

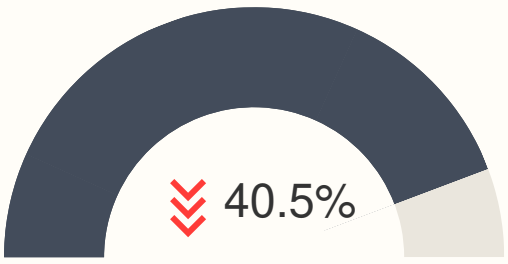
**Karen Kostiw**
Licensed Real Estate Salesperson | Global Luxury Specialist NYRS® | Christie's International Real Estate New York |
License #: 1040125813
O: 9175244152
kkostiw@cbwarburg.com


# MORNINGSIDE HEIGHTS
# MARKET OVERVIEW

CONDO, CO-OP AND SINGLE-FAMILY HOMES

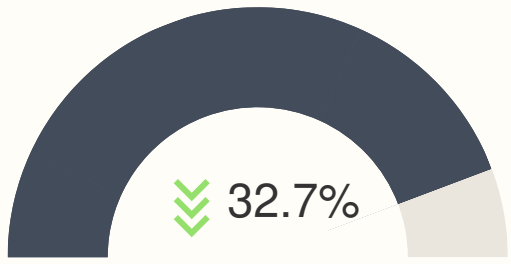
**Date Range**
Q3 2025 vs. Q3 2026

## CONTRACTS



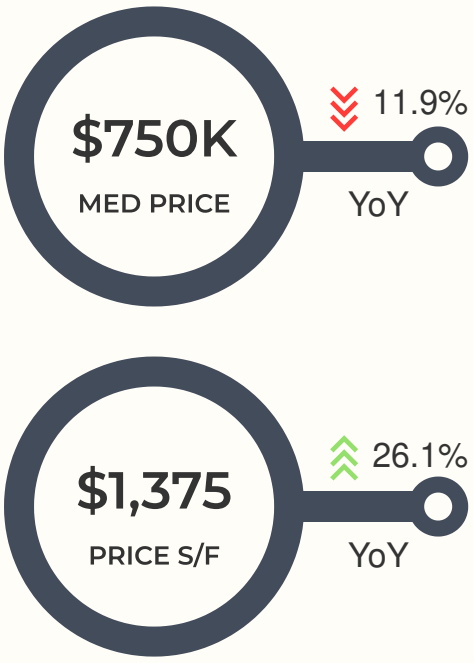

| VOLUME | | AVG DOM |
|---|---|---|
| 25 | Q3 2026 | 66 Days |
| 42 | Q3 2025 | 98 Days |

