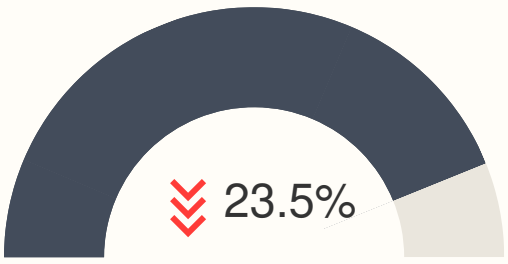
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O: 9175244152
kkostiw@cbwarburg.com

EAST HARLEM
MARKET OVERVIEW

CONDO, CO-OP AND SINGLE-FAMILY HOMES

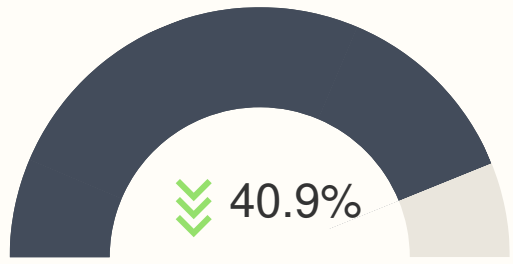
Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



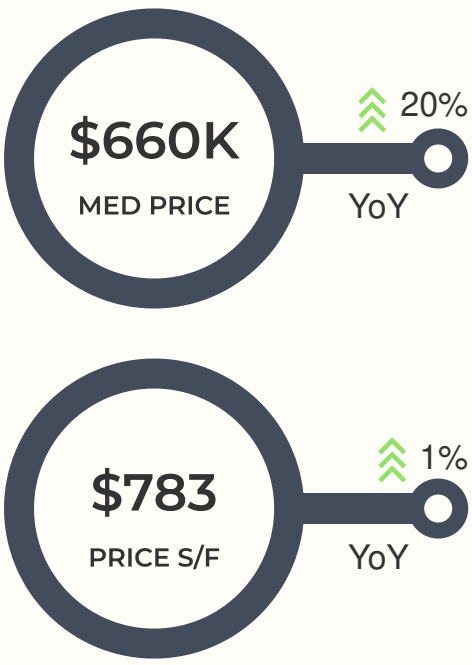
VOLUME		AVG DOM
13	Q3 2026	88 Days
17	Q3 2025	149 Days

