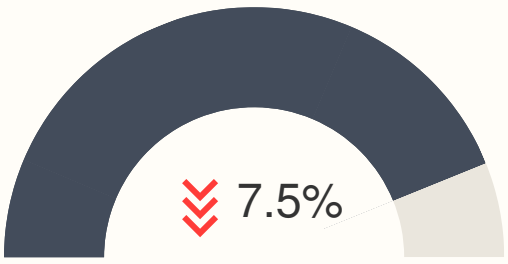
LENOX HILL

MARKET OVERVIEW

CONDO, CO-OP AND SINGLE-FAMILY HOMES

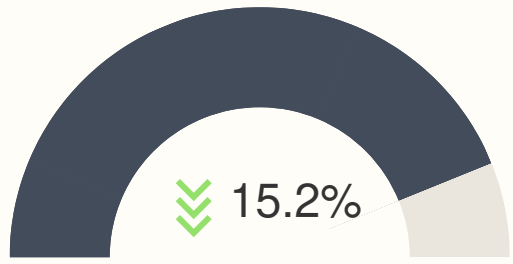
Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



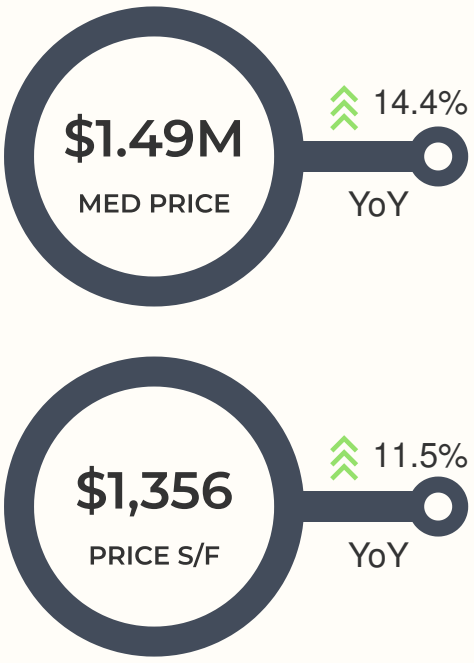
VOLUME		AVG DOM
136	Q3 2026	98 Days
147	Q3 2025	116 Days

