

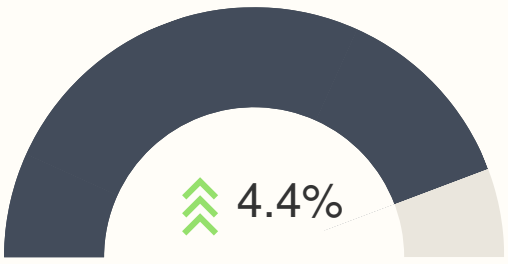
Karen Kostiw
Licensed Real Estate Salesperson | Global Luxury Specialist NYRS® | Christie's International Real Estate New York |
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O: 9175244152
kkostiw@cbwarburg.com

HARLEM
MARKET OVERVIEW

CONDO, CO-OP AND SINGLE-FAMILY HOMES

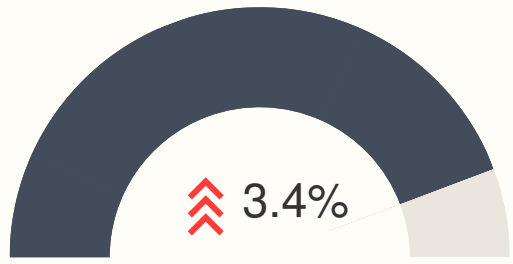
Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



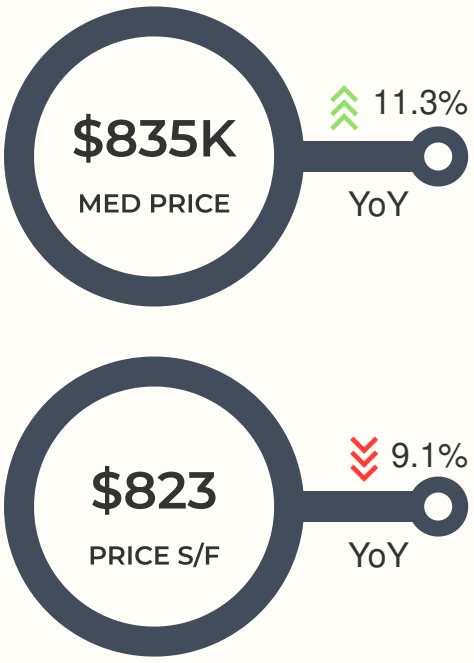
VOLUME		AVG DOM
47	Q3 2026	123 Days
45	Q3 2025	119 Days

