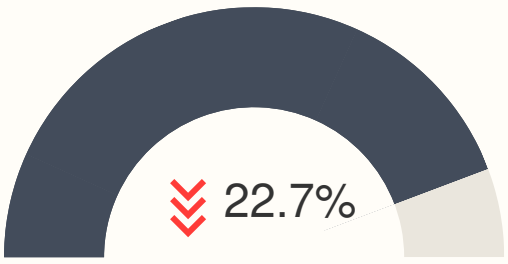
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kkostiw@cbwarburg.com

TURTLE BAY
MARKET OVERVIEW

CONDO, CO-OP AND SINGLE-FAMILY HOMES

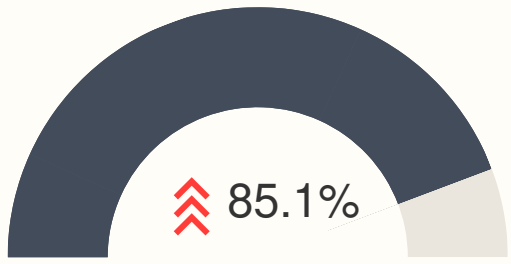
Date Range
Sep 2025 vs. Sep 2026

CONTRACTS



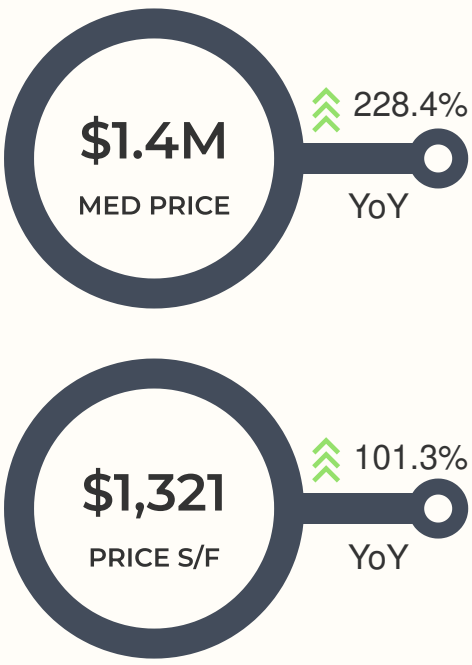
VOLUME		AVG DOM
17	Sep 2026	124 Days
22	Sep 2025	67 Days

DAYS ON MARKET

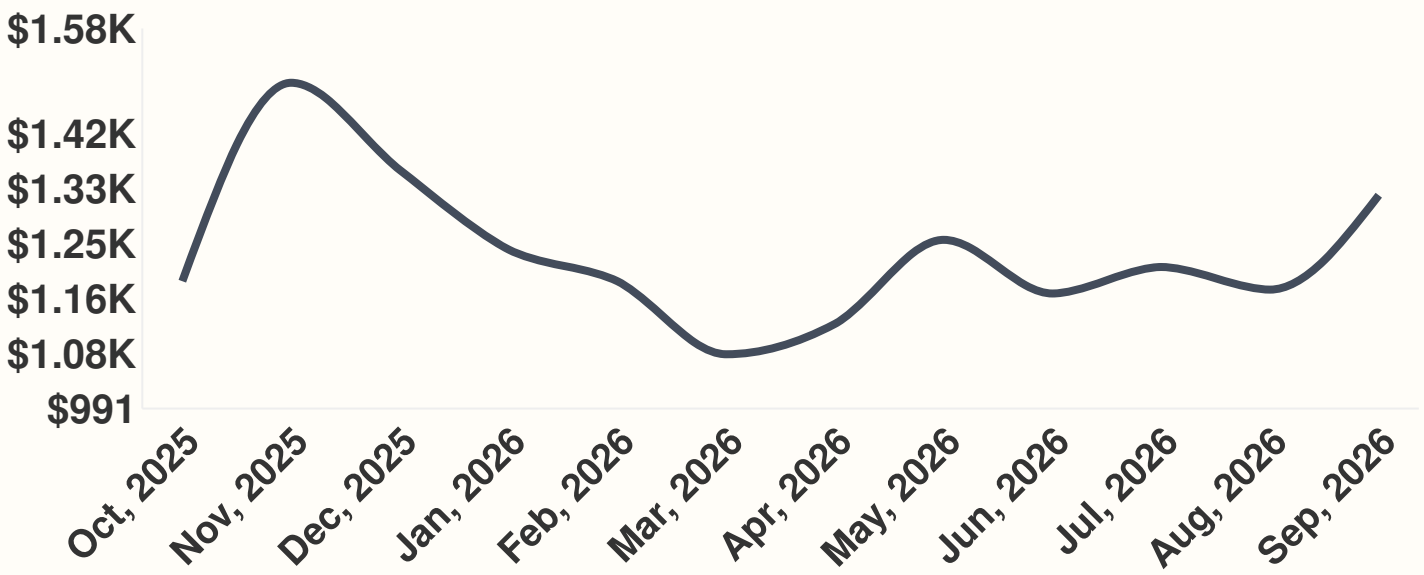


PRICE RANGE	SEP 2026	SEP 2025	% CHANGE
UNDER $1M	12	10	20%
$1M - $2M	2	10	-80%
$2M - $4M	3	2	50%
$4M - $10M	0	0	--%
OVER $10M	0	0	--%

