

Upper East Side, Lenox Hill And Surrounding Areas

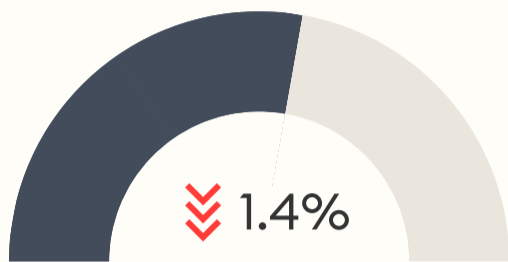
## MARKET OVERVIEW

CONDO, CO-OP AND SINGLE-FAMILY HOMES

Date Range

YTD 2024 vs. YTD 2025

### CONTRACTS

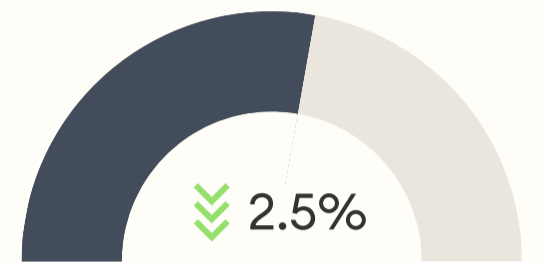


#### VOLUME

2,096	YTD 2025	85 Days
2,125	YTD 2024	87 Days

#### AVG DOM

### DAYS ON MARKET

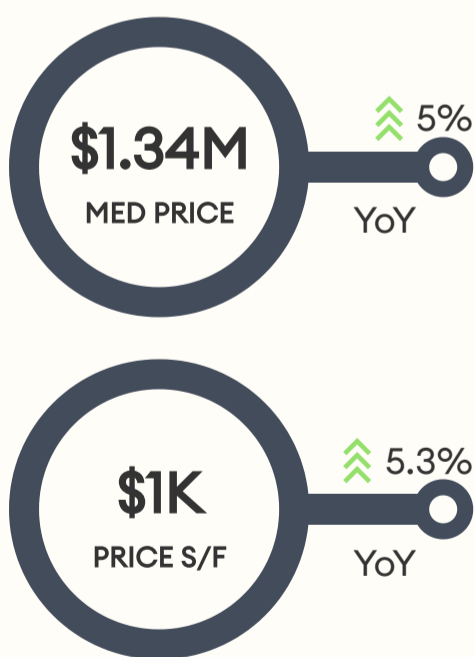


PRICE RANGE	YTD 2025	YTD 2024	% CHANGE
UNDER \$1M	811	841	-3.6%
\$1M - \$2M	502	530	-5.3%
\$2M - \$4M	438	449	-2.4%
\$4M - \$10M	262	234	12%
OVER \$10M	83	71	16.9%

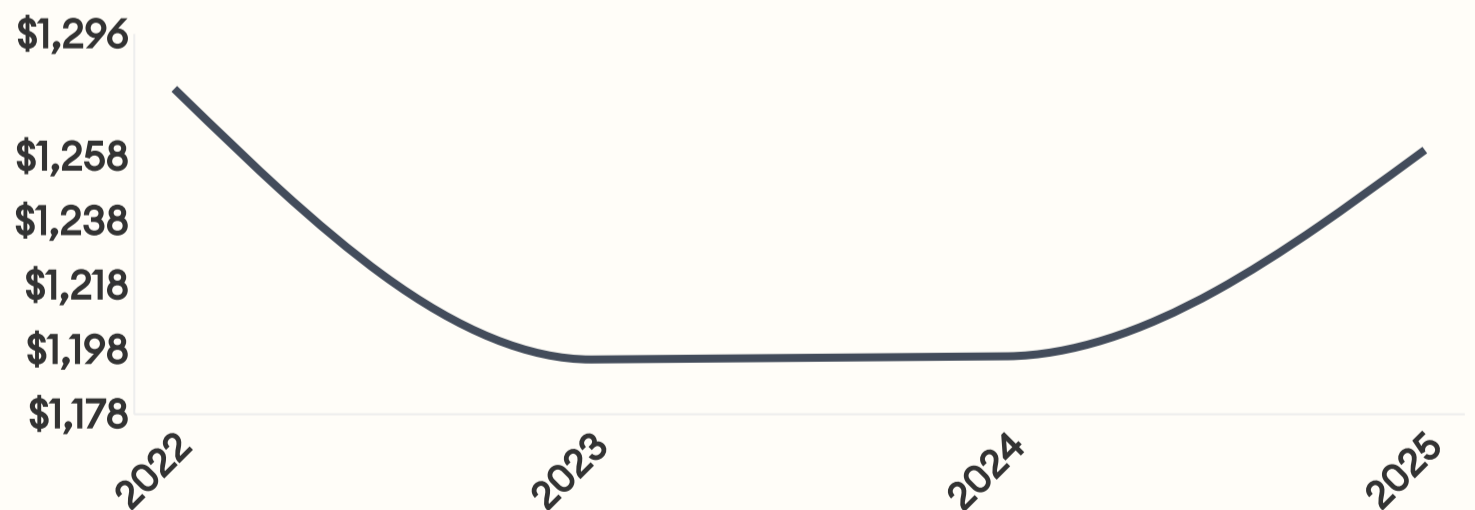
Contracts signed slightly decreased from 2,125 to 2,096, with days on market remaining stable around 84 days, indicating a steady market. Price per square foot has modestly increased from 1,298 to 1,361, suggesting continued price growth despite fewer contracts.