DAYS ON MARKET

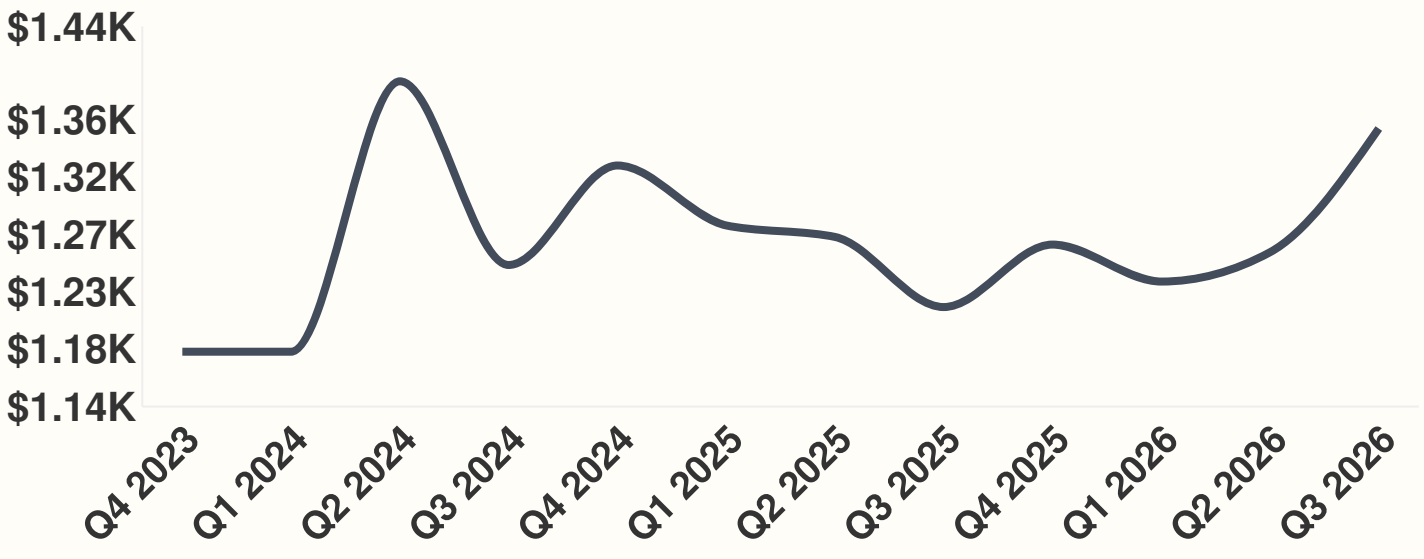


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	47	61	-23%
$1M - $2M	34	32	6.3%
$2M - $4M	28	37	-24.3%
$4M - $10M	22	14	57.1%
OVER $10M	5	3	66.7%

CLOSINGS



MEDIAN PRICE / SF



Source: Marketproof | For informational purposes only, data from entities deemed reliable, but may contain errors, omissions, or changes without notice.

Karen Kostiw
Licensed Real Estate Salesperson | Global Luxury Specialist NYRS® | Christie's International Real Estate New York |
License #: 1040125813
O: 9175244152
kkostiw@cbwarburg.com

LENOX HILL
CONDO

NEW AND RESALE CONDOS

Date Range
Q3 2025 vs. Q3 2026

CONTRACTS

13.5%

VOLUME		AVG DOM
45	Q3 2026	124 Days
52	Q3 2025	131 Days

DAYS ON MARKET

5.3%

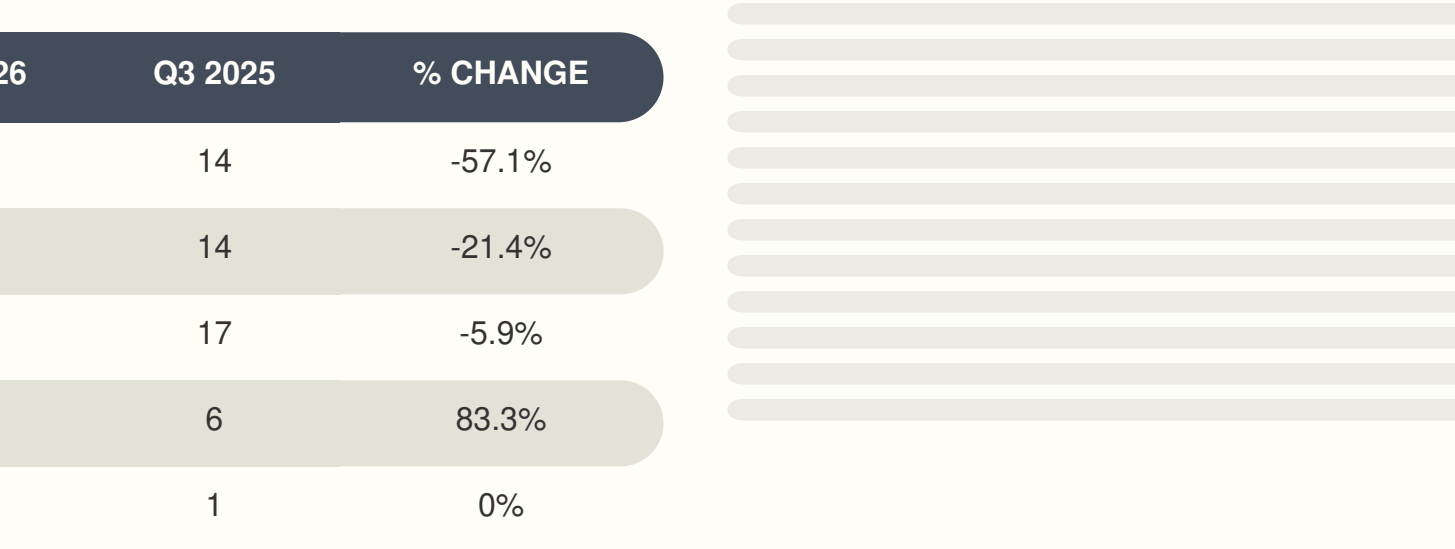
PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	6	14	-57.1%
$1M - $2M	11	14	-21.4%
$2M - $4M	16	17	-5.9%
$4M - $10M	11	6	83.3%
OVER $10M	1	1	0%

