

Elliman Report

New York

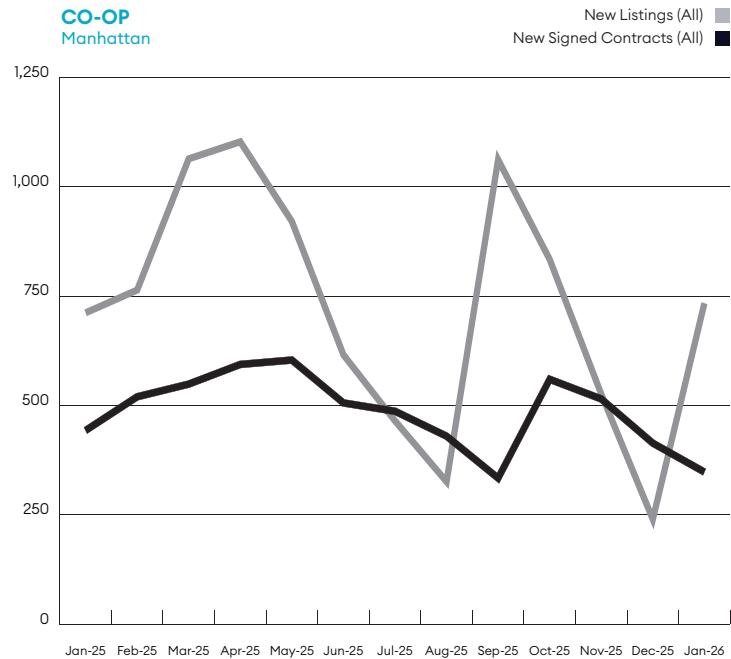
January 2026 New Signed Contracts

Manhattan

"The unusually cold weather and record snowfall have restrained new contract signing activity, which will likely be offset in the coming months. Co-op and 1-3 family new signed contract activity declined year over year, while condos showed stability. Only modest new listing growth occurred over the year. The decline in new listings was more severe above the \$4 million threshold, restraining luxury sales."

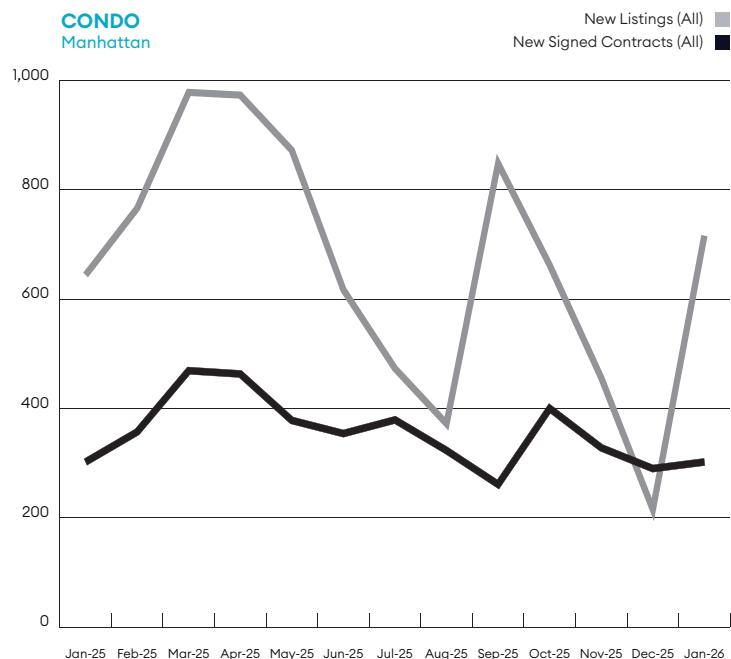
CO-OP MATRIX Manhattan	JAN 2026	JAN 2025	%Δ (YR)
New Signed Contracts (All)	348	443	-21.4%
< \$500K	59	62	-4.8%
\$500K - \$999K	123	185	-33.5%
\$1M - \$1.99M	88	116	-24.1%
\$2M - \$3.99M	58	55	5.5%
\$4M - \$4.99M	4	5	-20.0%
\$5M - \$9.99M	12	13	-7.7%
\$10M - \$19.99M	2	6	-66.7%
≥ \$20M	2	1	100.0%
New Listings (All)	734	712	3.1%
< \$500K	125	138	-9.4%
\$500K - \$999K	327	285	14.7%
\$1M - \$1.99M	171	147	16.3%
\$2M - \$3.99M	69	84	-17.9%
\$4M - \$4.99M	15	22	-31.8%
\$5M - \$9.99M	23	30	-23.3%
\$10M - \$19.99M	4	6	-33.3%
≥ \$20M	0	0	

