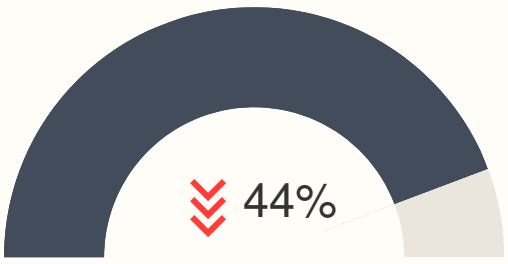
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O: 9175244152
kkostiw@cbwarburg.com

MANHATTAN VALLEY
MARKET OVERVIEW

CONDO, CO-OP AND SINGLE-FAMILY HOMES

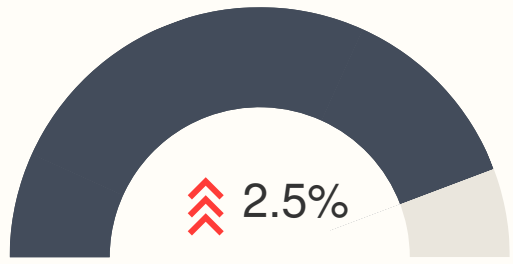
Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



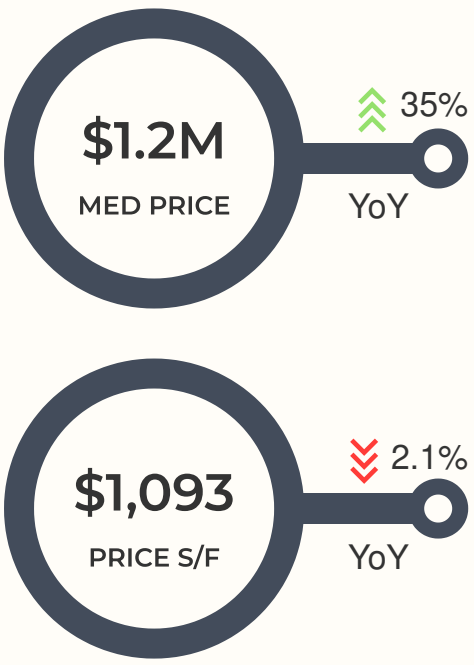
VOLUME		AVG DOM
14	Q3 2026	82 Days
25	Q3 2025	80 Days