CLOSINGS

$1.95M
MED PRICE
6.3% YoY

$1,515
PRICE S/F
7.8% YoY

MEDIAN PRICE / SF



Source: Marketproof | For informational purposes only, data from entities deemed reliable, but may contain errors, omissions, or changes without notice.



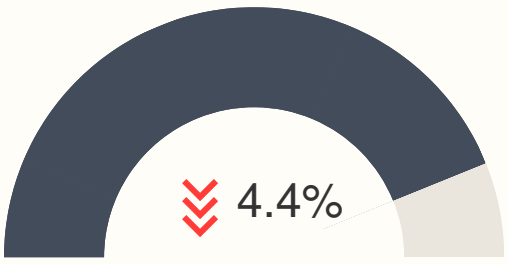
Karen Kostiw
Licensed Real Estate Salesperson | Global Luxury Specialist NYRS® | Christie's International Real Estate New York |
License #: 1040125813
O: 9175244152
kkostiw@cbwarburg.com

LENOX HILL
CO-OP

NEW AND RESALE CO-OPS

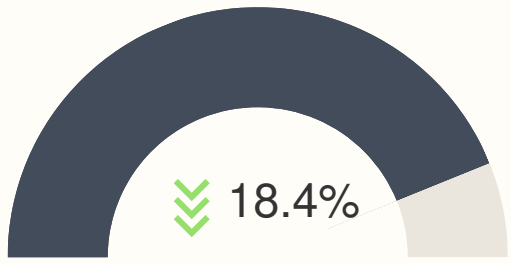
Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



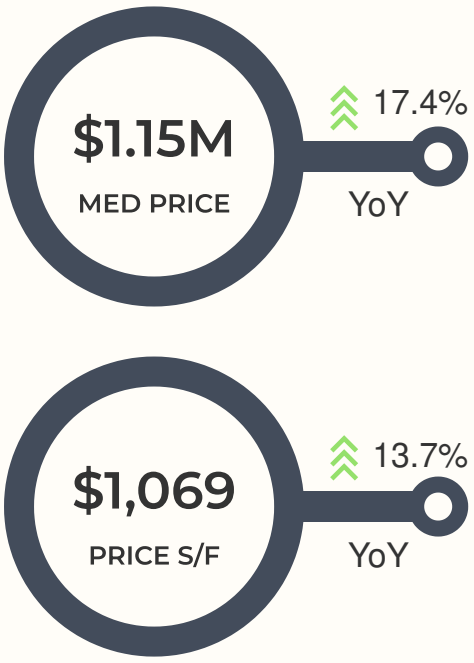
VOLUME		AVG DOM
87	Q3 2026	91 Days
91	Q3 2025	111 Days