DAYS ON MARKET

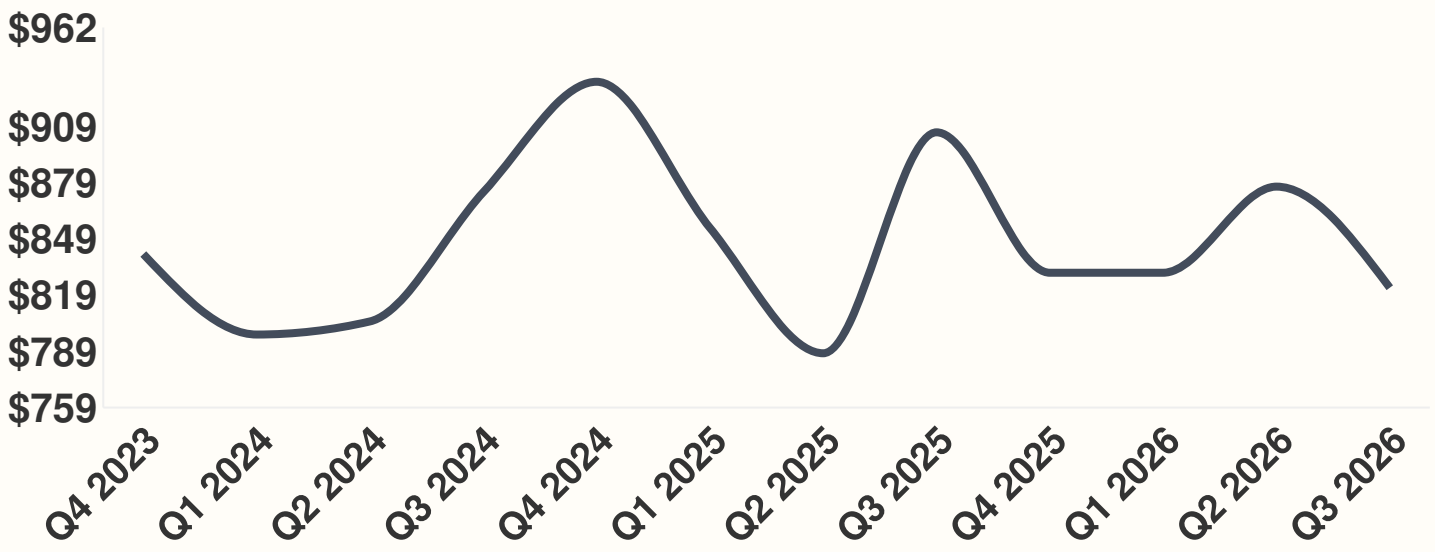


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	31	33	-6.1%
$1M - $2M	9	8	12.5%
$2M - $4M	7	4	75%
$4M - $10M	0	0	--%
OVER $10M	0	0	--%

CLOSINGS



MEDIAN PRICE / SF



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

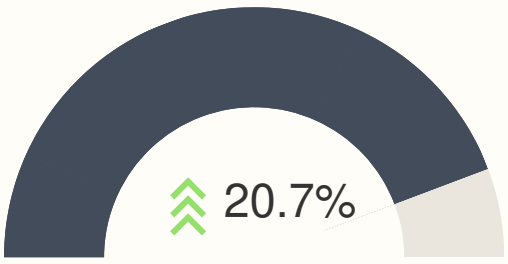
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HARLEM CONDO

NEW AND RESALE CONDOS

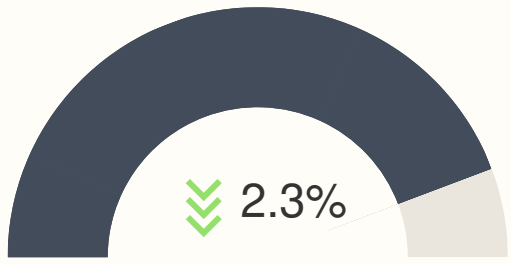
Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



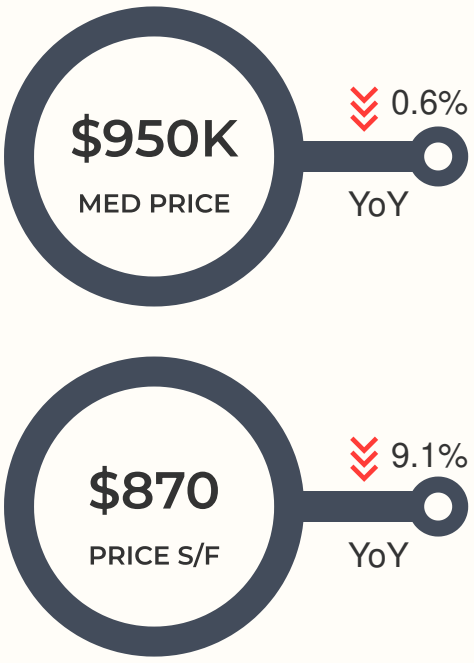
VOLUME		AVG DOM
35	Q3 2026	130 Days
29	Q3 2025	133 Days

