

# Elliman Report

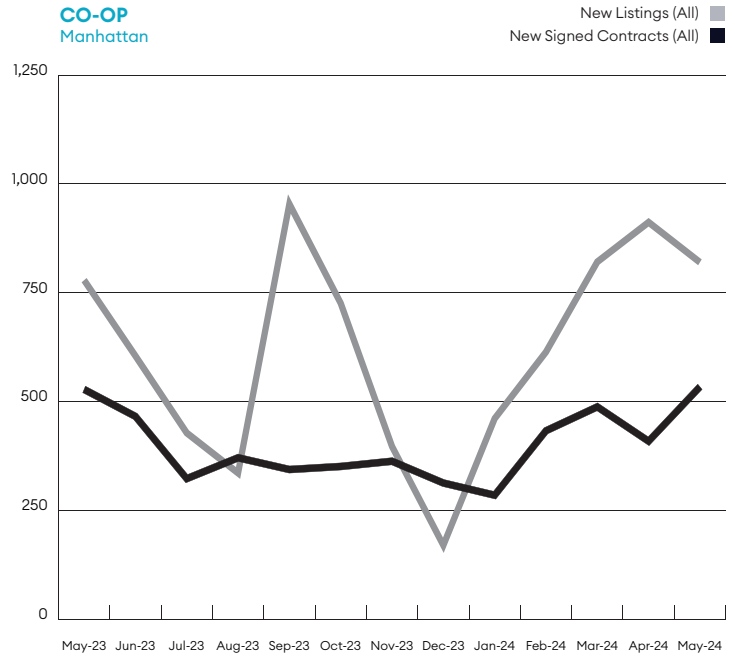
New York

May 2024 New Signed Contracts

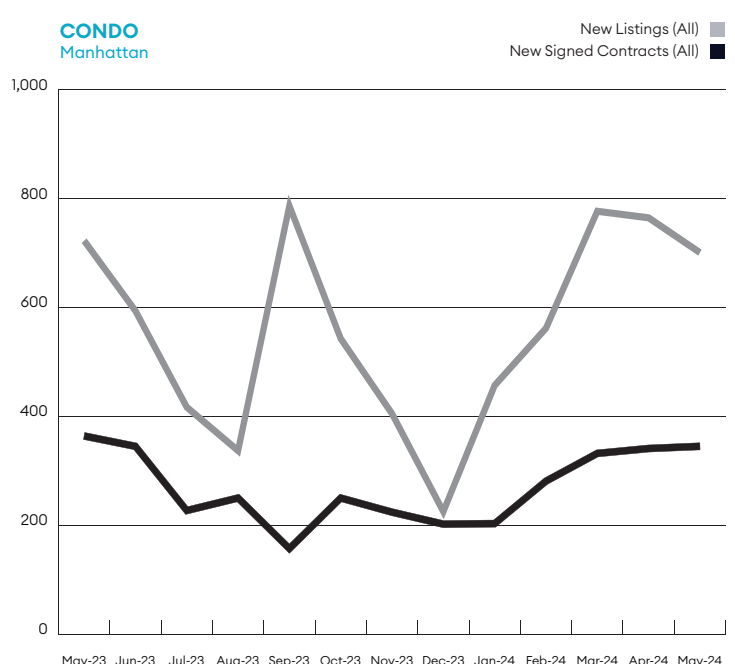
## Manhattan

"The total number of newly signed contracts for all three property types slipped year over year for the second time in three months, pulled lower by overall condos. However, above the \$5 million threshold, condo new signed contracts jumped annually. Annual gains in new listings were seen for the third time in four months."

CO-OP MATRIX Manhattan	MAY 2024	MAY 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>534</b>	<b>528</b>	<b>1.1%</b>
< \$500K	97	95	2.1%
\$500K - \$999K	217	224	-3.1%
\$1M - \$1.99M	115	109	5.5%
\$2M - \$3.99M	75	76	-1.3%
\$4M - \$4.99M	10	6	66.7%
\$5M - \$9.99M	15	12	25.0%
\$10M - \$19.99M	5	6	-16.7%
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>820</b>	<b>779</b>	<b>5.3%</b>
< \$500K	141	112	25.9%
\$500K - \$999K	308	281	9.6%
\$1M - \$1.99M	194	195	-0.5%
\$2M - \$3.99M	104	122	-14.8%
\$4M - \$4.99M	17	22	-22.7%
\$5M - \$9.99M	46	33	39.4%
\$10M - \$19.99M	5	7	-28.6%
≥ \$20M	5	7	-28.6%



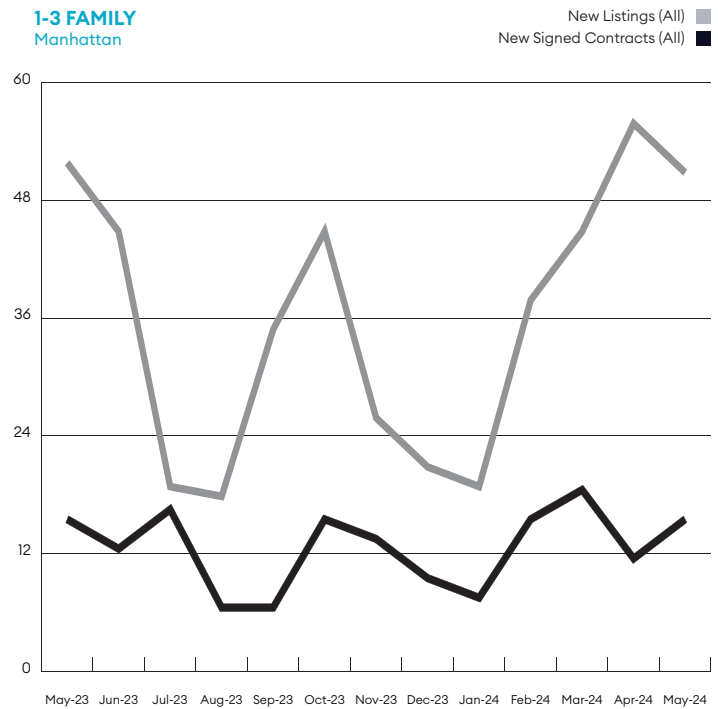
CONDO MATRIX Manhattan	MAY 2024	MAY 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>345</b>	<b>364</b>	<b>-5.2%</b>
< \$500K	4	3	33.3%
\$500K - \$999K	88	76	15.8%
\$1M - \$1.99M	95	103	-7.8%
\$2M - \$3.99M	87	102	-14.7%
\$4M - \$4.99M	11	27	-59.3%
\$5M - \$9.99M	45	39	15.4%
\$10M - \$19.99M	11	10	10.0%
≥ \$20M	4	4	0.0%
<b>New Listings (All)</b>	<b>701</b>	<b>723</b>	<b>-3.0%</b>
< \$500K	6	13	-53.8%
\$500K - \$999K	151	147	2.7%
\$1M - \$1.99M	203	200	1.5%
\$2M - \$3.99M	188	185	1.6%
\$4M - \$4.99M	36	46	-21.7%
\$5M - \$9.99M	77	92	-16.3%
\$10M - \$19.99M	26	20	30.0%
≥ \$20M	14	20	-30.0%



## Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	MAY 2024	MAY 2023	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>15</b>	<b>15</b>	<b>0.0%</b>
< \$500K	0	0	
\$500K - \$999K	0	1	-100.0%
\$1M - \$1.99M	0	1	-100.0%
\$2M - \$3.99M	3	0	
\$4M - \$4.99M	2	1	100.0%
\$5M - \$9.99M	3	9	-66.7%
\$10M - \$19.99M	5	3	66.7%
≥ \$20M	2	0	
<b>New Listings (All)</b>	<b>50</b>	<b>51</b>	<b>-2.0%</b>
< \$500K	0	0	
\$500K - \$999K	1	1	0.0%
\$1M - \$1.99M	5	3	66.7%
\$2M - \$3.99M	11	9	22.2%
\$4M - \$4.99M	3	3	0.0%
\$5M - \$9.99M	15	10	50.0%
\$10M - \$19.99M	11	17	-35.3%
≥ \$20M	4	8	-50.0%

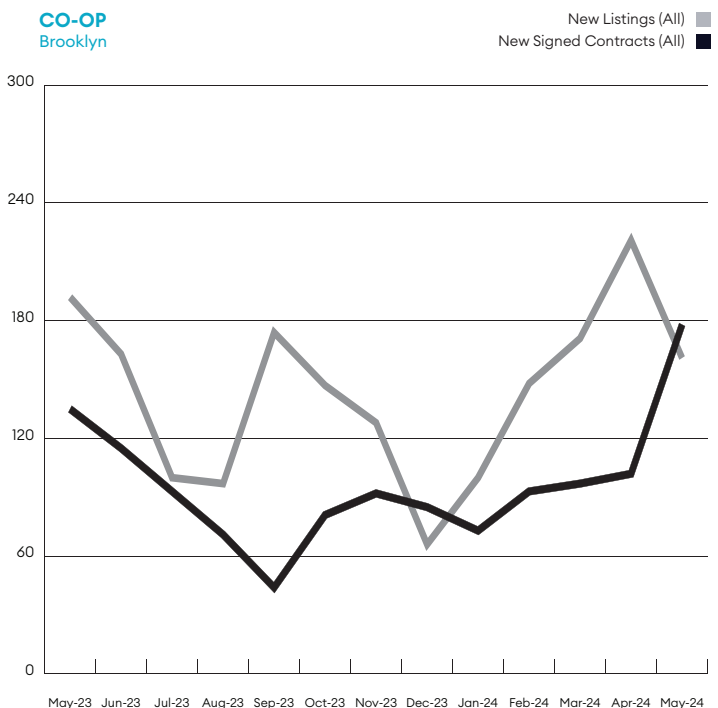
Source: REBNY



## Brooklyn

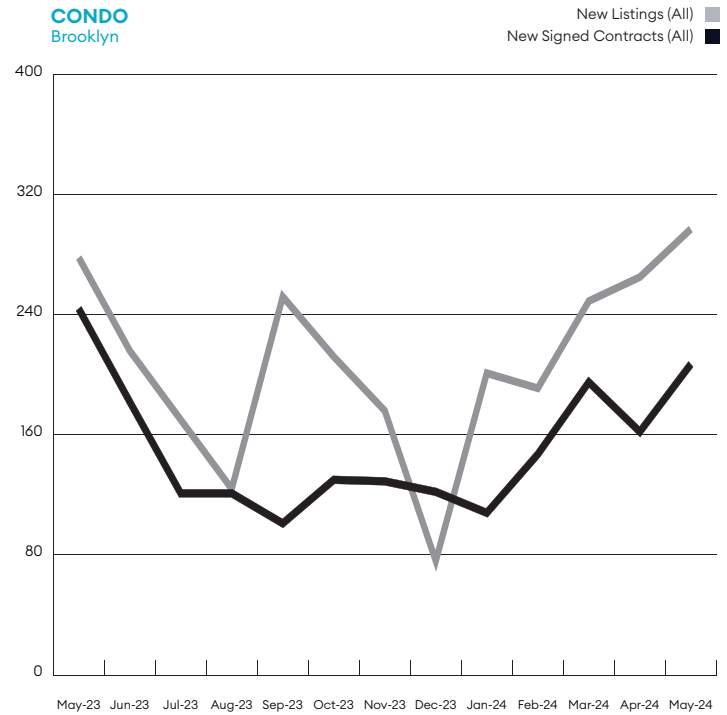
"The total number of newly signed contracts for all three property types jumped year over year for the fourth time in five months. Newly signed contracts for co-ops and 1-3 families surged year over year as their new listings fell."