DAYS ON MARKET

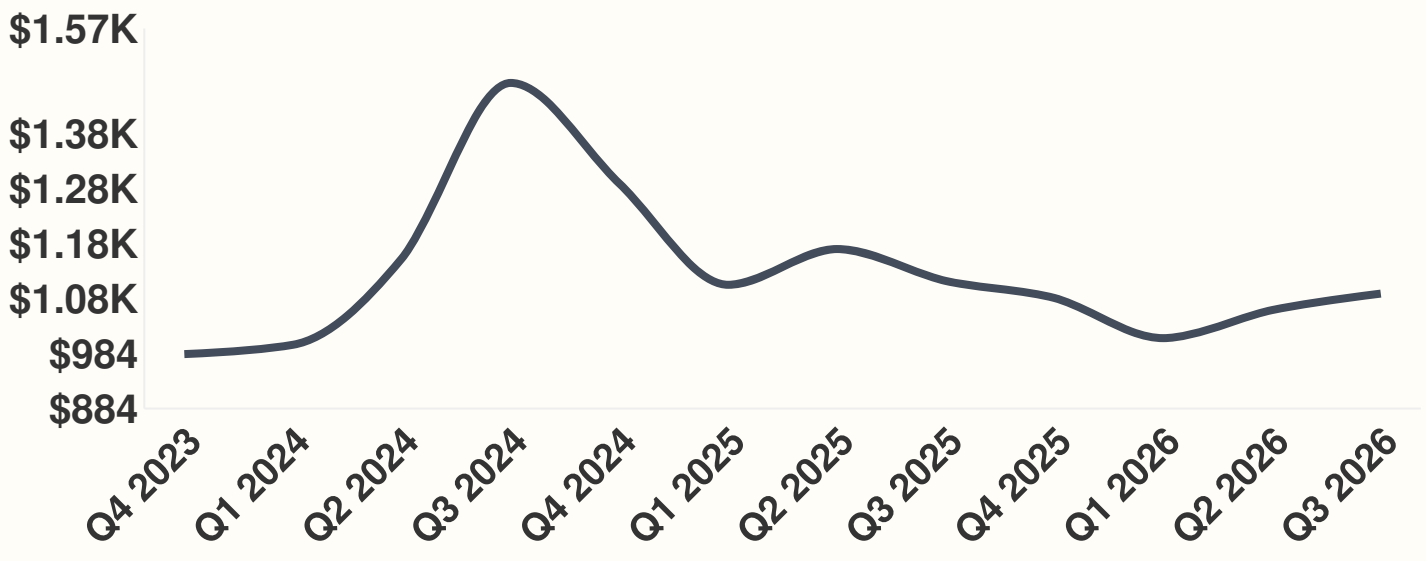


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	10	11	-9.1%
$1M - $2M	1	10	-90%
$2M - $4M	3	4	-25%
$4M - $10M	0	0	--%
OVER $10M	0	0	--%

CLOSINGS



MEDIAN PRICE / SF



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



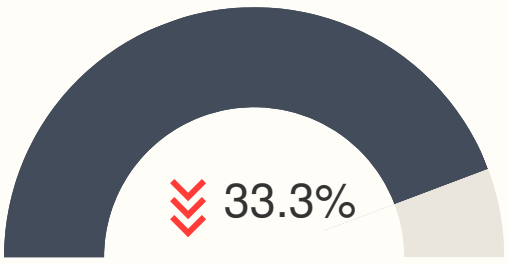
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MANHATTAN VALLEY
CONDO

NEW AND RESALE CONDOS

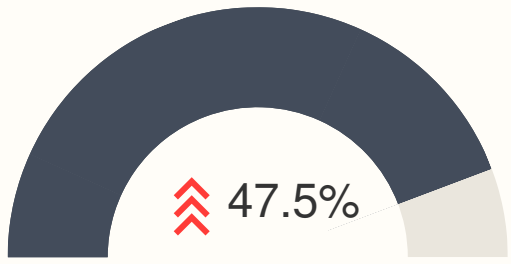
Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



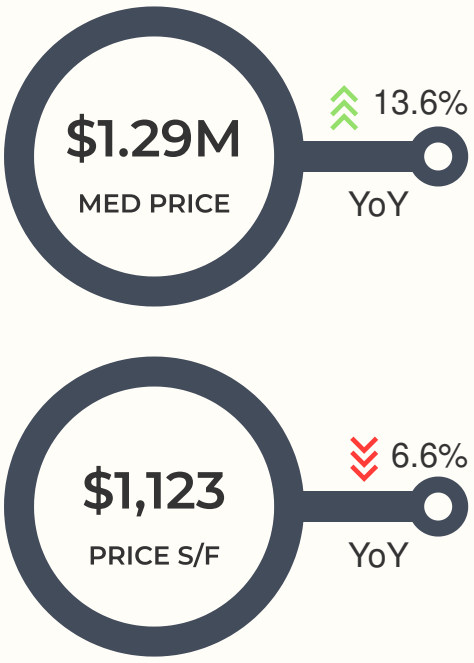
VOLUME		AVG DOM
8	Q3 2026	118 Days
12	Q3 2025	80 Days

