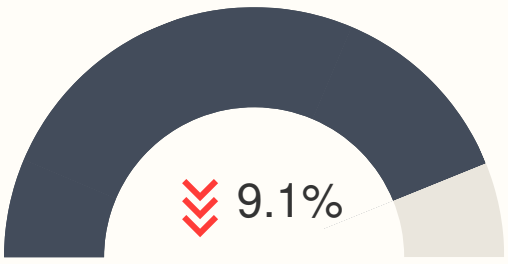
Karen Kostiw
Licensed Real Estate Salesperson | Global Luxury Specialist NYRS® | Christie's International Real Estate New York |
License #: 1040125813
O: 9175244152
kkostiw@cbwarburg.com

GRAMERCY PARK
MARKET OVERVIEW

CONDO, CO-OP AND SINGLE-FAMILY HOMES

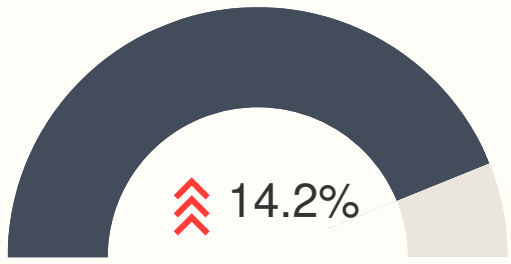
Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



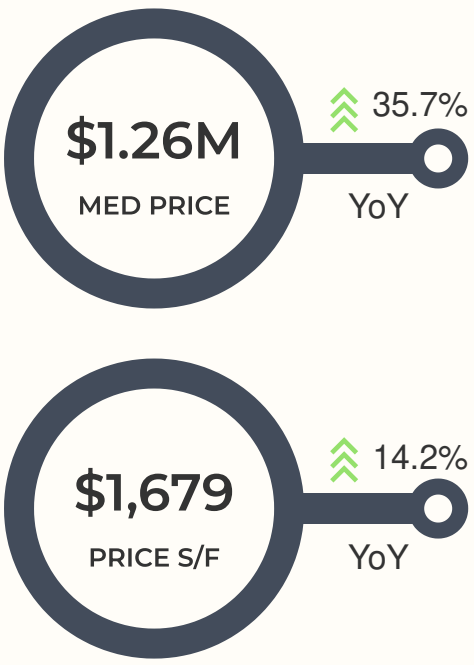
VOLUME		AVG DOM
60	Q3 2026	100 Days
66	Q3 2025	87 Days