CLOSINGS



MEDIAN PRICE / SF



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

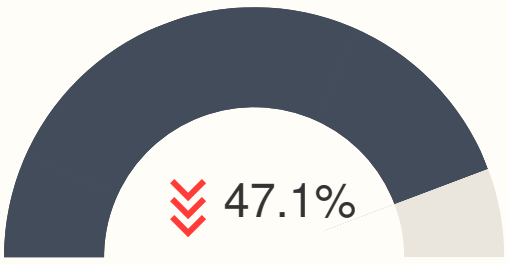
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TURTLE BAY
CONDO

NEW AND RESALE CONDOS

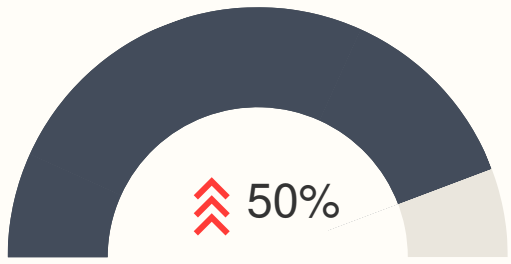
Date Range
Sep 2025 vs. Sep 2026

CONTRACTS



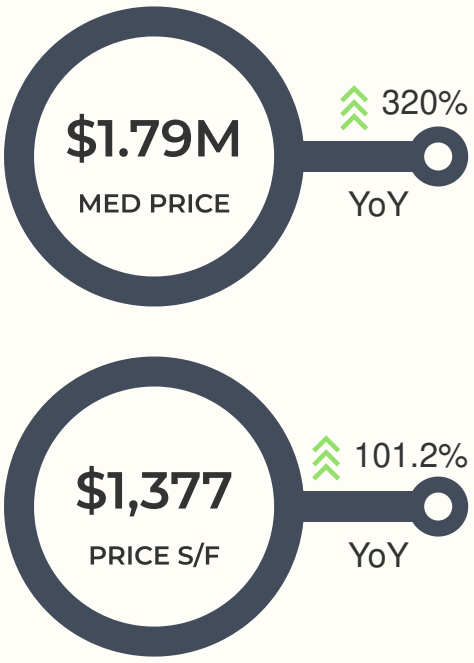
VOLUME		AVG DOM
9	Sep 2026	108 Days
17	Sep 2025	72 Days