DAYS ON MARKET

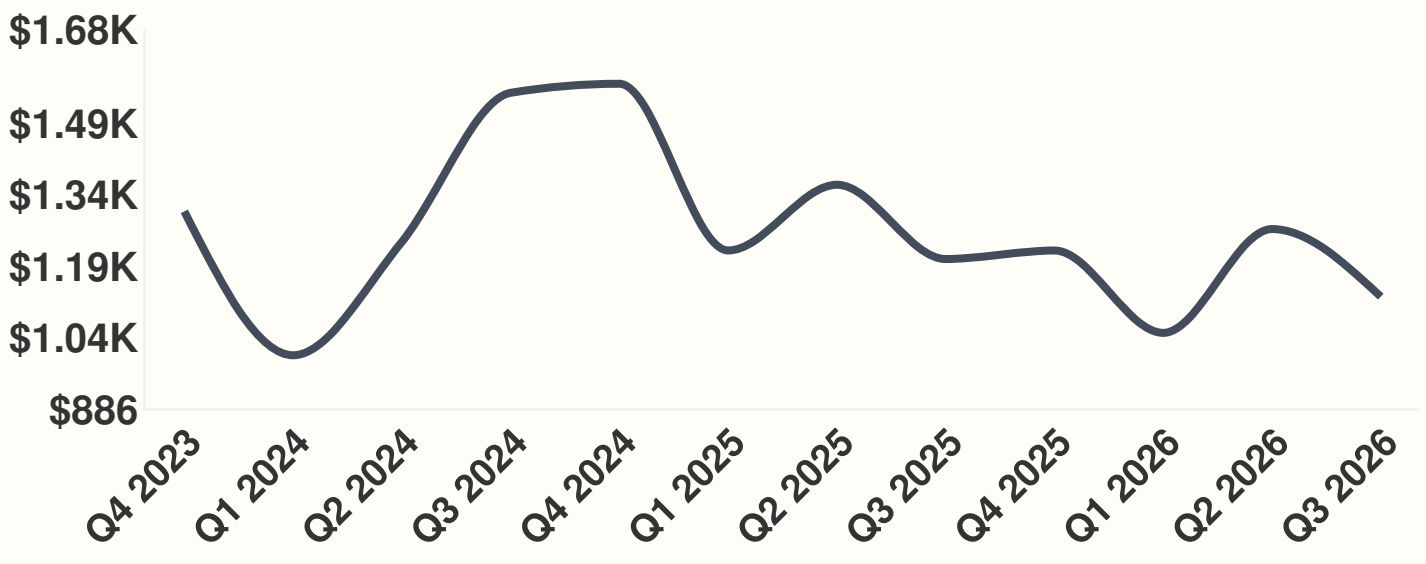


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	5	3	66.7%
$1M - $2M	0	5	-100%
$2M - $4M	3	4	-25%
$4M - $10M	0	0	--%
OVER $10M	0	0	--%

CLOSINGS



MEDIAN PRICE / SF



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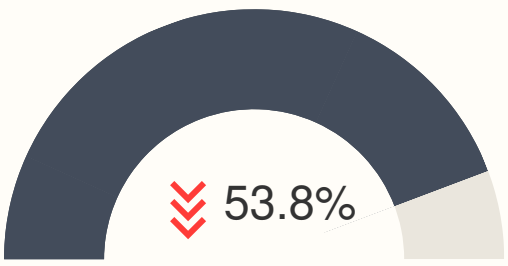
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MANHATTAN VALLEY
CO-OP

NEW AND RESALE CO-OPS

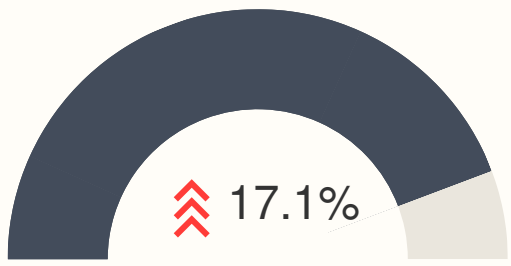
Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



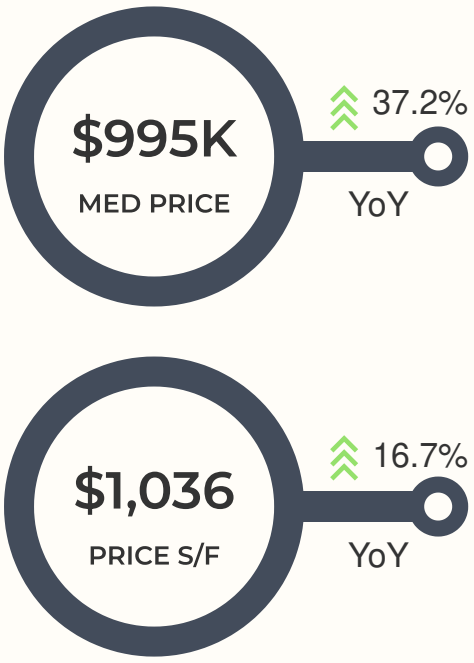
VOLUME		AVG DOM
6	Q3 2026	82 Days
13	Q3 2025	70 Days