DAYS ON MARKET

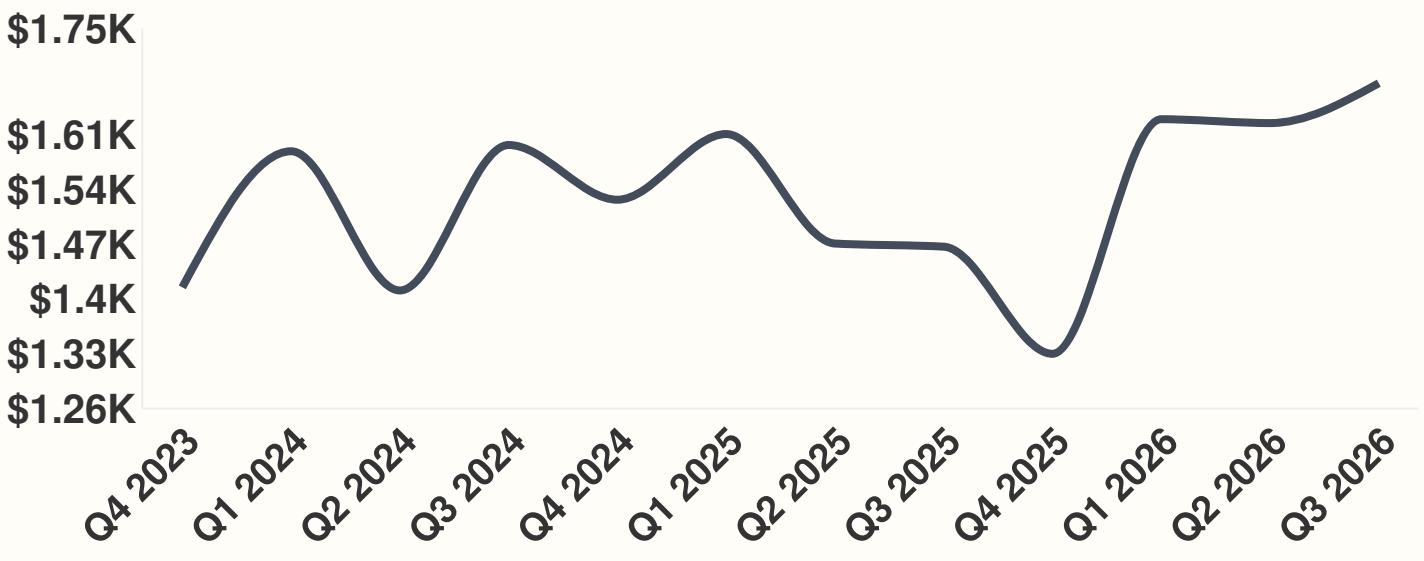


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	23	31	-25.8%
$1M - $2M	18	14	28.6%
$2M - $4M	14	16	-12.5%
$4M - $10M	5	5	0%
OVER $10M	0	0	--%

CLOSINGS



MEDIAN PRICE / SF



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



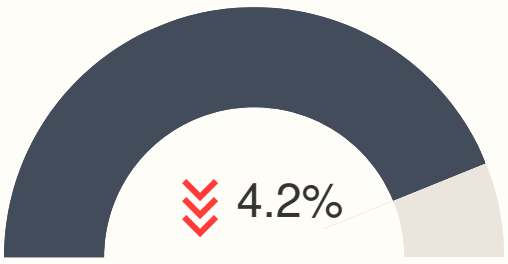
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GRAMERCY PARK
CONDO

NEW AND RESALE CONDOS

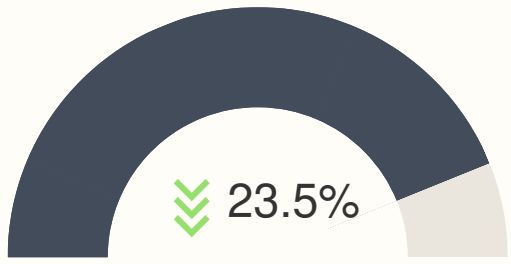
Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



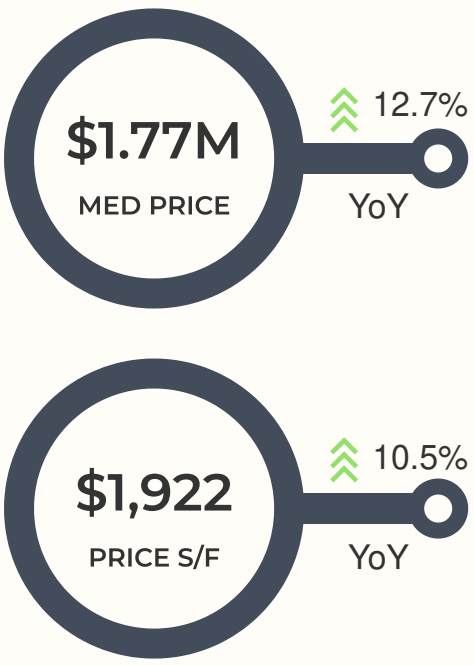
VOLUME		AVG DOM
23	Q3 2026	114 Days
24	Q3 2025	149 Days