DAYS ON MARKET

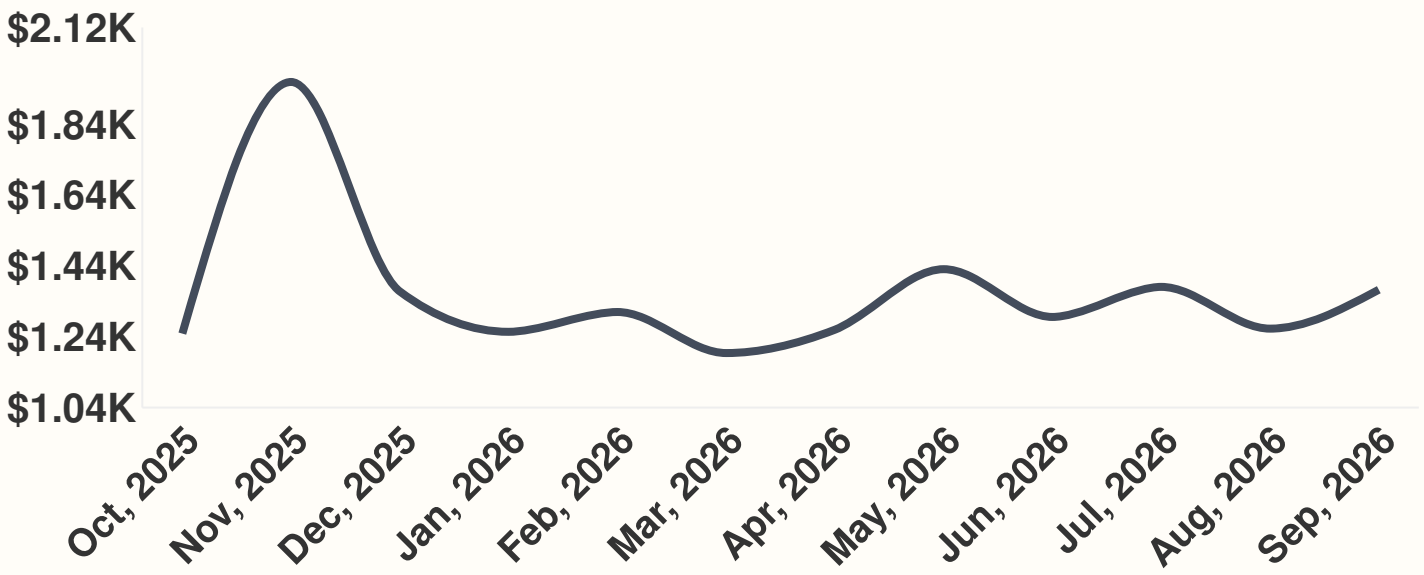


PRICE RANGE	SEP 2026	SEP 2025	% CHANGE
UNDER $1M	5	5	0%
$1M - $2M	1	10	-90%
$2M - $4M	3	2	50%
$4M - $10M	0	0	--%
OVER $10M	0	0	--%

CLOSINGS



MEDIAN PRICE / SF



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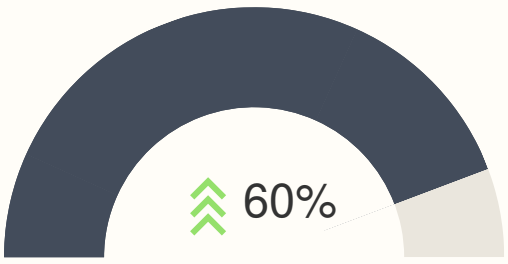
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TURTLE BAY
CO-OP

NEW AND RESALE CO-OPS

Date Range
Sep 2025 vs. Sep 2026

CONTRACTS



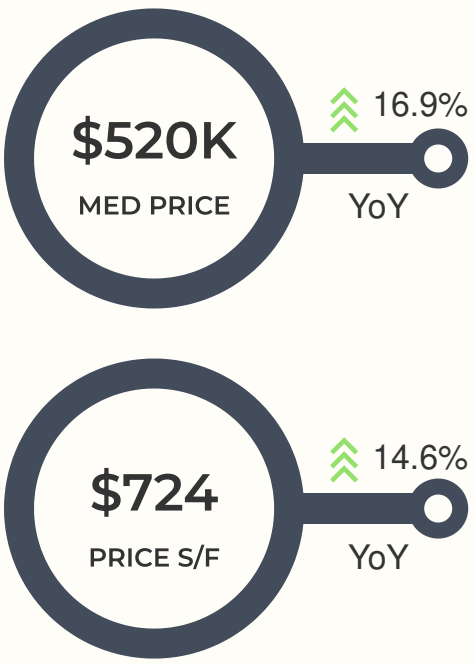
VOLUME		AVG DOM
8	Sep 2026	151 Days
5	Sep 2025	49 Days