## DAYS ON MARKET

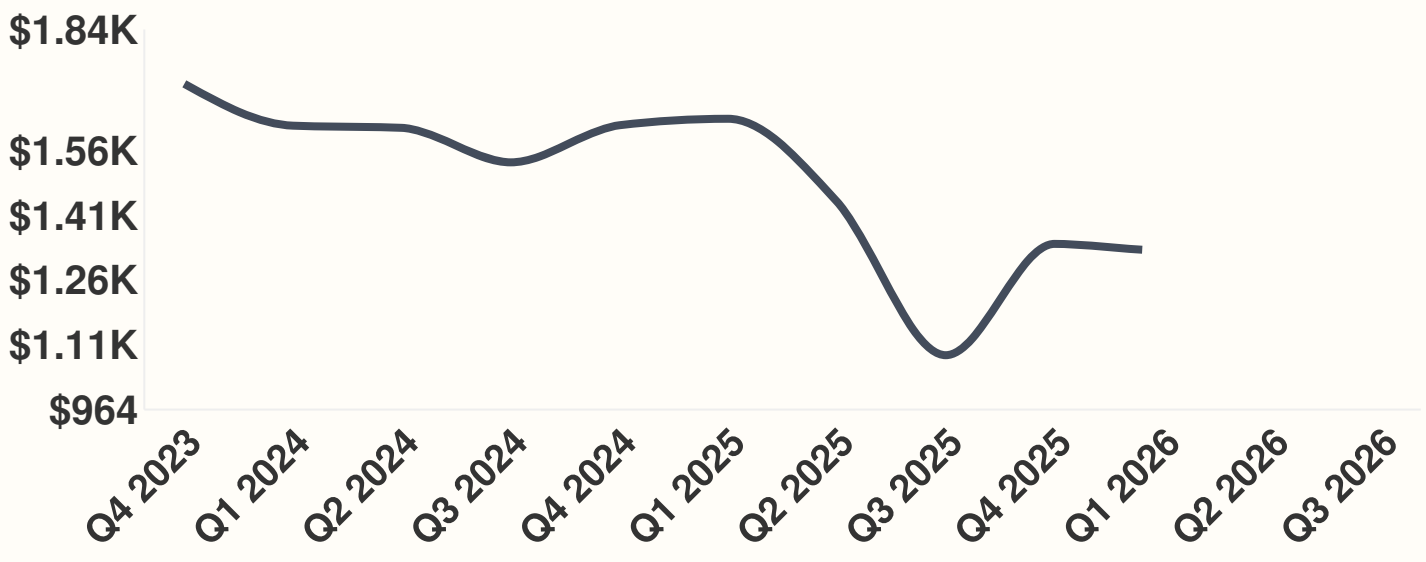



| PRICE RANGE | Q3 2026 | Q3 2025 | % CHANGE |
|---|---|---|---|
| UNDER $1M | 18 | 24 | -25% |
| $1M - $2M | 2 | 11 | -81.8% |
| $2M - $4M | 5 | 6 | -16.7% |
| $4M - $10M | 0 | 1 | -100% |
| OVER $10M | 0 | 0 | --% |

## CLOSINGS




### MEDIAN PRICE / SF




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



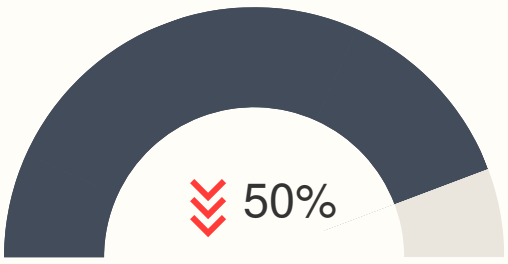
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# MORNINGSIDE HEIGHTS
# CONDO

NEW AND RESALE CONDOS

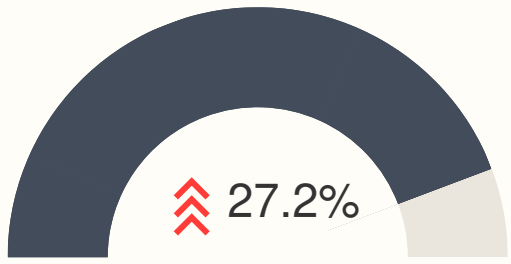
**Date Range**
Q3 2025 vs. Q3 2026

## CONTRACTS



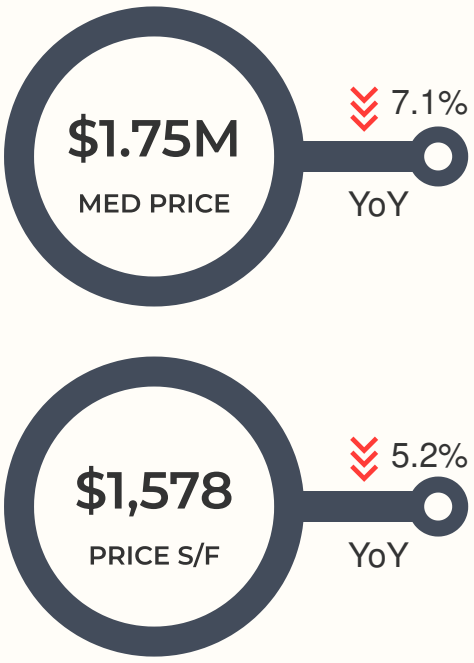

| VOLUME | | AVG DOM |
|---|---|---|
| 6 | Q3 2026 | 117 Days |
| 12 | Q3 2025 | 92 Days |