DAYS ON MARKET

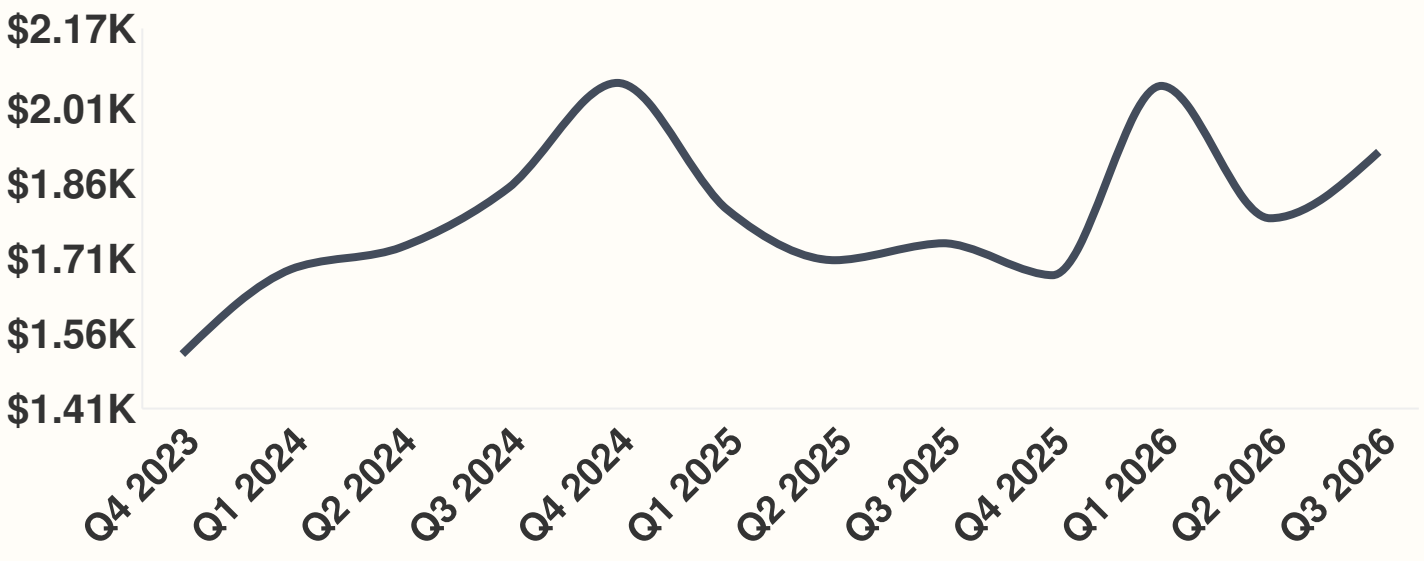


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	1	1	0%
$1M - $2M	9	4	125%
$2M - $4M	10	15	-33.3%
$4M - $10M	3	4	-25%
OVER $10M	0	0	--%

CLOSINGS



MEDIAN PRICE / SF



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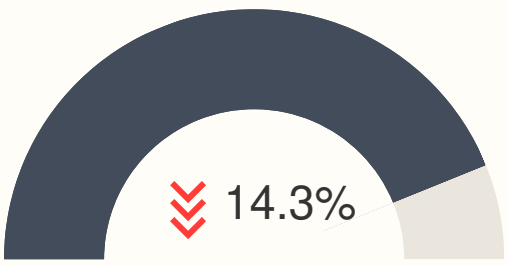
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License #: 1040125813
O: 9175244152
kkostiw@cbwarburg.com

GRAMERCY PARK
CO-OP

NEW AND RESALE CO-OPS

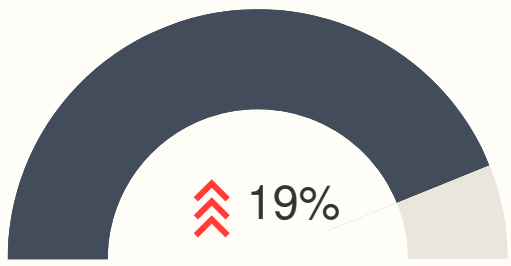
Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