DAYS ON MARKET

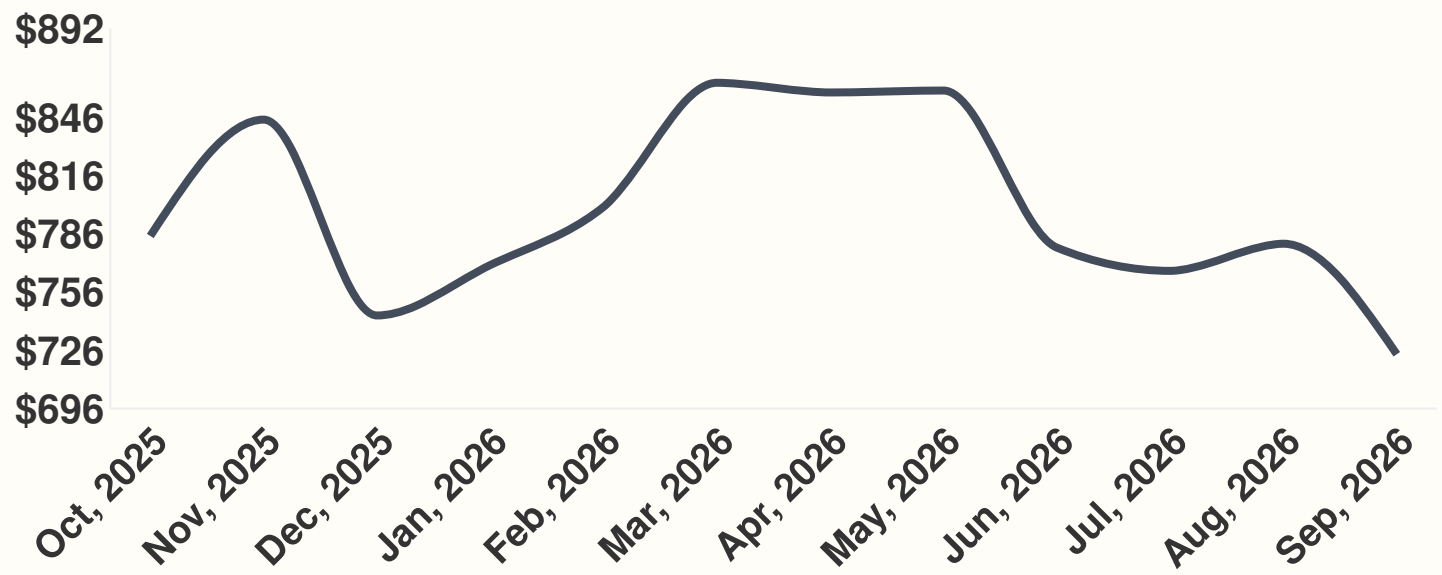


PRICE RANGE	SEP 2026	SEP 2025	% CHANGE
UNDER $1M	7	5	40%
$1M - $2M	1	0	--%
$2M - $4M	0	0	--%
$4M - $10M	0	0	--%
OVER $10M	0	0	--%

CLOSINGS



MEDIAN PRICE / SF



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TURTLE BAY
SINGLE-FAMILY

TOWNHOUSES AND DETACHED SINGLE-FAMILY HOMES

Date Range
Sep 2025 vs. Sep 2026

CONTRACTS



VOLUME

0	Sep 2026	--
0	Sep 2025	--

AVG DOM

DAYS ON MARKET

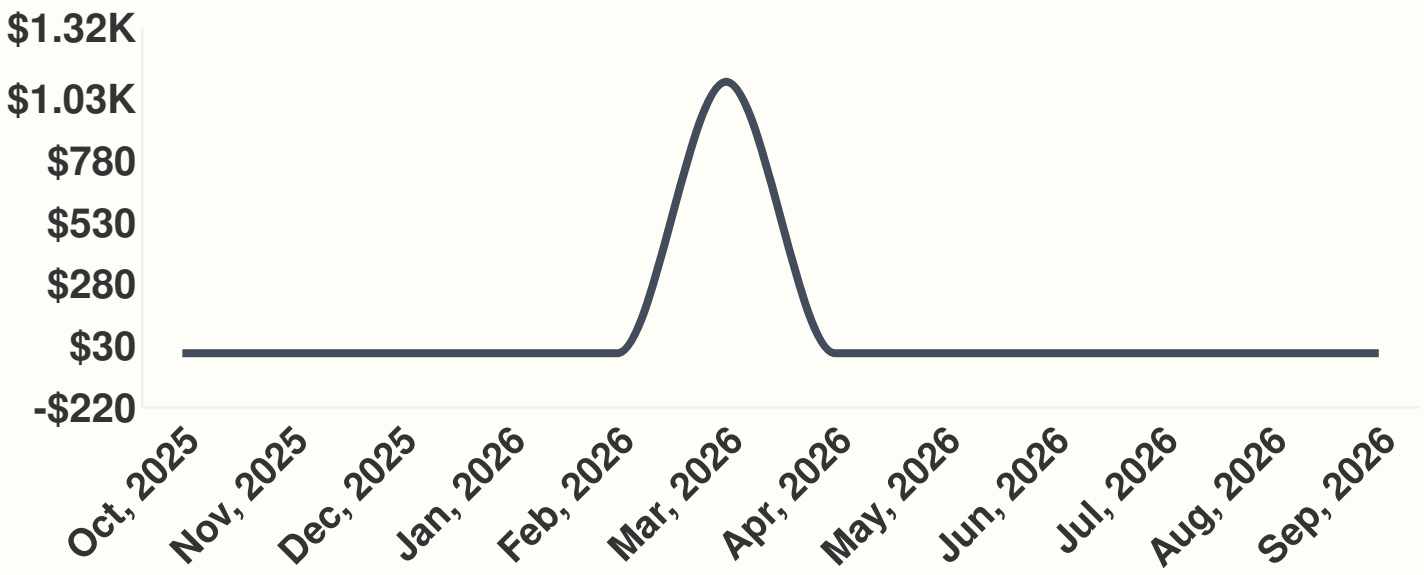


PRICE RANGE	SEP 2026	SEP 2025	% CHANGE
UNDER $1M	--	--	--
$1M - $2M	--	--	--
$2M - $4M	--	--	--
$4M - $10M	--	--	--
OVER $10M	--	--	--

CLOSINGS



MEDIAN PRICE / SF



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