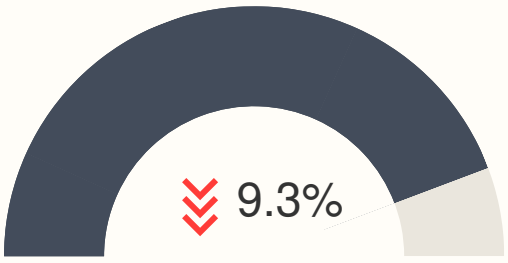
**Karen Kostiw**
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License #: 1040125813
O: 9175244152
kkostiw@cbwarburg.com

# UPPER WEST SIDE, LINCOLN SQUARE AND MANHATTAN VALLEY
# MARKET OVERVIEW

CONDO, CO-OP AND SINGLE-FAMILY HOMES

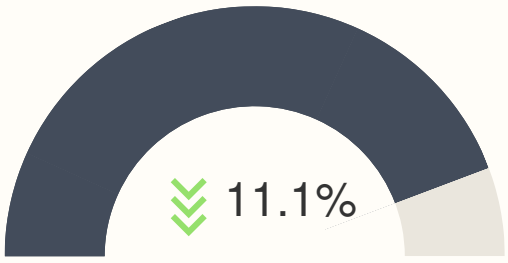
**Date Range**
Q3 2025 vs. Q3 2026

## CONTRACTS



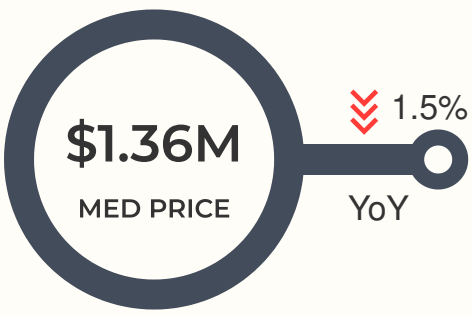

| VOLUME | | AVG DOM |
|---|---|---|
| 370 | Q3 2026 | 84 Days |
| 408 | Q3 2025 | 94 Days |

## DAYS ON MARKET




| PRICE RANGE | Q3 2026 | Q3 2025 | % CHANGE |
|---|---|---|---|
| UNDER $1M | 146 | 155 | -5.8% |
| $1M - $2M | 109 | 139 | -21.6% |
| $2M - $4M | 81 | 80 | 1.3% |
| $4M - $10M | 33 | 28 | 17.9% |
| OVER $10M | 1 | 6 | -83.3% |