DAYS ON MARKET

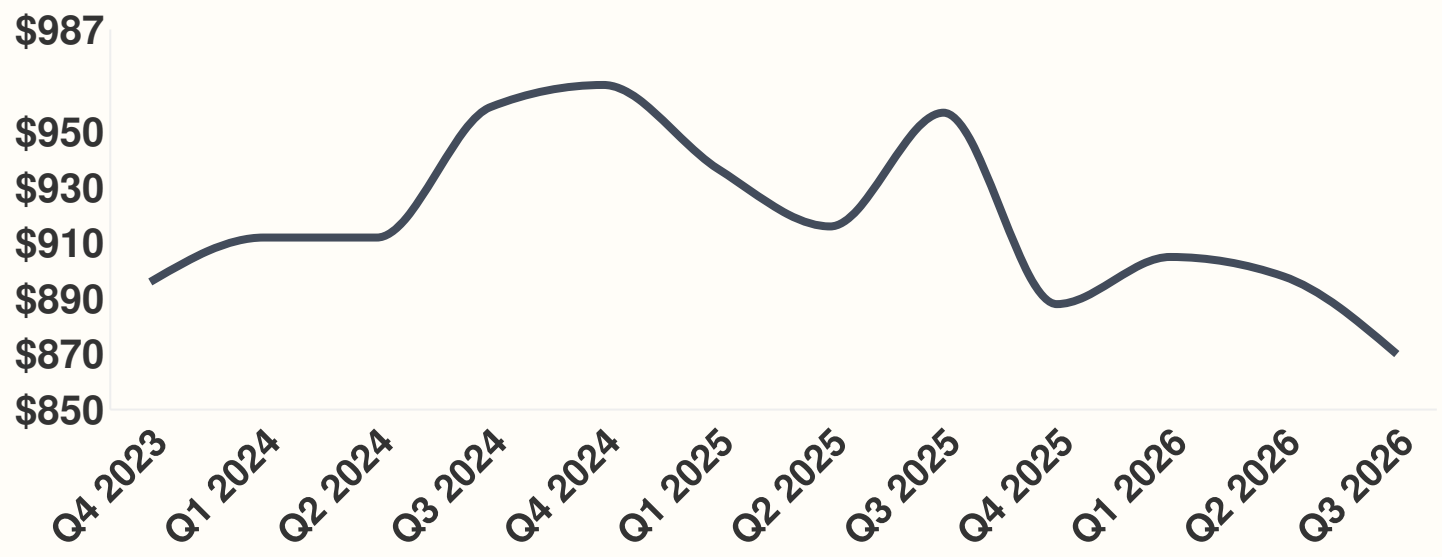


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	22	19	15.8%
$1M - $2M	9	7	28.6%
$2M - $4M	4	3	33.3%
$4M - $10M	0	0	--%
OVER $10M	0	0	--%

CLOSINGS



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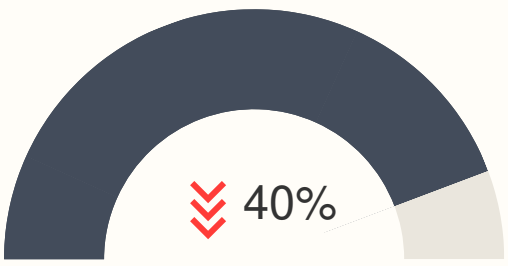
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HARLEM CO-OP

NEW AND RESALE CO-OPS

Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



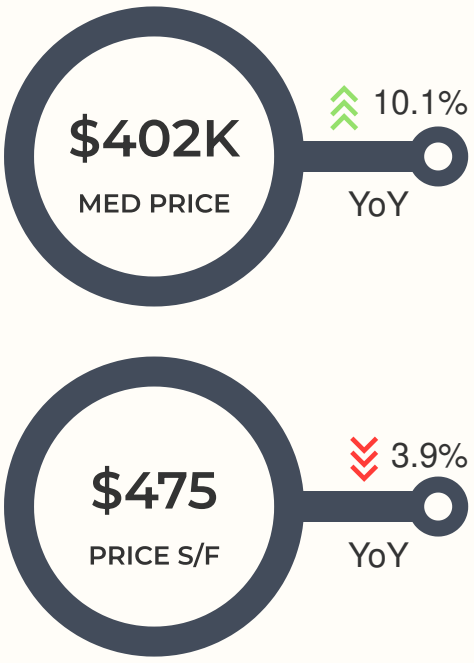
VOLUME		AVG DOM
9	Q3 2026	98 Days
15	Q3 2025	65 Days