DAYS ON MARKET

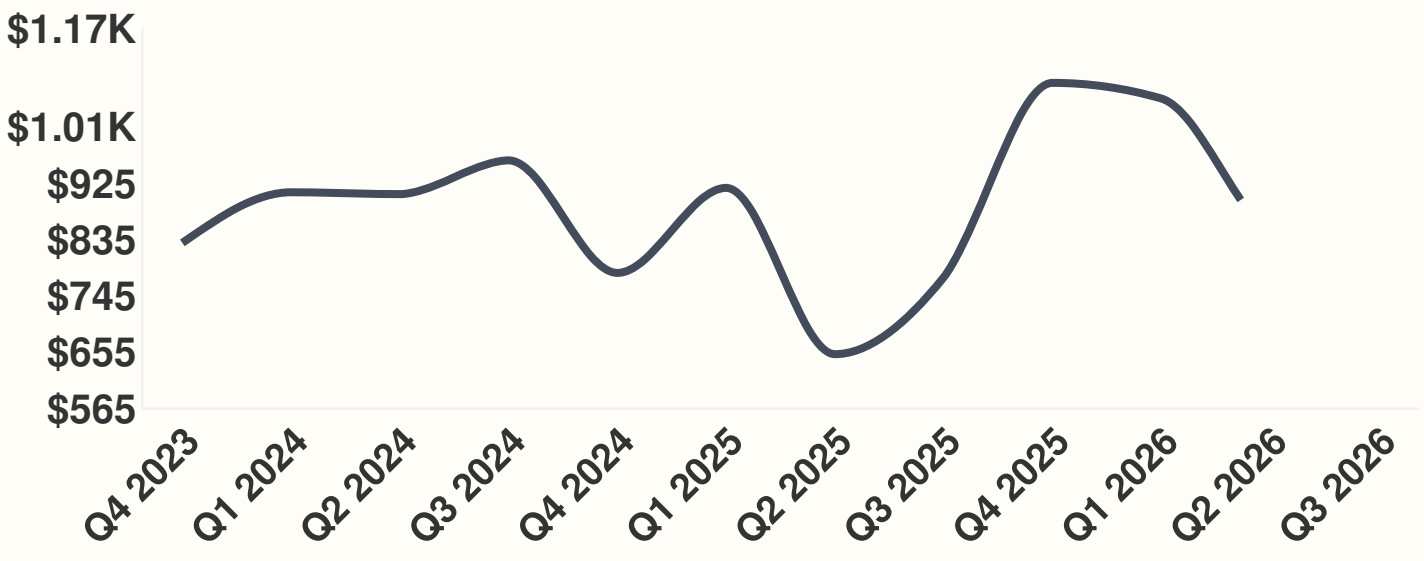


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	11	15	-26.7%
$1M - $2M	2	2	0%
$2M - $4M	0	0	--%
$4M - $10M	0	0	--%
OVER $10M	0	0	--%

CLOSINGS



MEDIAN PRICE / SF



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

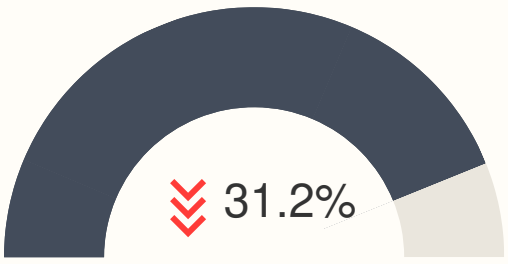
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EAST HARLEM
CONDO

NEW AND RESALE CONDOS

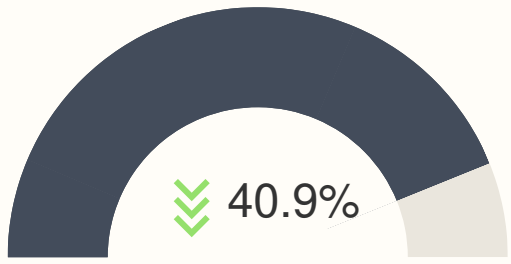
Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



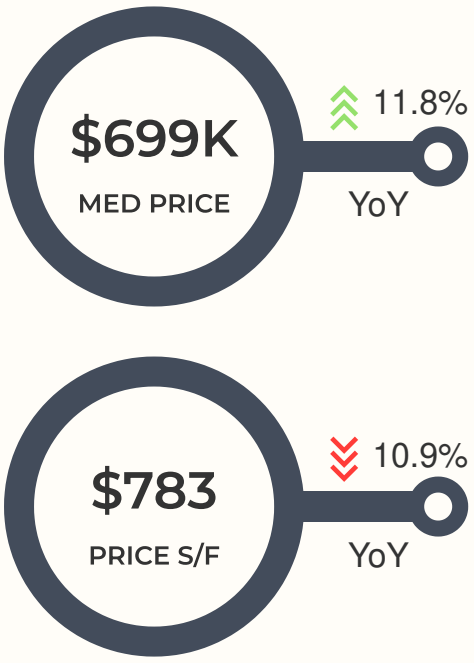
VOLUME		AVG DOM
11	Q3 2026	88 Days
16	Q3 2025	149 Days