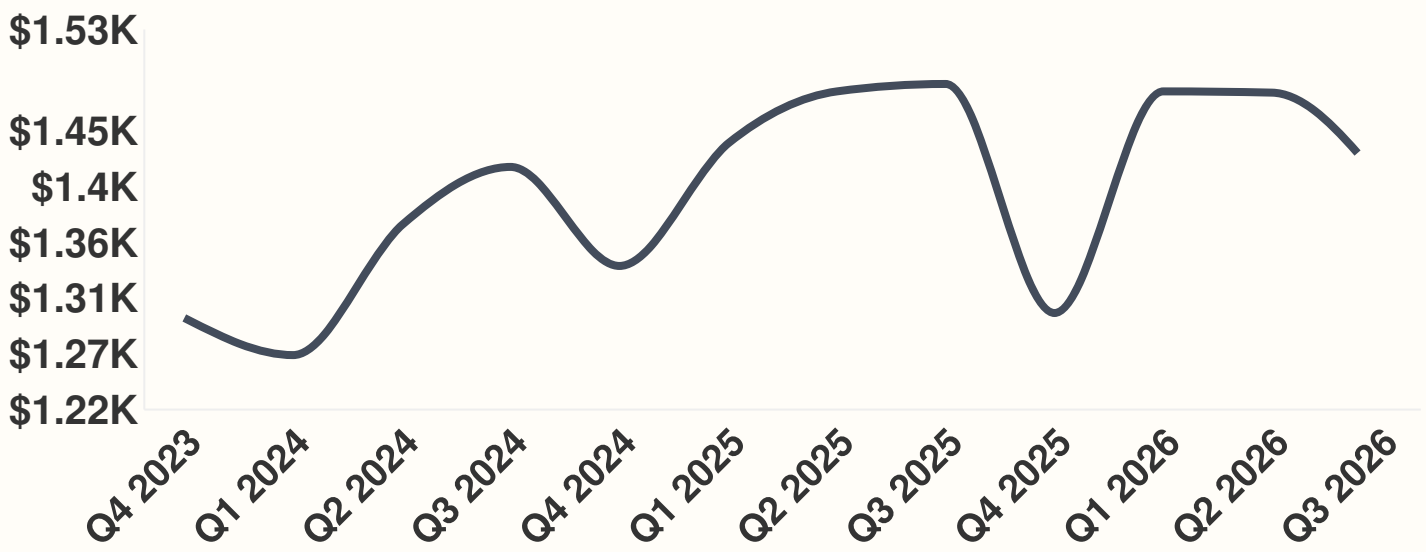
## CLOSINGS







### MEDIAN PRICE / SF




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

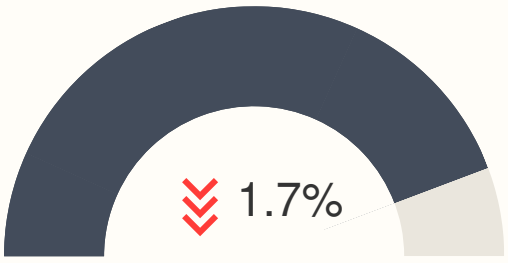
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# UPPER WEST SIDE, LINCOLN SQUARE AND MANHATTAN VALLEY
# CONDO

NEW AND RESALE CONDOS

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

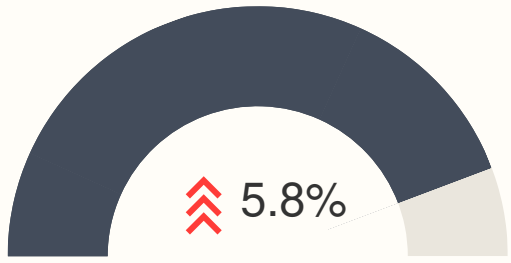
## CONTRACTS




| VOLUME | | |
|---|---|---|
| 172 | Q3 2026 | |
| 175 | Q3 2025 | |

## DAYS ON MARKET

| AVG DOM | |
|---|---|
| Q3 2026 | 91 Days |
| Q3 2025 | 86 Days |




| PRICE RANGE | Q3 2026 | Q3 2025 | % CHANGE |
|---|---|---|---|
| UNDER $1M | 50 | 42 | 19% |
| $1M - $2M | 55 | 71 | -22.5% |
| $2M - $4M | 46 | 40 | 15% |
| $4M - $10M | 20 | 18 | 11.1% |
| OVER $10M | 1 | 4 | -75% |

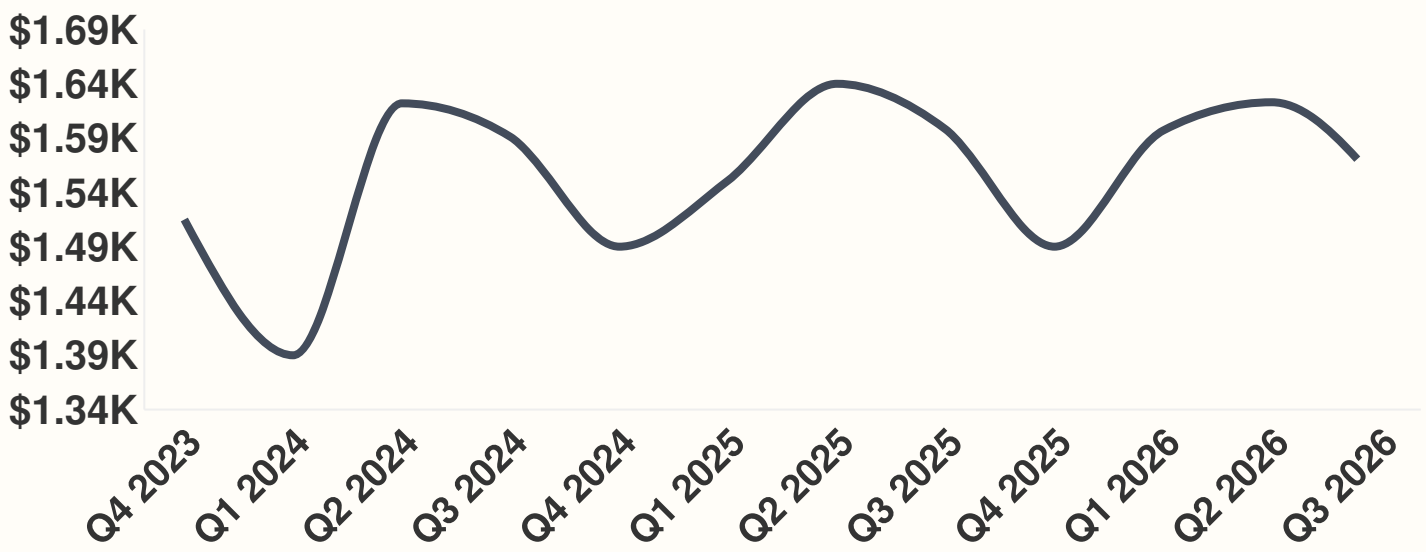
## CLOSINGS







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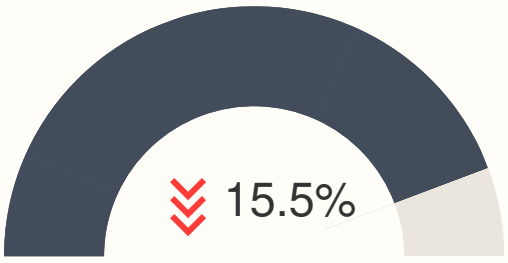
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# UPPER WEST SIDE, LINCOLN SQUARE AND MANHATTAN VALLEY
# CO-OP