### CLOSINGS

Recorded median prices rose from \$1.28M to \$1.34M, reflecting a slight appreciation in market value over the year.



#### MEDIAN PRICE / SF



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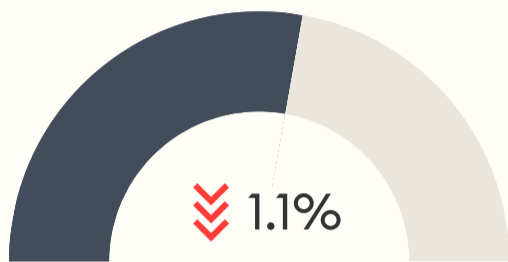
## CONDO

NEW AND RESALE CONDOS

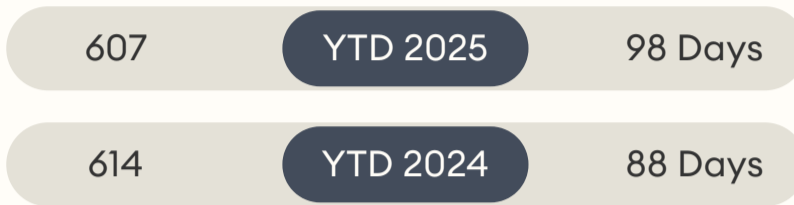
Date Range

YTD 2024 vs. YTD 2025

### CONTRACTS

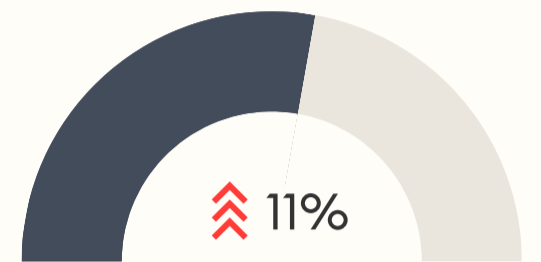


#### VOLUME



#### AVG DOM

### DAYS ON MARKET

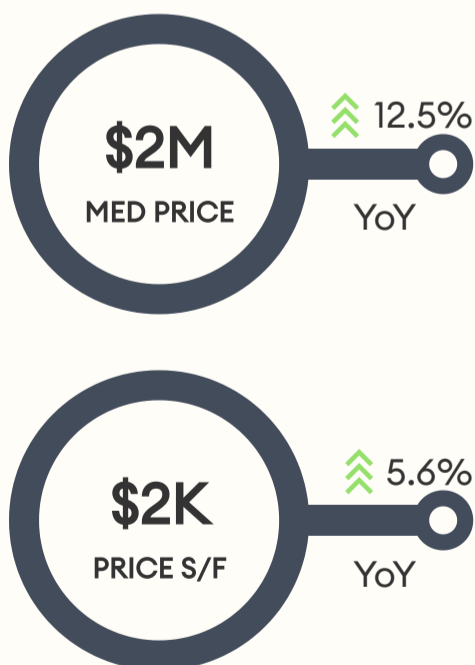


PRICE RANGE	YTD 2025	YTD 2024	% CHANGE
UNDER \$1M	152	150	1.3%
\$1M - \$2M	144	147	-2%
\$2M - \$4M	169	187	-9.6%
\$4M - \$10M	115	103	11.7%
OVER \$10M	27	27	0%