DAYS ON MARKET

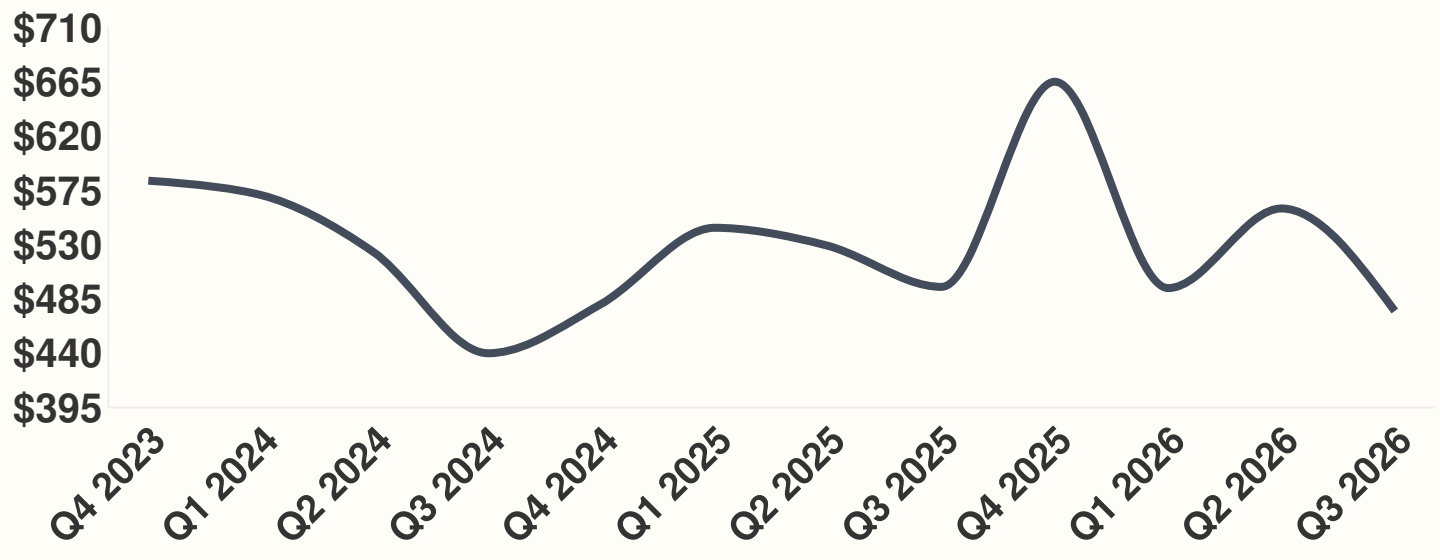


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	9	14	-35.7%
$1M - $2M	0	1	-100%
$2M - $4M	0	0	--%
$4M - $10M	0	0	--%
OVER $10M	0	0	--%

CLOSINGS



MEDIAN PRICE / SF



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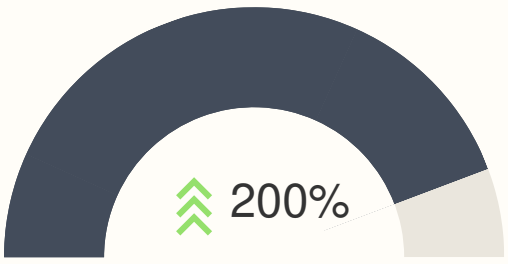
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HARLEM
SINGLE-FAMILY

TOWNHOUSES AND DETACHED SINGLE-FAMILY HOMES

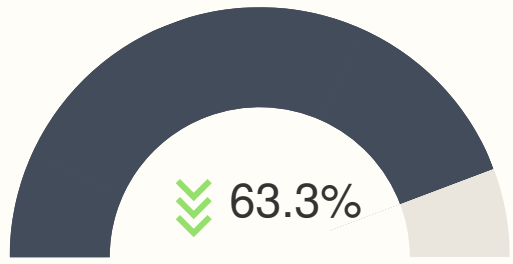
Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