DAYS ON MARKET

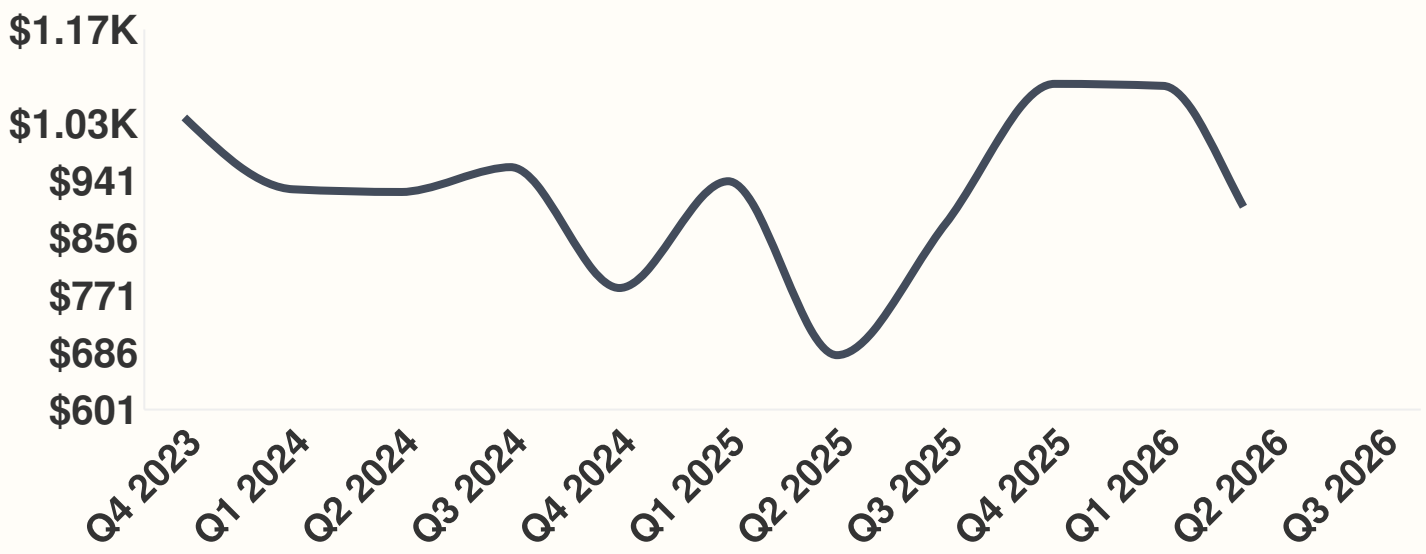


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	9	14	-35.7%
$1M - $2M	2	2	0%
$2M - $4M	0	0	--%
$4M - $10M	0	0	--%
OVER $10M	0	0	--%

CLOSINGS



MEDIAN PRICE / SF



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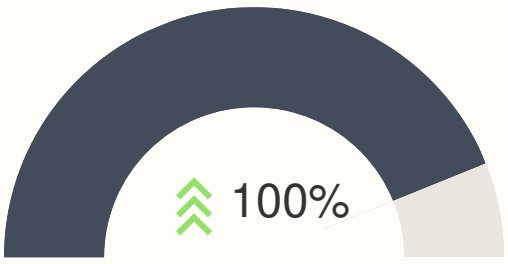
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EAST HARLEM
CO-OP

NEW AND RESALE CO-OPS

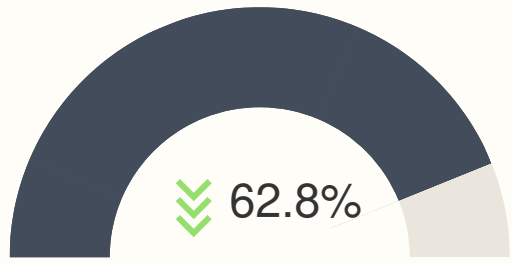
Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