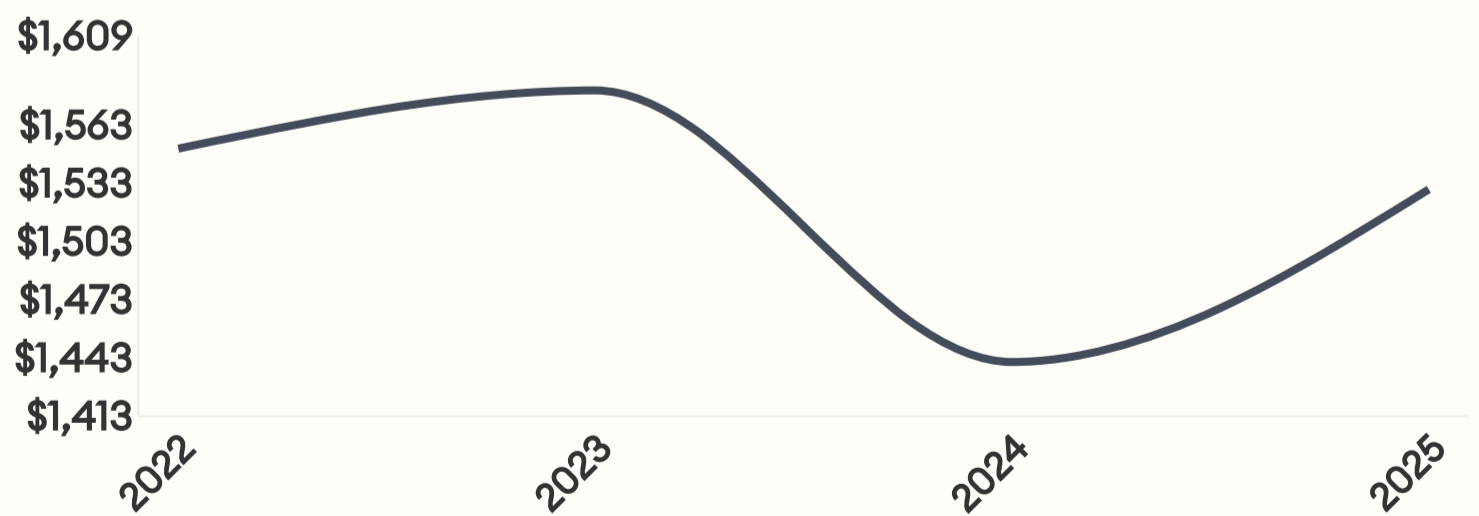
Condo contract signings dipped slightly from 614 to 607, but days on market remained consistent at around 97 days, showing stable buyer activity. Price per square foot held steady at about \$1,552.

### CLOSINGS

Median sale prices jumped significantly from \$1.77M to nearly \$2.00M, indicating strong demand and value appreciation for condos in the area.



#### MEDIAN PRICE / SF



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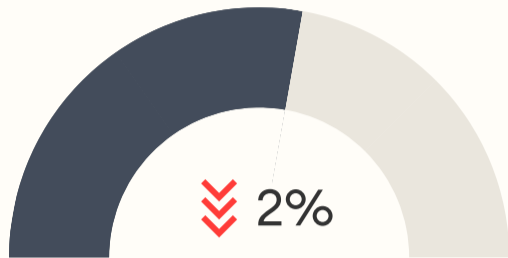
## CO-OP