NEW AND RESALE CO-OPS

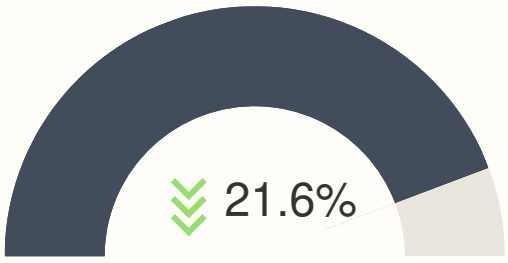
**Date Range**
Q3 2025 vs. Q3 2026

## CONTRACTS



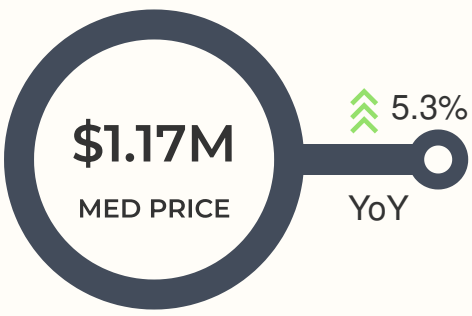

| VOLUME | | AVG DOM |
|---|---|---|
| 196 | Q3 2026 | 78 Days |
| 232 | Q3 2025 | 100 Days |

## DAYS ON MARKET




| PRICE RANGE | Q3 2026 | Q3 2025 | % CHANGE |
|---|---|---|---|
| UNDER $1M | 96 | 113 | -15% |
| $1M - $2M | 54 | 68 | -20.6% |
| $2M - $4M | 35 | 40 | -12.5% |
| $4M - $10M | 11 | 10 | 10% |
| OVER $10M | 0 | 1 | -100% |