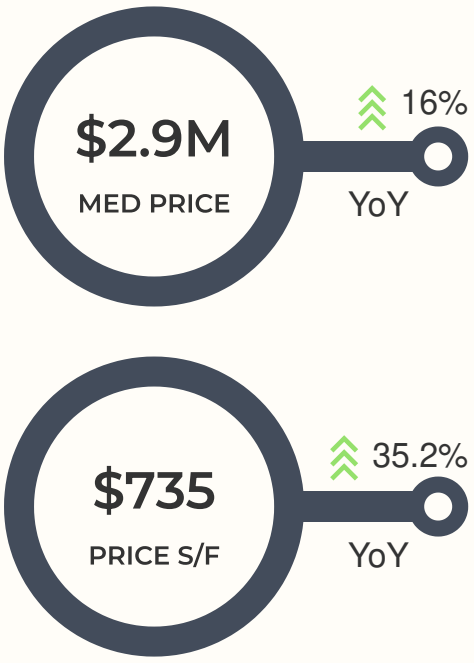
VOLUME		AVG DOM
3	Q3 2026	131 Days
1	Q3 2025	357 Days

DAYS ON MARKET

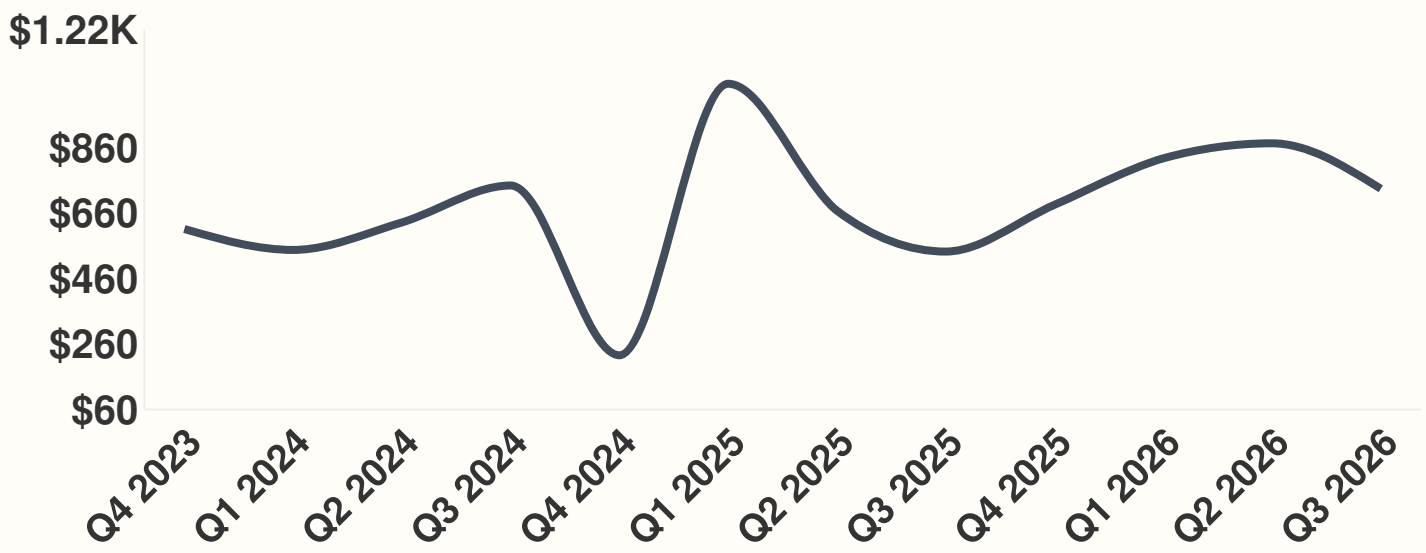


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	0	0	--%
$1M - $2M	0	0	--%
$2M - $4M	3	1	200%
$4M - $10M	0	0	--%
OVER $10M	0	0	--%

CLOSINGS



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