## DAYS ON MARKET

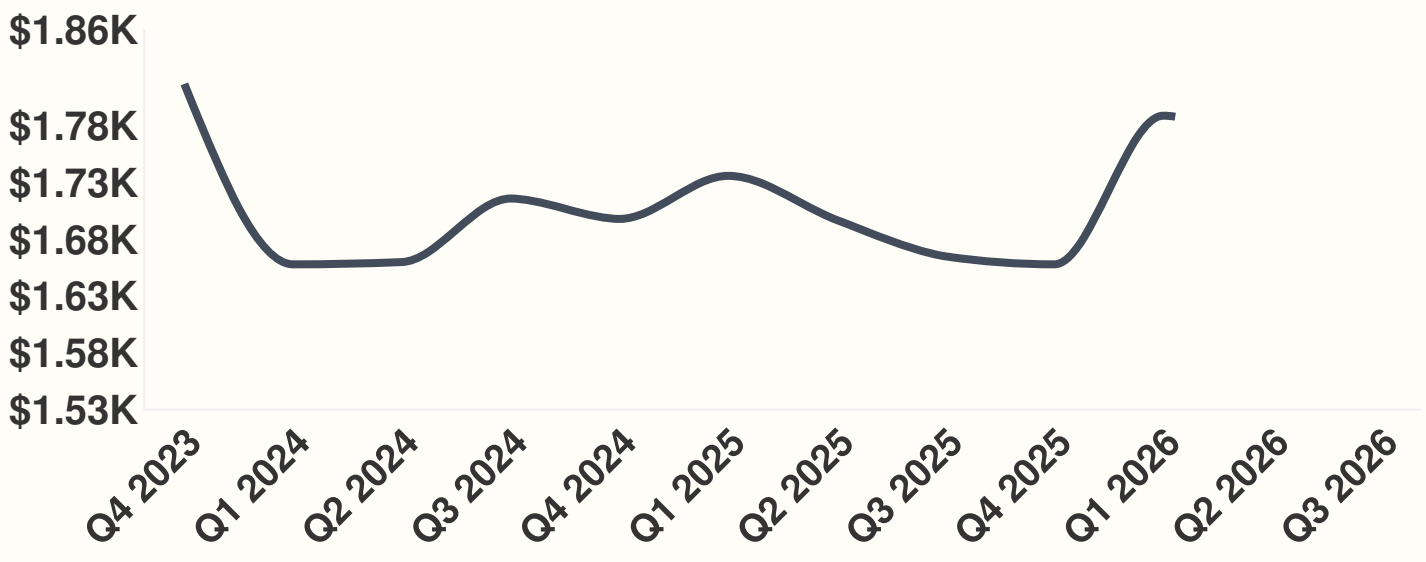



| PRICE RANGE | Q3 2026 | Q3 2025 | % CHANGE |
|---|---|---|---|
| UNDER $1M | 0 | 1 | -100% |
| $1M - $2M | 1 | 5 | -80% |
| $2M - $4M | 5 | 5 | 0% |
| $4M - $10M | 0 | 1 | -100% |
| OVER $10M | 0 | 0 | --% |

## CLOSINGS




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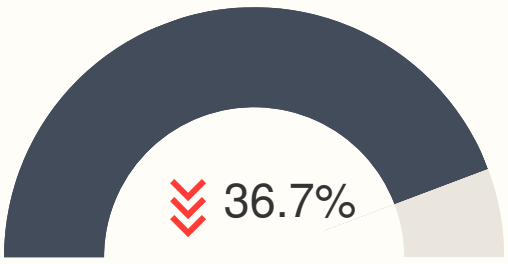
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# MORNINGSIDE HEIGHTS
# CO-OP