NEW AND RESALE CO-OPS

Date Range

YTD 2024 vs. YTD 2025

### CONTRACTS

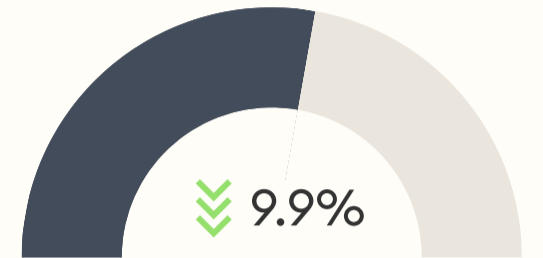


#### VOLUME

1,443	YTD 2025	77 Days
1,472	YTD 2024	85 Days

#### AVG DOM

### DAYS ON MARKET

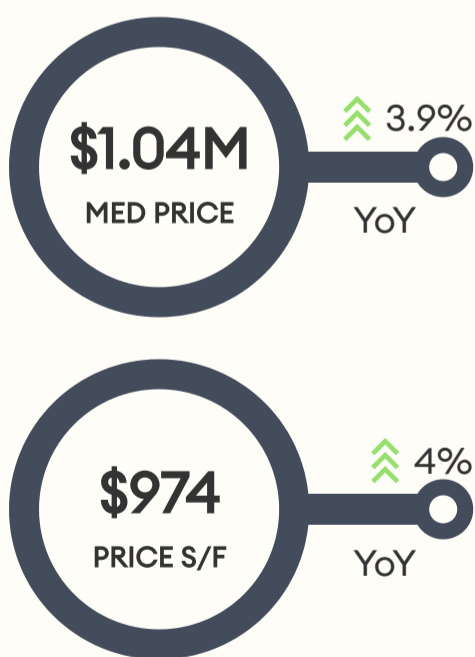


PRICE RANGE	YTD 2025	YTD 2024	% CHANGE
UNDER \$1M	659	691	-4.6%
\$1M - \$2M	358	383	-6.5%
\$2M - \$4M	267	260	2.7%
\$4M - \$10M	126	109	15.6%
OVER \$10M	33	29	13.8%

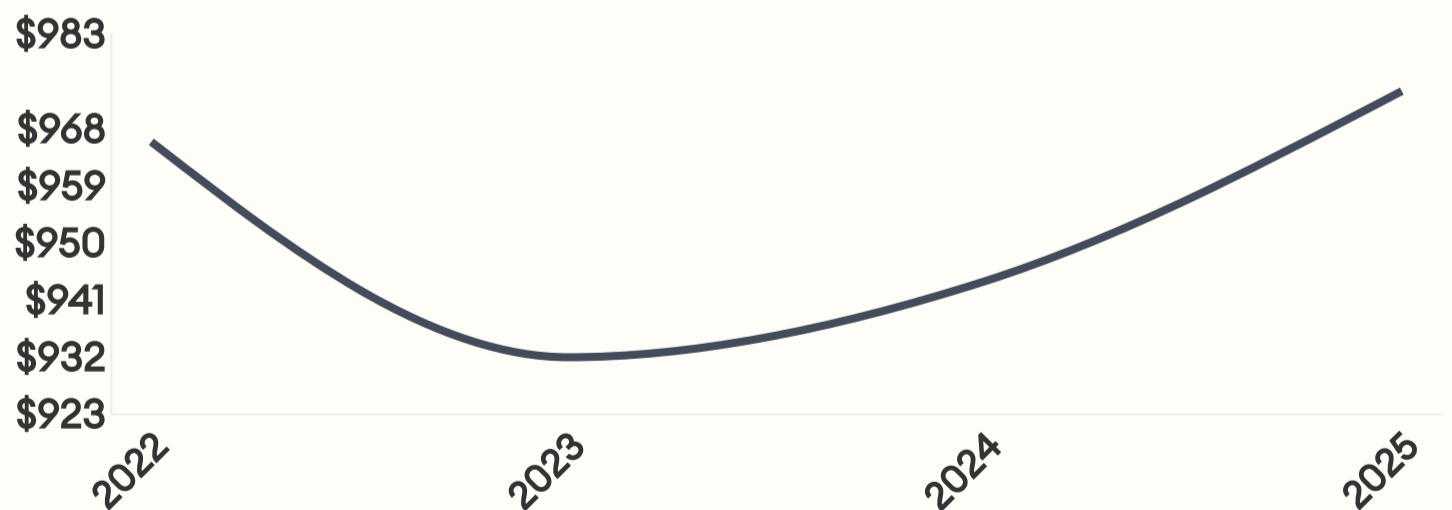
Coop contract signings declined marginally from 1,472 to 1,443, with days on market slightly decreasing from 85 to 77 days, hinting at a slightly more active market. Price per square foot has increased from \$985 to \$1,000.