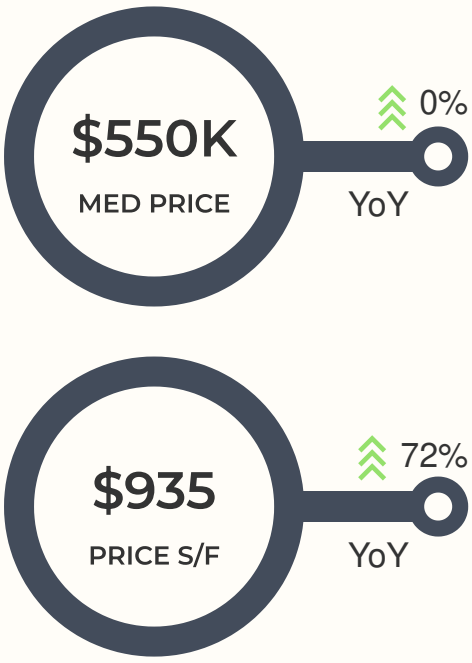
VOLUME		AVG DOM
2	Q3 2026	110 Days
1	Q3 2025	296 Days

DAYS ON MARKET

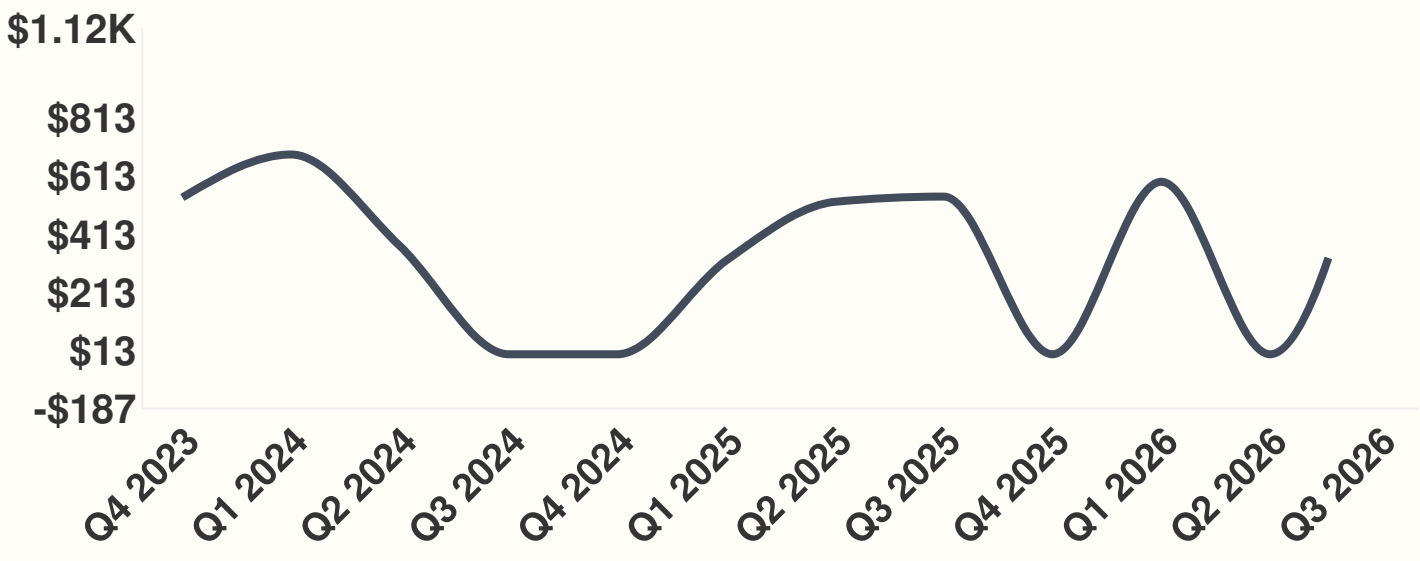


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	2	1	100%
$1M - $2M	0	0	--%
$2M - $4M	0	0	--%
$4M - $10M	0	0	--%
OVER $10M	0	0	--%

CLOSINGS



MEDIAN PRICE / SF



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EAST HARLEM
SINGLE-FAMILY

TOWNHOUSES AND DETACHED SINGLE-FAMILY HOMES

Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



VOLUME		AVG DOM
0	Q3 2026	--
0	Q3 2025	--

DAYS ON MARKET



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

CLOSINGS



MEDIAN PRICE / SF



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