CO-OP MATRIX Brooklyn	MAY 2024	MAY 2023	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>178</b>	<b>135</b>	<b>31.9%</b>
< \$500K	104	63	65.1%
\$500K - \$999K	47	45	4.4%
\$1M - \$1.99M	15	26	-42.3%
\$2M - \$3.99M	12	1	1100.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>161</b>	<b>192</b>	<b>-16.1%</b>
< \$500K	79	101	-21.8%
\$500K - \$999K	54	60	-10.0%
\$1M - \$1.99M	21	25	-16.0%
\$2M - \$3.99M	5	6	-16.7%
\$4M - \$4.99M	2	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

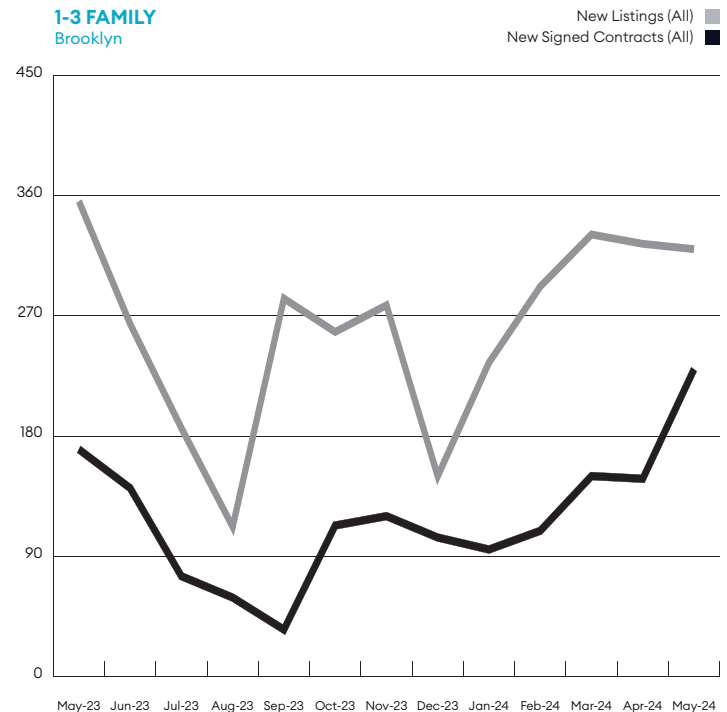


# Brooklyn (continued)

CONDO MATRIX Brooklyn	MAY 2024	MAY 2023	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>207</b>	<b>244</b>	<b>-15.2%</b>
< \$500K	9	23	-60.9%
\$500K - \$999K	78	94	-17.0%
\$1M - \$1.99M	87	83	4.8%
\$2M - \$3.99M	29	36	-19.4%
\$4M - \$4.99M	2	6	-66.7%
\$5M - \$9.99M	2	2	0.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>297</b>	<b>278</b>	<b>6.8%</b>
< \$500K	8	10	-20.0%
\$500K - \$999K	102	104	-1.9%
\$1M - \$1.99M	114	115	-0.9%
\$2M - \$3.99M	61	36	69.4%
\$4M - \$4.99M	8	4	100.0%
\$5M - \$9.99M	4	9	-55.6%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	MAY 2024	MAY 2023	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>230</b>	<b>170</b>	<b>35.3%</b>
< \$500K	2	1	100.0%
\$500K - \$999K	62	52	19.2%
\$1M - \$1.99M	104	65	60.0%
\$2M - \$3.99M	53	41	29.3%
\$4M - \$4.99M	4	7	-42.9%
\$5M - \$9.99M	4	4	0.0%
\$10M - \$19.99M	1	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>320</b>	<b>356</b>	<b>-10.1%</b>
< \$500K	2	3	-33.3%
\$500K - \$999K	86	86	0.0%
\$1M - \$1.99M	139	176	-21.0%
\$2M - \$3.99M	69	67	3.0%
\$4M - \$4.99M	11	13	-15.4%
\$5M - \$9.99M	11	11	0.0%
\$10M - \$19.99M	2	0	
≥ \$20M	0	0	