## CLOSINGS

Median prices grew modestly from about \$1.00M to nearly \$1.04M, showing stable yet gradually appreciating coop values.



### MEDIAN PRICE / SF



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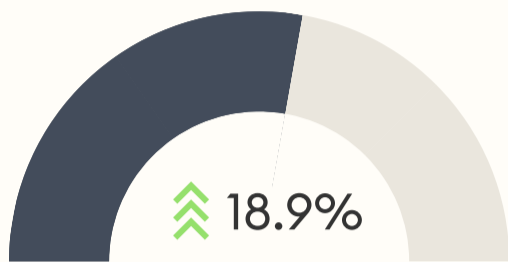
## SINGLE-FAMILY

TOWNHOUSES AND DETACHED SINGLE-FAMILY HOMES

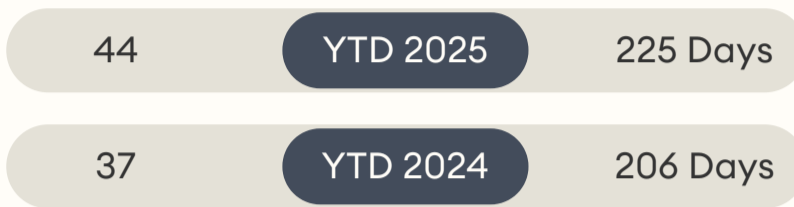
Date Range

YTD 2024 vs. YTD 2025

### CONTRACTS

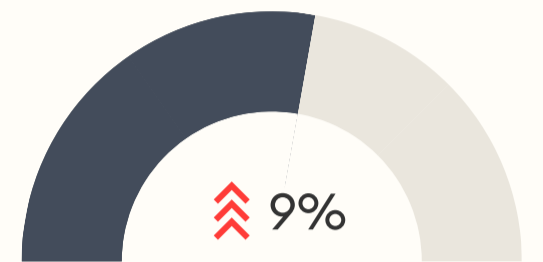


#### VOLUME



#### AVG DOM

### DAYS ON MARKET

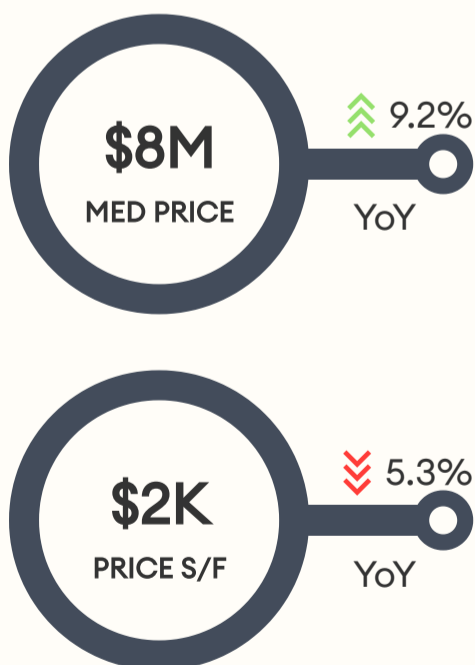


PRICE RANGE	YTD 2025	YTD 2024	% CHANGE
UNDER \$1M	0	0	--%
\$1M - \$2M	0	0	--%
\$2M - \$4M	2	2	0%
\$4M - \$10M	19	20	-5%
OVER \$10M	23	15	53.3%

Single-family home contracts increased from 37 to 44, with median days on market decreasing from 206 to 225 days, reflecting increased buyer interest. Price per square foot was stable around \$1,690 to \$1,894.

### CLOSINGS

Median sale prices rose from \$7.33M to \$8.0M, underscoring strong growth and demand for single-family homes in the Upper East Side and Lenox Hill areas.



#### MEDIAN PRICE / SF