NEW AND RESALE CO-OPS

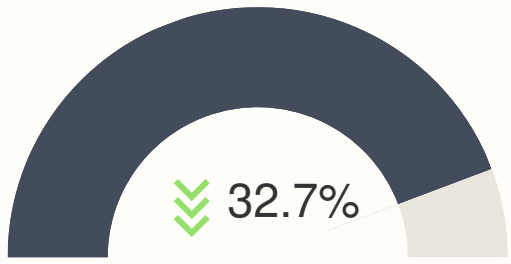
**Date Range**
Q3 2025 vs. Q3 2026

## CONTRACTS



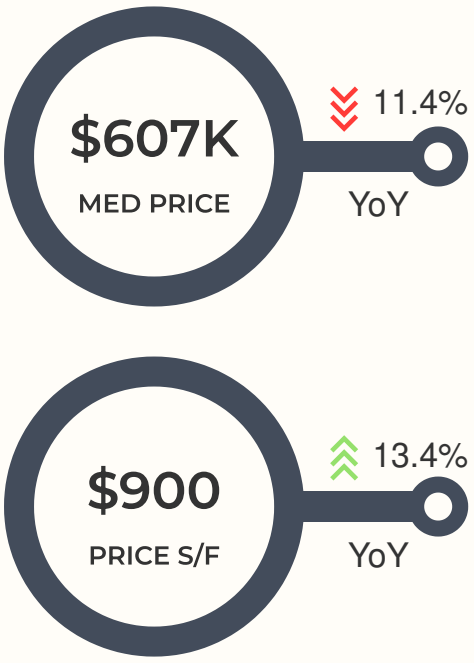

| VOLUME | | AVG DOM |
|---|---|---|
| 19 | Q3 2026 | 66 Days |
| 30 | Q3 2025 | 98 Days |

## DAYS ON MARKET




| PRICE RANGE | Q3 2026 | Q3 2025 | % CHANGE |
|---|---|---|---|
| UNDER $1M | 18 | 23 | -21.7% |
| $1M - $2M | 1 | 6 | -83.3% |
| $2M - $4M | 0 | 1 | -100% |
| $4M - $10M | 0 | 0 | --% |
| OVER $10M | 0 | 0 | --% |

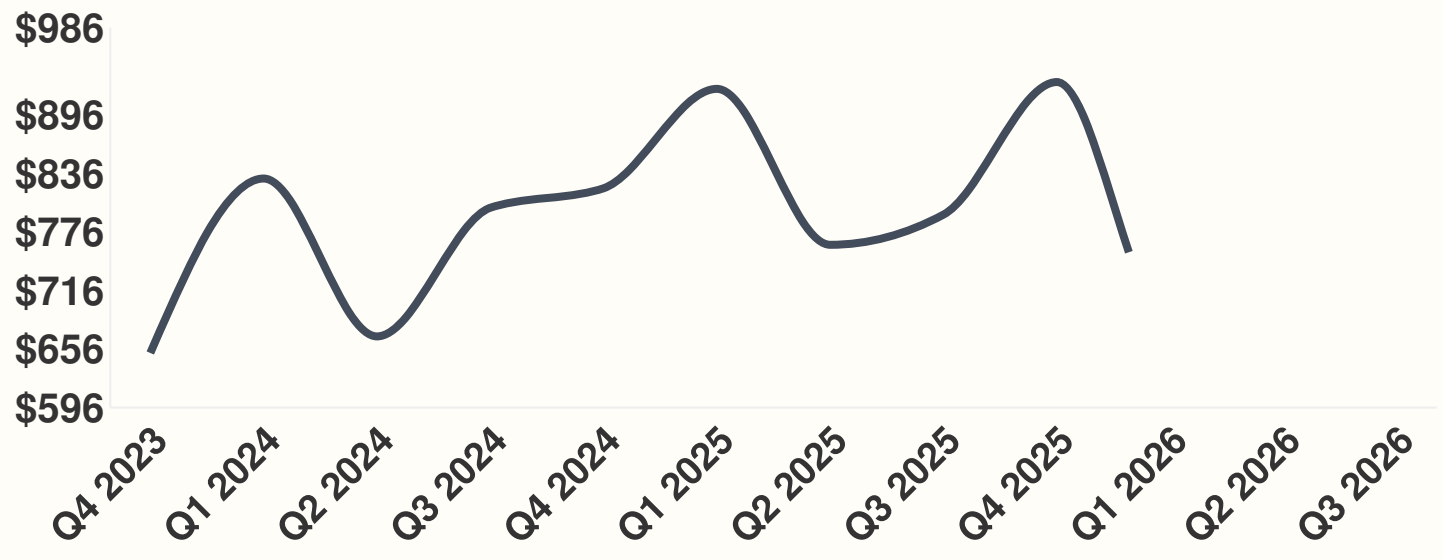
## CLOSINGS







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