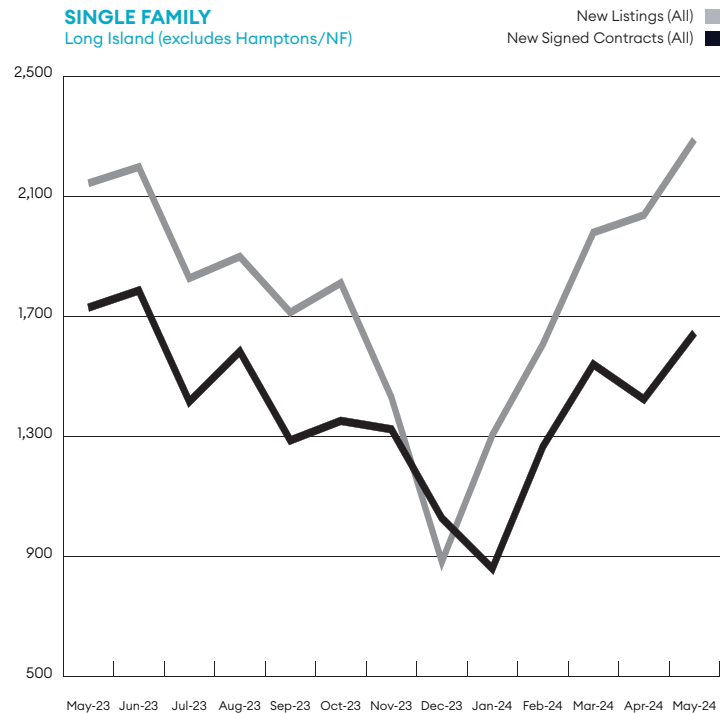


Source: REBNY

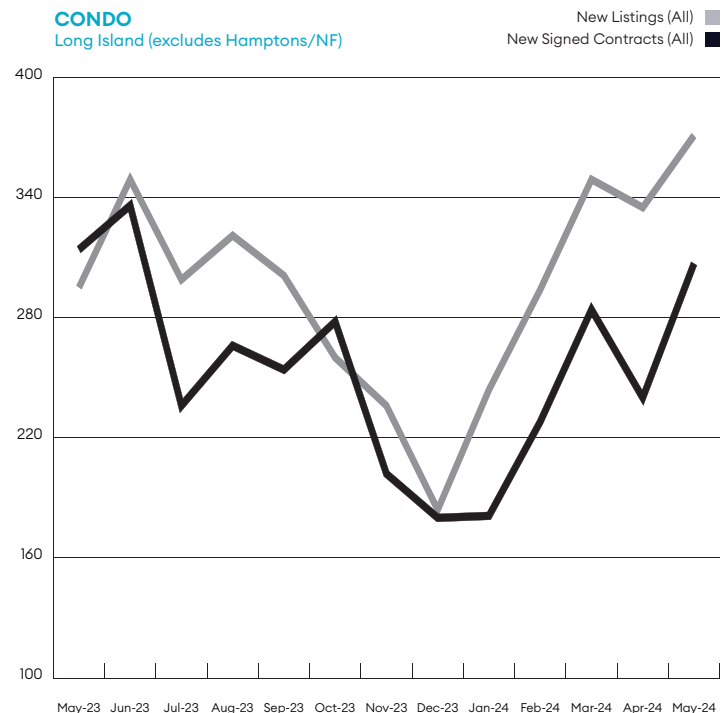
# Long Island (excludes Hamptons/North Fork)

"While the number of single family and condo contracts fell just short of year-ago levels, single family sales surged annually above \$500,000. New listings rose for both single families and condos, likely enabling more sales in the coming months."

SINGLE FAMILY MATRIX Long Island (excludes Hamptons/NF)	MAY 2024	MAY 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,645</b>	<b>1,729</b>	<b>-4.9%</b>
< \$200K	21	23	-8.7%
\$200K - \$299K	49	96	-49.0%
\$300K - \$399K	146	240	-39.2%
\$400K - \$499K	310	365	-15.1%
\$500K - \$599K	574	523	9.8%
\$600K - \$799K	231	210	10.0%
\$800K - \$999K	239	218	9.6%
≥ \$1M	75	54	38.9%
<b>New Listings (All)</b>	<b>2,289</b>	<b>2,143</b>	<b>6.8%</b>
< \$200K	29	37	-21.6%
\$200K - \$299K	65	104	-37.5%
\$300K - \$399K	155	219	-29.2%
\$400K - \$499K	354	378	-6.3%
\$500K - \$599K	716	598	19.7%
\$600K - \$799K	372	273	36.3%
\$800K - \$999K	395	368	7.3%
≥ \$1M	203	166	22.3%



CONDO MATRIX Long Island (excludes Hamptons/NF)	MAY 2024	MAY 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>307</b>	<b>314</b>	<b>-2.2%</b>
< \$200K	24	31	-22.6%
\$200K - \$299K	54	54	0.0%
\$300K - \$399K	67	55	21.8%
\$400K - \$499K	51	54	-5.6%
\$500K - \$599K	36	42	-14.3%
\$600K - \$799K	35	38	-7.9%
\$800K - \$999K	23	24	-4.2%
≥ \$1M	17	16	6.3%
<b>New Listings (All)</b>	<b>371</b>	<b>295</b>	<b>25.8%</b>
< \$200K	19	12	58.3%
\$200K - \$299K	50	47	6.4%
\$300K - \$399K	80	71	12.7%
\$400K - \$499K	69	48	43.8%
\$500K - \$599K	43	29	48.3%
\$600K - \$799K	56	38	47.4%
\$800K - \$999K	18	20	-10.0%
≥ \$1M	36	30	20.0%



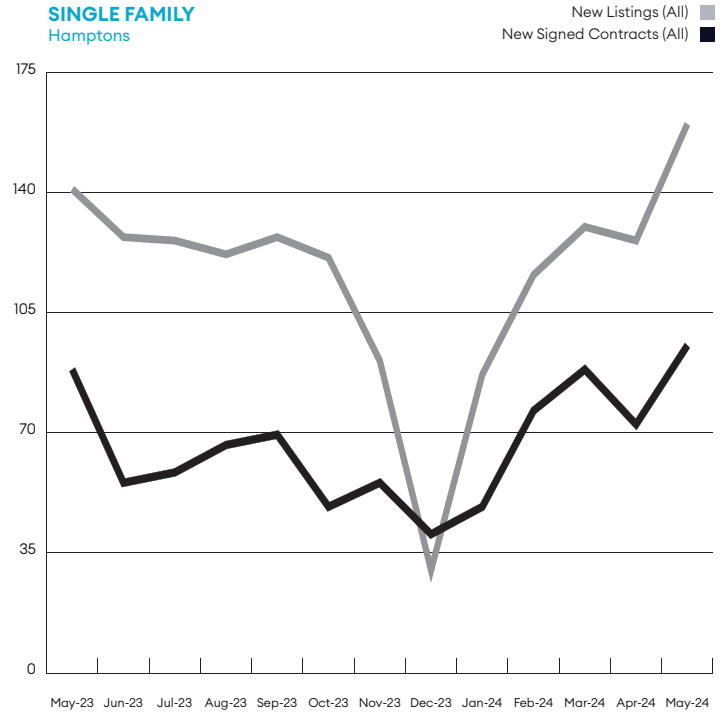
Source: One Key MLS

# Hamptons

"The Hamptons is one of the few markets in the New York metro area to see year over year gains in new signed contracts for both single families and condos. Single family's newly signed contracts showed significant gains above the \$4 million threshold, enabled by the rise in new listings."