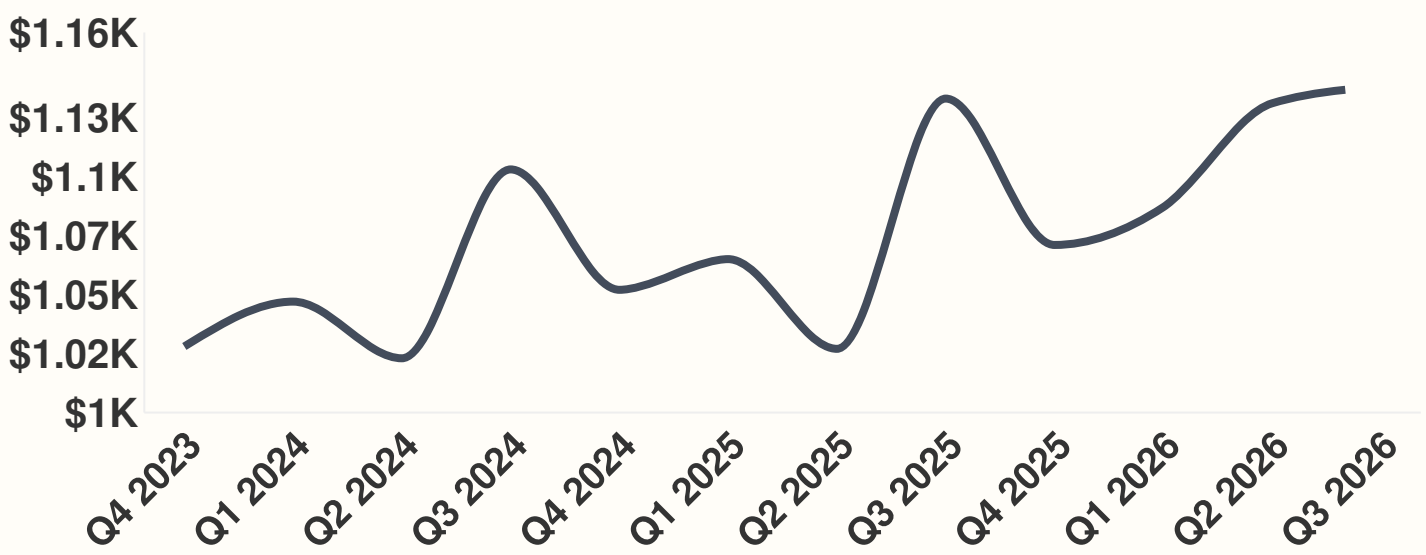
## CLOSINGS







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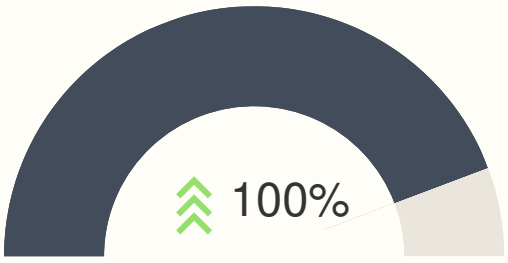
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# UPPER WEST SIDE, LINCOLN SQUARE AND MANHATTAN VALLEY
# SINGLE-FAMILY

TOWNHOUSES AND DETACHED SINGLE-FAMILY HOMES

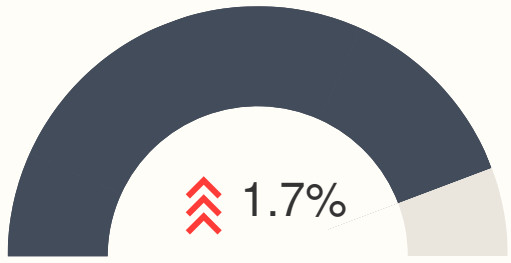
**Date Range**
Q3 2025 vs. Q3 2026

## CONTRACTS



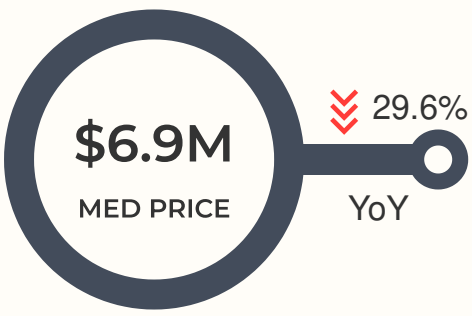

| VOLUME | | AVG DOM |
|---|---|---|
| 2 | Q3 2026 | 123 Days |
| 1 | Q3 2025 | 121 Days |

## DAYS ON MARKET




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

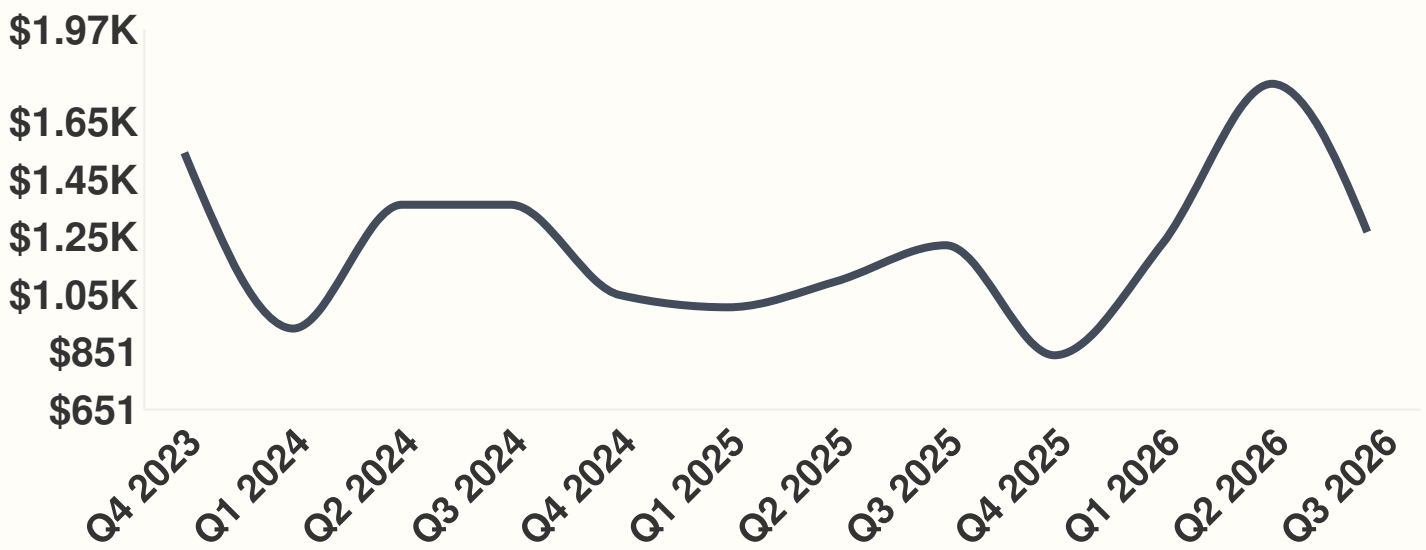
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