DAYS ON MARKET

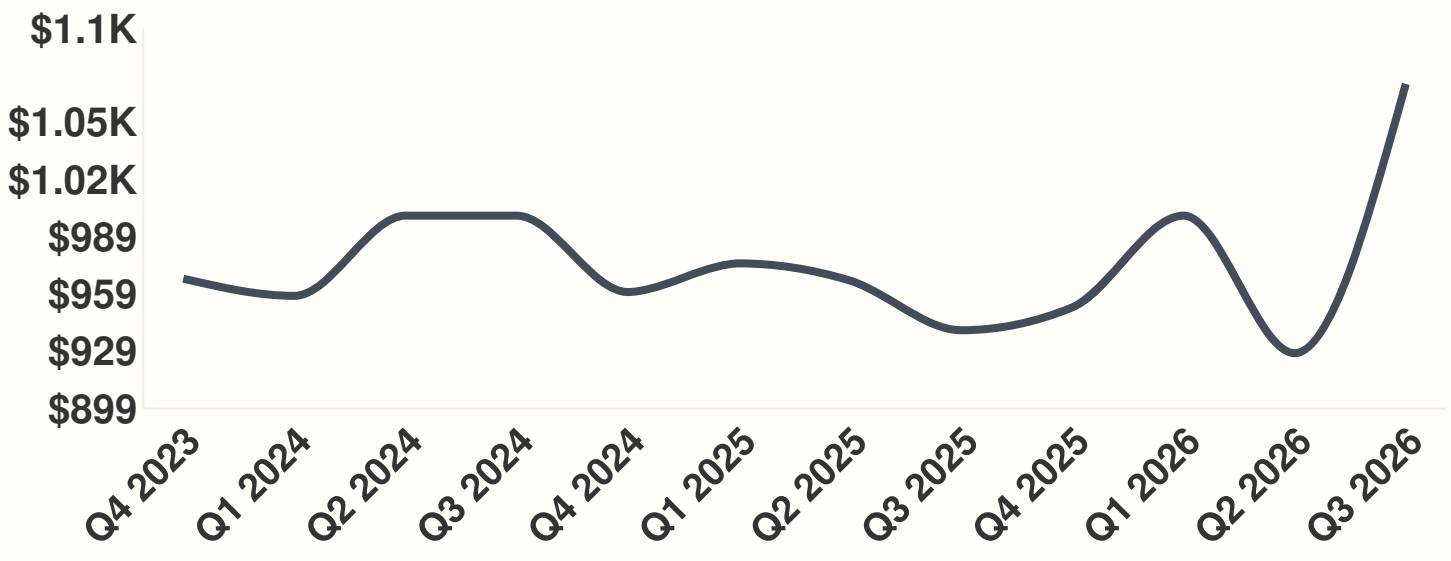


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	41	47	-12.8%
$1M - $2M	23	18	27.8%
$2M - $4M	12	20	-40%
$4M - $10M	7	5	40%
OVER $10M	4	1	300%

CLOSINGS



MEDIAN PRICE / SF



Source: Marketproof | For informational purposes only, data from entities deemed reliable, but may contain errors, omissions, or changes without notice.

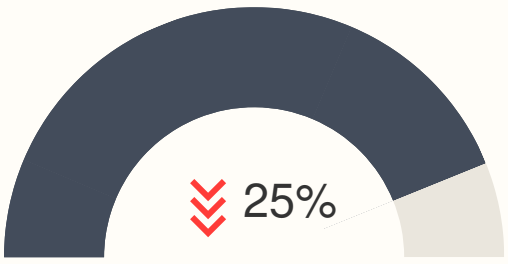
Karen Kostiw
Licensed Real Estate Salesperson | Global Luxury Specialist NYRS® | Christie's International Real Estate New York |
License #: 1040125813
O: 9175244152
kkostiw@cbwarburg.com

LENOX HILL
SINGLE-FAMILY

TOWNHOUSES AND DETACHED SINGLE-FAMILY HOMES

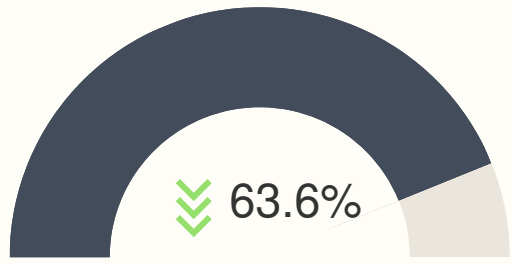
Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