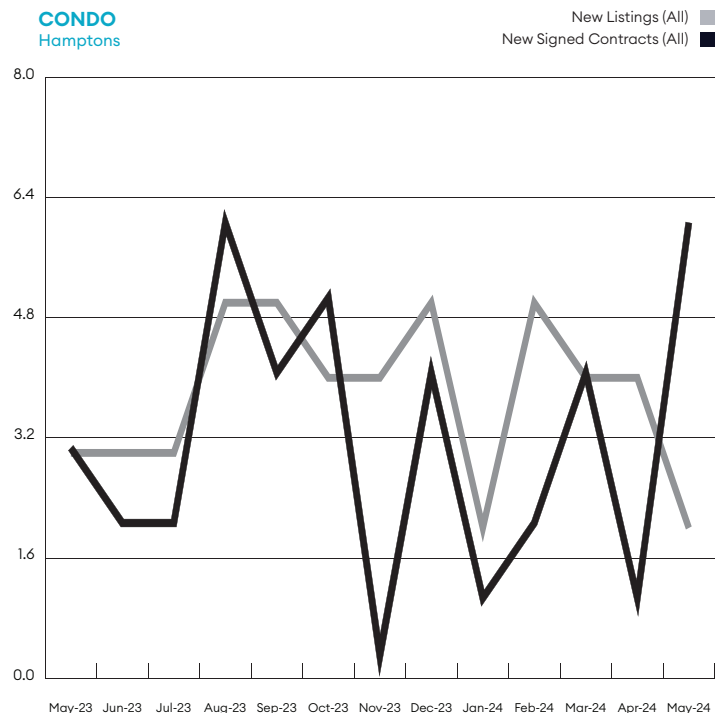
SINGLE FAMILY MATRIX Hamptons	MAY 2024	MAY 2023	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>94</b>	<b>87</b>	<b>8.0%</b>
< \$500K	0	0	
\$500K - \$999K	12	12	0.0%
\$1M - \$1.99M	24	36	-33.3%
\$2M - \$3.99M	22	23	-4.3%
\$4M - \$4.99M	10	3	233.3%
\$5M - \$9.99M	10	10	0.0%
\$10M - \$19.99M	12	2	500.0%
≥ \$20M	4	1	300.0%
<b>New Listings (All)</b>	<b>160</b>	<b>141</b>	<b>13.5%</b>
< \$500K	2	1	100.0%
\$500K - \$999K	10	7	42.9%
\$1M - \$1.99M	33	36	-8.3%
\$2M - \$3.99M	44	44	0.0%
\$4M - \$4.99M	16	11	45.5%
\$5M - \$9.99M	33	28	17.9%
\$10M - \$19.99M	19	10	90.0%
≥ \$20M	3	4	-25.0%

**SINGLE FAMILY**  
Hamptons



CONDO MATRIX Hamptons	MAY 2024	MAY 2023	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>6</b>	<b>3</b>	<b>100.0%</b>
< \$500K	0	0	
\$500K - \$999K	3	0	
\$1M - \$1.99M	3	3	0.0%
\$2M - \$3.99M	0	0	
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>2</b>	<b>3</b>	<b>-33.3%</b>
< \$500K	0	0	
\$500K - \$999K	1	0	
\$1M - \$1.99M	0	3	-100.0%
\$2M - \$3.99M	1	0	
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

**CONDO**  
Hamptons

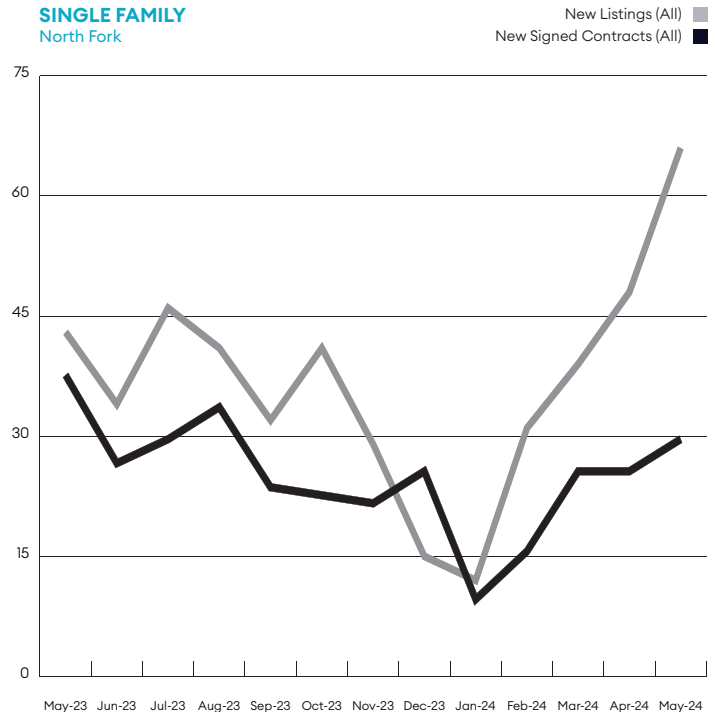


Source: East End LI MLS

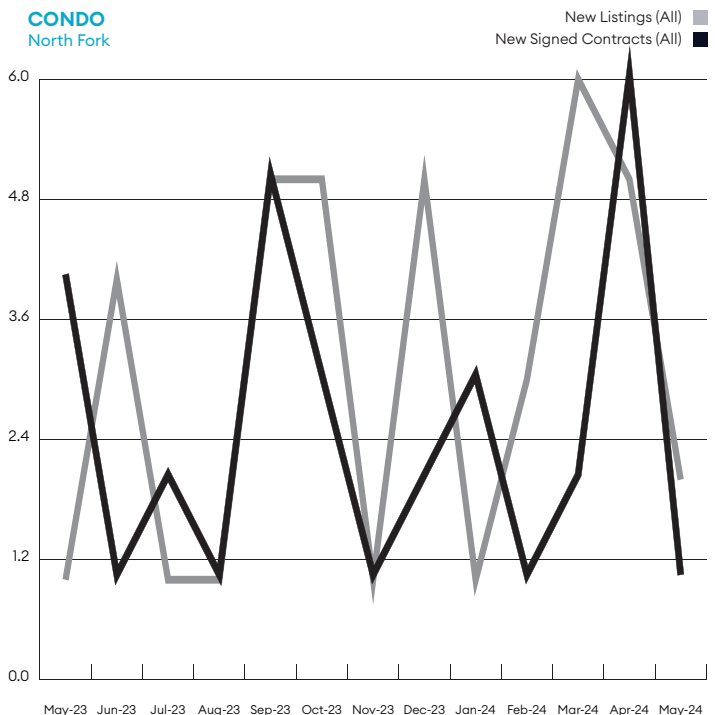
# North Fork

"Newly signed single family and condo contracts fell year over year for the fourth time in five months. However, new contracts for single family homes increased significantly in the \$2 million to \$4 million range, enabled by the segment's jump in listings."