DAYS ON MARKET

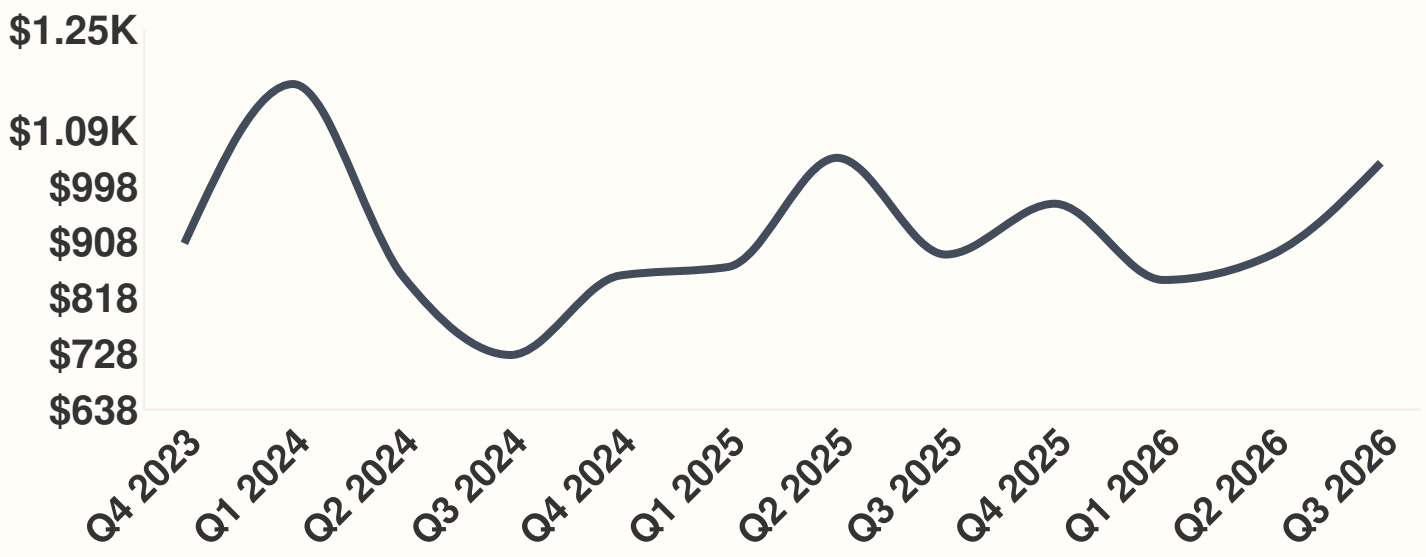


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	5	8	-37.5%
$1M - $2M	1	5	-80%
$2M - $4M	0	0	--%
$4M - $10M	0	0	--%
OVER $10M	0	0	--%

CLOSINGS



MEDIAN PRICE / SF



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MANHATTAN VALLEY
SINGLE-FAMILY

TOWNHOUSES AND DETACHED SINGLE-FAMILY HOMES

Date Range
Q3 2025 vs. Q3 2026

CONTRACTS



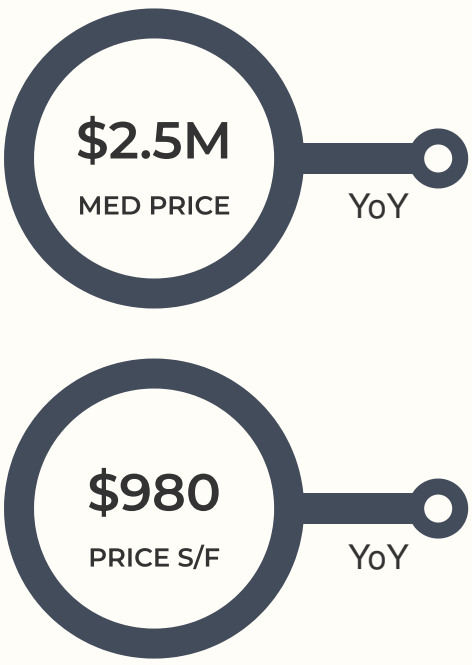
VOLUME		AVG DOM
0	Q3 2026	--
0	Q3 2025	--