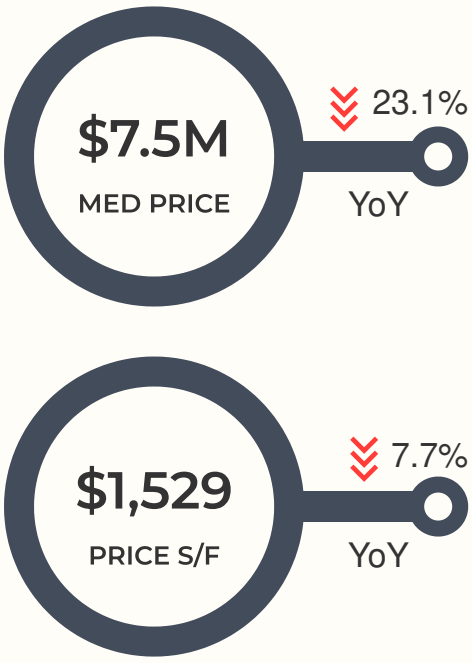
VOLUME		AVG DOM
3	Q3 2026	161 Days
4	Q3 2025	442 Days

DAYS ON MARKET

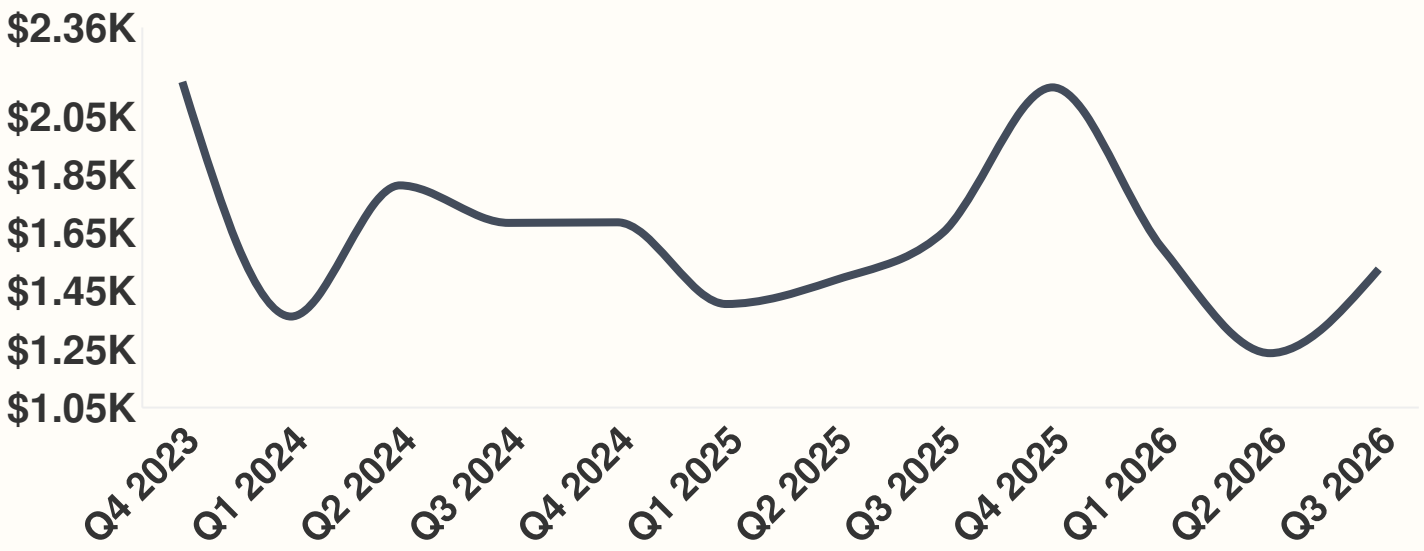


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	0	0	--%
$1M - $2M	0	0	--%
$2M - $4M	0	0	--%
$4M - $10M	3	3	0%
OVER $10M	0	1	-100%

CLOSINGS



MEDIAN PRICE / SF



Source: Marketproof | For informational purposes only, data from entities deemed reliable, but may contain errors, omissions, or changes without notice.