SINGLE FAMILY MATRIX North Fork	MAY 2024	MAY 2023	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>29</b>	<b>37</b>	<b>-21.6%</b>
< \$500K	0	2	-100.0%
\$500K - \$999K	13	16	-18.8%
\$1M - \$1.99M	11	17	-35.3%
\$2M - \$3.99M	5	1	400.0%
\$4M - \$4.99M	0	1	-100.0%
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>66</b>	<b>43</b>	<b>53.5%</b>
< \$500K	0	2	-100.0%
\$500K - \$999K	24	12	100.0%
\$1M - \$1.99M	21	22	-4.5%
\$2M - \$3.99M	18	5	260.0%
\$4M - \$4.99M	1	2	-50.0%
\$5M - \$9.99M	2	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



CONDO MATRIX North Fork	MAY 2024	MAY 2023	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>1</b>	<b>4</b>	<b>-75.0%</b>
< \$500K	0	1	-100.0%
\$500K - \$999K	0	3	-100.0%
\$1M - \$1.99M	1	0	
\$2M - \$3.99M	0	0	
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>2</b>	<b>1</b>	<b>100.0%</b>
< \$500K	1	0	
\$500K - \$999K	1	1	0.0%
\$1M - \$1.99M	0	0	
\$2M - \$3.99M	0	0	
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

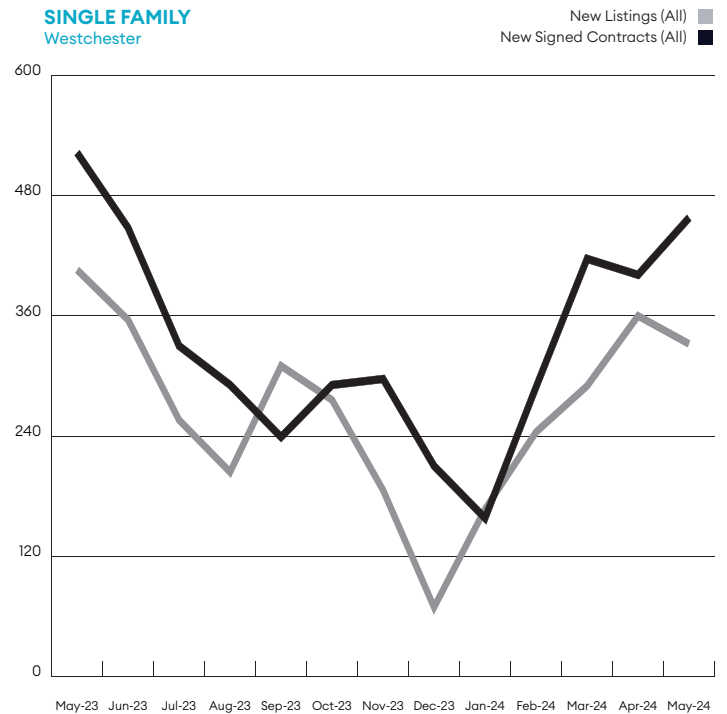


Source: One Key MLS

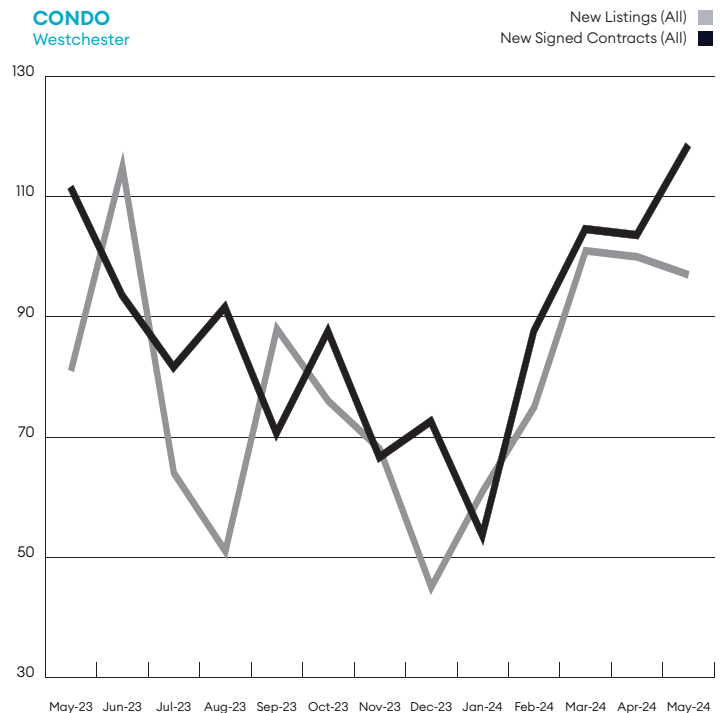
# Westchester

"Newly signed contracts for single families and condos slipped year over year for the second time. Yet above the \$1 million threshold, newly signed contracts surged annually."