DAYS ON MARKET

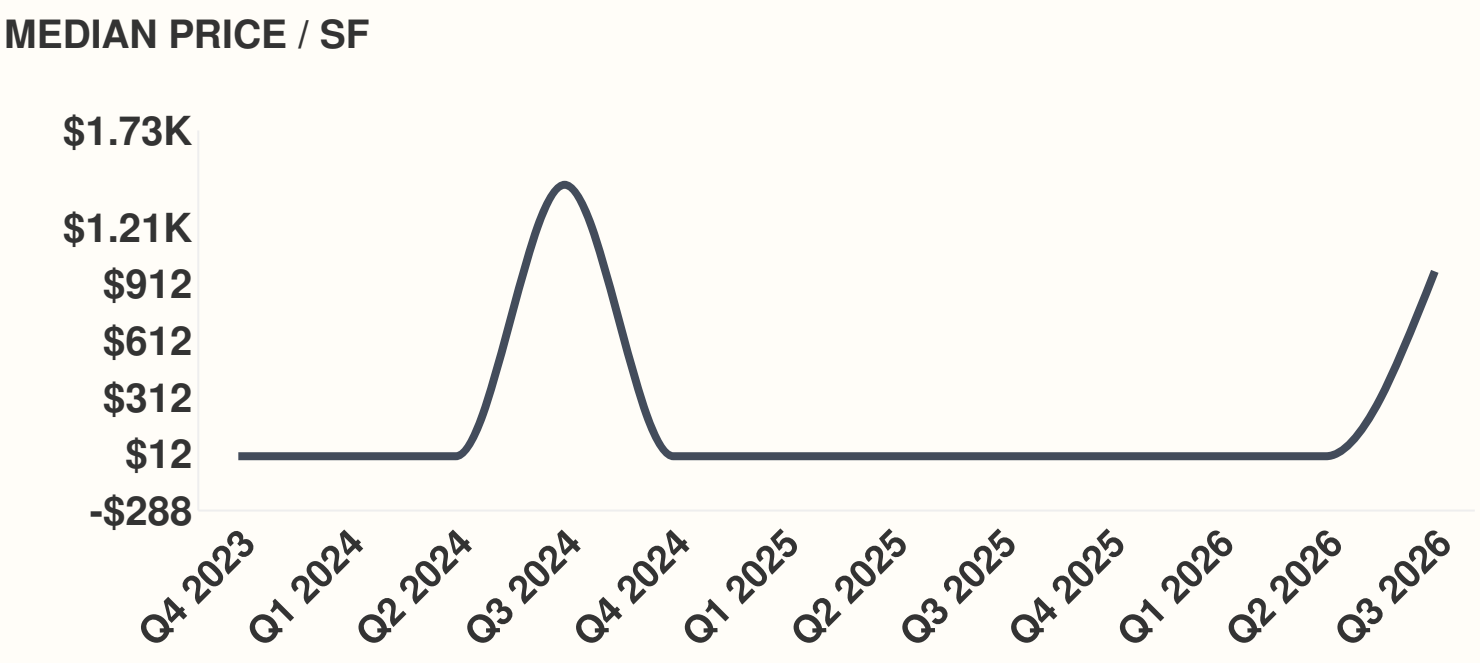


PRICE RANGE	Q3 2026	Q3 2025	% CHANGE
UNDER $1M	--	--	--
$1M - $2M	--	--	--
$2M - $4M	--	--	--
$4M - $10M	--	--	--
OVER $10M	--	--	--

CLOSINGS



MEDIAN PRICE / SF



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