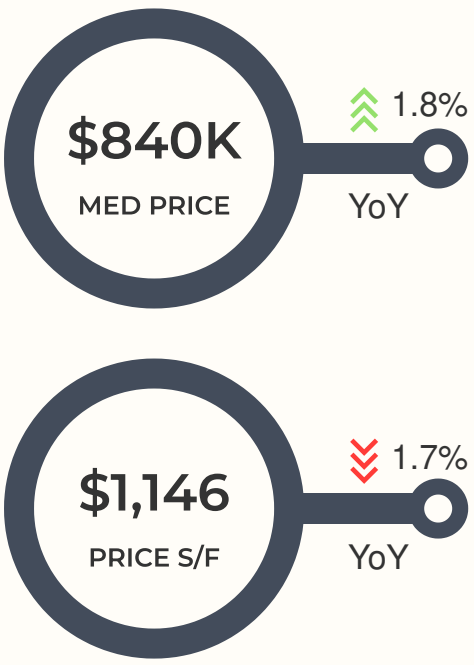
VOLUME		AVG DOM
36	Q3 2026	94 Days
42	Q3 2025	79 Days

DAYS ON MARKET

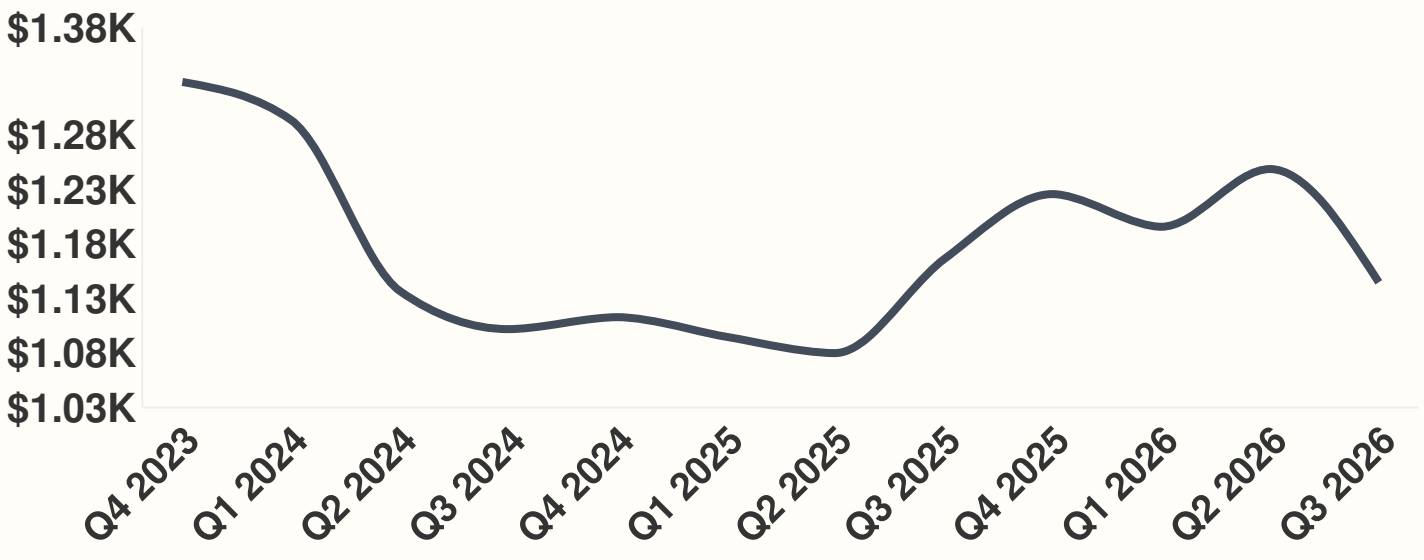


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	22	30	-26.7%
$1M - $2M	9	10	-10%
$2M - $4M	4	1	300%
$4M - $10M	1	1	0%
OVER $10M	0	0	--%