SINGLE FAMILY MATRIX Westchester	MAY 2024	MAY 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>458</b>	<b>523</b>	<b>-12.4%</b>
< \$300K	2	6	-66.7%
\$300K - \$399K	10	10	0.0%
\$400K - \$499K	15	33	-54.5%
\$500K - \$599K	35	57	-38.6%
\$600K - \$799K	103	119	-13.4%
\$800K - \$999K	83	104	-20.2%
\$1M - \$1.99M	148	143	3.5%
≥ \$2M	62	51	21.6%
<b>New Listings (All)</b>	<b>332</b>	<b>406</b>	<b>-18.2%</b>
< \$300K	1	2	-50.0%
\$300K - \$399K	9	6	50.0%
\$400K - \$499K	14	22	-36.4%
\$500K - \$599K	27	35	-22.9%
\$600K - \$799K	64	92	-30.4%
\$800K - \$999K	63	66	-4.5%
\$1M - \$1.99M	89	109	-18.3%
≥ \$2M	65	74	-12.2%



CONDO MATRIX Westchester	MAY 2024	MAY 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>118</b>	<b>111</b>	<b>6.3%</b>
< \$200K	1	0	
\$200K - \$299K	10	7	42.9%
\$300K - \$399K	17	22	-22.7%
\$400K - \$499K	32	37	-13.5%
\$500K - \$599K	16	13	23.1%
\$600K - \$799K	16	17	-5.9%
\$800K - \$999K	7	5	40.0%
≥ \$1M	19	10	90.0%
<b>New Listings (All)</b>	<b>97</b>	<b>81</b>	<b>19.8%</b>
< \$200K	1	2	-50.0%
\$200K - \$299K	4	13	-69.2%
\$300K - \$399K	18	13	38.5%
\$400K - \$499K	16	18	-11.1%
\$500K - \$599K	12	5	140.0%
\$600K - \$799K	19	13	46.2%
\$800K - \$999K	7	8	-12.5%
≥ \$1M	20	9	122.2%

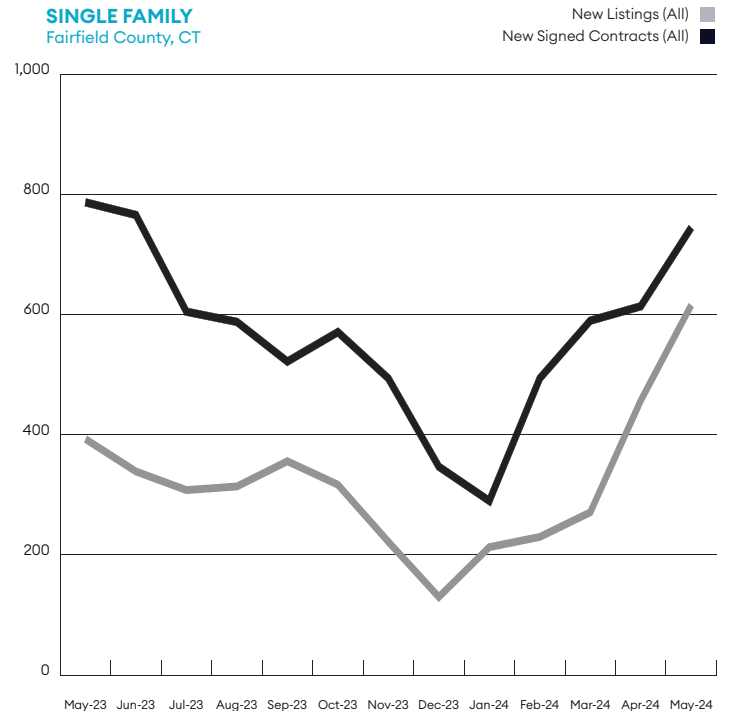


Source: One Key MLS

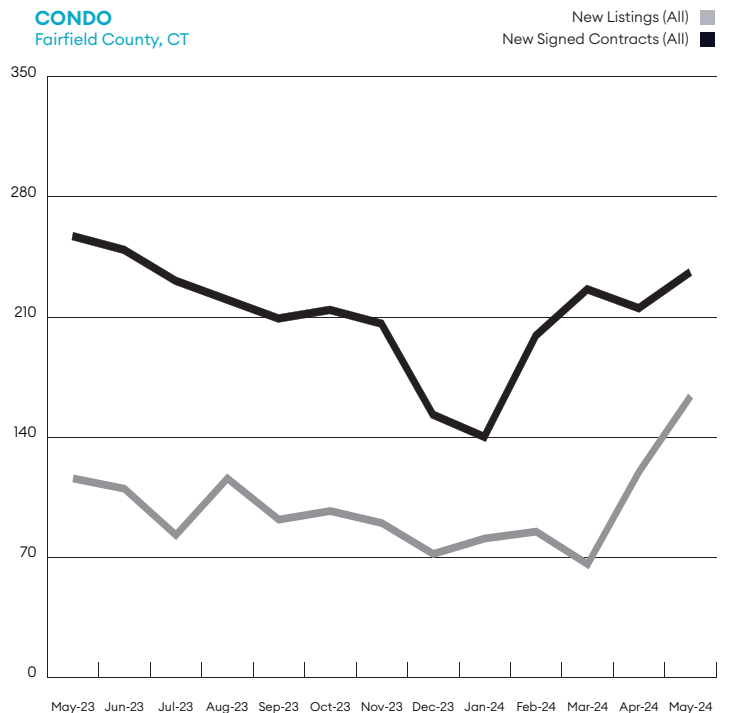
# Fairfield County, CT

"While the number of single family and condo contracts fell just short of year-ago levels, single family sales surged annually above \$600,000. New listings jumped for both single families and condos, likely enabling more sales in the coming months."

SINGLE FAMILY MATRIX Fairfield County, CT	MAY 2024	MAY 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>745</b>	<b>787</b>	<b>-5.3%</b>
< \$300K	19	39	-51.3%
\$300K - \$399K	53	86	-38.4%
\$400K - \$499K	88	89	-1.1%
\$500K - \$599K	73	109	-33.0%
\$600K - \$799K	145	137	5.8%
\$800K - \$999K	95	86	10.5%
\$1M - \$1.99M	185	167	10.8%
≥ \$2M	87	74	17.6%
<b>New Listings (All)</b>	<b>616</b>	<b>393</b>	<b>56.7%</b>
< \$300K	12	13	-7.7%
\$300K - \$399K	27	19	42.1%
\$400K - \$499K	47	38	23.7%
\$500K - \$599K	51	35	45.7%
\$600K - \$799K	111	46	141.3%
\$800K - \$999K	75	45	66.7%
\$1M - \$1.99M	158	110	43.6%
≥ \$2M	135	87	55.2%



CONDO MATRIX Fairfield County, CT	MAY 2024	MAY 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>234</b>	<b>255</b>	<b>-8.2%</b>
< \$200K	30	46	-34.8%
\$200K - \$299K	53	61	-13.1%
\$300K - \$399K	41	42	-2.4%
\$400K - \$499K	40	40	0.0%
\$500K - \$599K	29	23	26.1%
\$600K - \$799K	12	15	-20.0%
\$800K - \$999K	11	14	-21.4%
≥ \$1M	18	14	28.6%
<b>New Listings (All)</b>	<b>164</b>	<b>116</b>	<b>41.4%</b>
< \$200K	25	14	78.6%
\$200K - \$299K	31	17	82.4%
\$300K - \$399K	32	26	23.1%
\$400K - \$499K	20	21	-4.8%
\$500K - \$599K	18	12	50.0%
\$600K - \$799K	17	11	54.5%
\$800K - \$999K	7	4	75.0%
≥ \$1M	14	11	27.3%



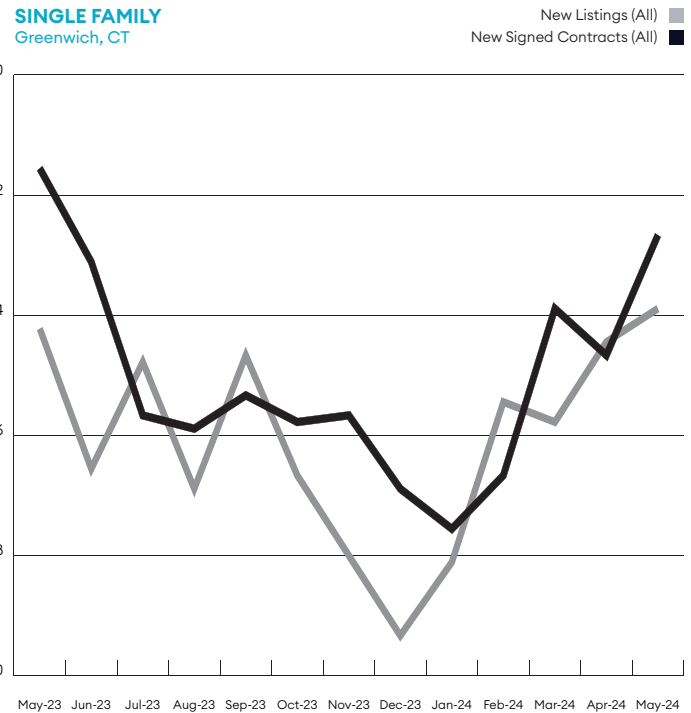
Source: Smart MLS



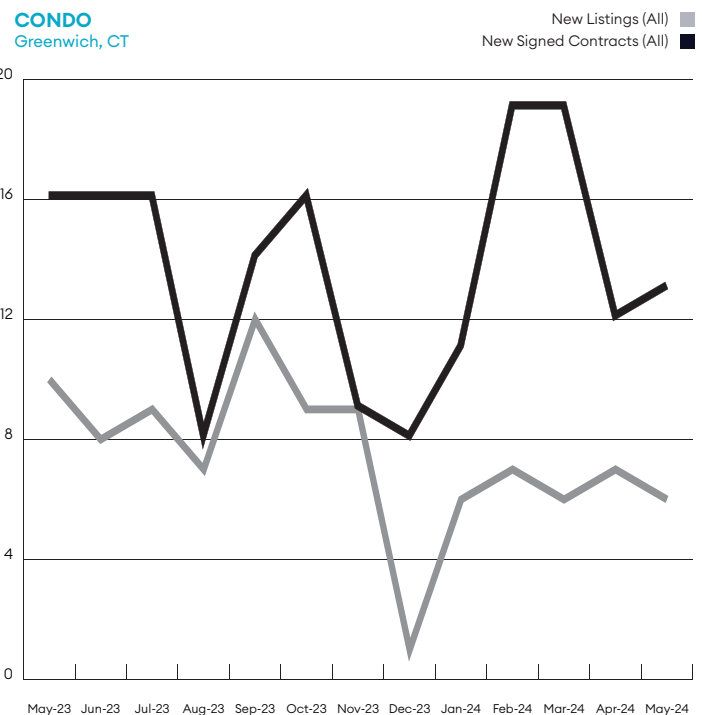
# Greenwich, CT

"Newly signed contracts for single families and condos declined year over year for the second time. However, above the \$5 million threshold, new contract signings have continued to experience significant increases. New listings expanded, especially above the \$5 million threshold, where the gains in newly signed contracts are occurring."

SINGLE FAMILY MATRIX Greenwich, CT	MAY 2024	MAY 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>66</b>	<b>76</b>	<b>-13.2%</b>
< \$500K	0	0	
\$500K - \$999K	7	8	-12.5%
\$1M - \$1.99M	16	25	-36.0%
\$2M - \$3.99M	22	24	-8.3%
\$4M - \$4.99M	6	7	-14.3%
\$5M - \$9.99M	12	11	9.1%
\$10M - \$19.99M	3	1	200.0%
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>55</b>	<b>52</b>	<b>5.8%</b>
< \$500K	0	0	
\$500K - \$999K	3	3	0.0%
\$1M - \$1.99M	5	13	-61.5%
\$2M - \$3.99M	21	17	23.5%
\$4M - \$4.99M	3	8	-62.5%
\$5M - \$9.99M	14	10	40.0%
\$10M - \$19.99M	7	1	600.0%
≥ \$20M	2	0	



CONDO MATRIX Greenwich, CT	MAY 2024	MAY 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>13</b>	<b>16</b>	<b>-18.8%</b>
< \$500K	1	1	0.0%
\$500K - \$999K	4	6	-33.3%
\$1M - \$1.99M	6	9	-33.3%
\$2M - \$3.99M	2	0	
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>6</b>	<b>10</b>	<b>-40.0%</b>
< \$500K	1	2	-50.0%
\$500K - \$999K	1	4	-75.0%
\$1M - \$1.99M	1	4	-75.0%
\$2M - \$3.99M	3	0	
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



Source: Greenwich MLS

Questions or comments? Email report author  
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