CLOSINGS



MEDIAN PRICE / SF



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GRAMERCY PARK
SINGLE-FAMILY

TOWNHOUSES AND DETACHED SINGLE-FAMILY HOMES

Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



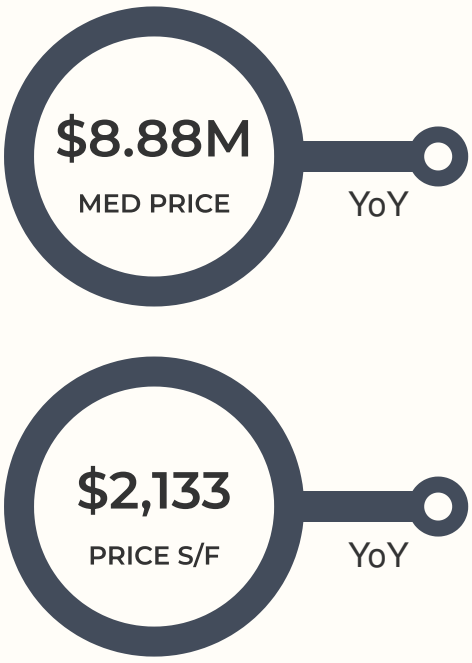
VOLUME		AVG DOM
1	Q3 2026	283 Days
0	Q3 2025	--

DAYS ON MARKET

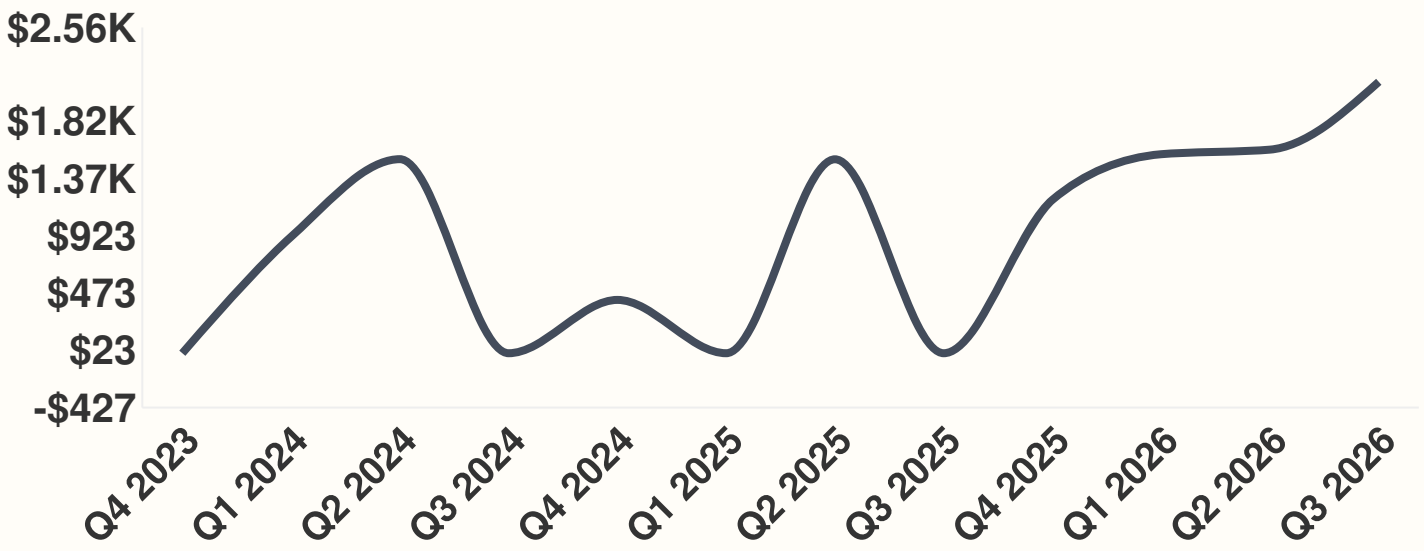


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	0	--	--
$1M - $2M	0	--	--
$2M - $4M	0	--	--
$4M - $10M	1	--	--
OVER $10M	0	--	--

CLOSINGS



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