CO-OP Manhattan



CONDO MATRIX Manhattan	JAN 2026	JAN 2025	%Δ (YR)
New Signed Contracts (All)	302	302	0.0%
< \$500K	2	5	-60.0%
\$500K - \$999K	67	76	-11.8%
\$1M - \$1.99M	91	78	16.7%
\$2M - \$3.99M	76	84	-9.5%
\$4M - \$4.99M	14	13	7.7%
\$5M - \$9.99M	35	24	45.8%
\$10M - \$19.99M	13	17	-23.5%
≥ \$20M	4	5	-20.0%
New Listings (All)	716	644	11.2%
< \$500K	10	10	0.0%
\$500K - \$999K	176	113	55.8%
\$1M - \$1.99M	231	194	19.1%
\$2M - \$3.99M	181	168	7.7%
\$4M - \$4.99M	34	46	-26.1%
\$5M - \$9.99M	57	74	-23.0%
\$10M - \$19.99M	21	27	-22.2%
≥ \$20M	6	12	-50.0%

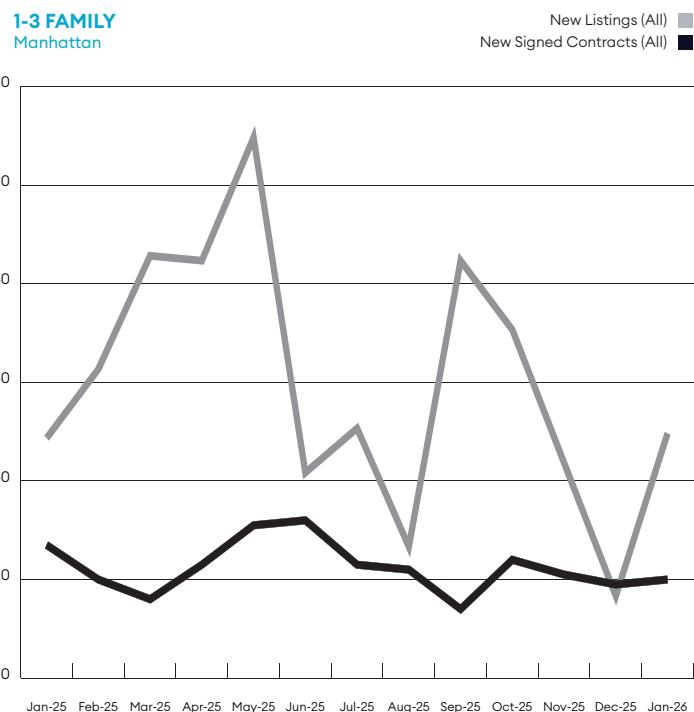
CONDO Manhattan



Manhattan (continued)

1-3 FAMILY MATRIX	JAN 2026	JAN 2025	%Δ (yr)
Manhattan			
New Signed Contracts (All)	19	26	-26.9%
< \$500K	0	0	
\$500K - \$999K	2	0	
\$1M - \$1.99M	2	0	
\$2M - \$3.99M	2	7	-71.4%
\$4M - \$4.99M	3	3	0.0%
\$5M - \$9.99M	8	12	-33.3%
\$10M - \$19.99M	2	3	-33.3%
≥ \$20M	0	1	-100.0%
New Listings (All)	48	47	2.1%
< \$500K	0	1	-100.0%
\$500K - \$999K	2	3	-33.3%
\$1M - \$1.99M	4	5	-20.0%
\$2M - \$3.99M	10	9	11.1%
\$4M - \$4.99M	3	3	0.0%
\$5M - \$9.99M	17	14	21.4%
\$10M - \$19.99M	9	9	0.0%
≥ \$20M	3	3	0.0%

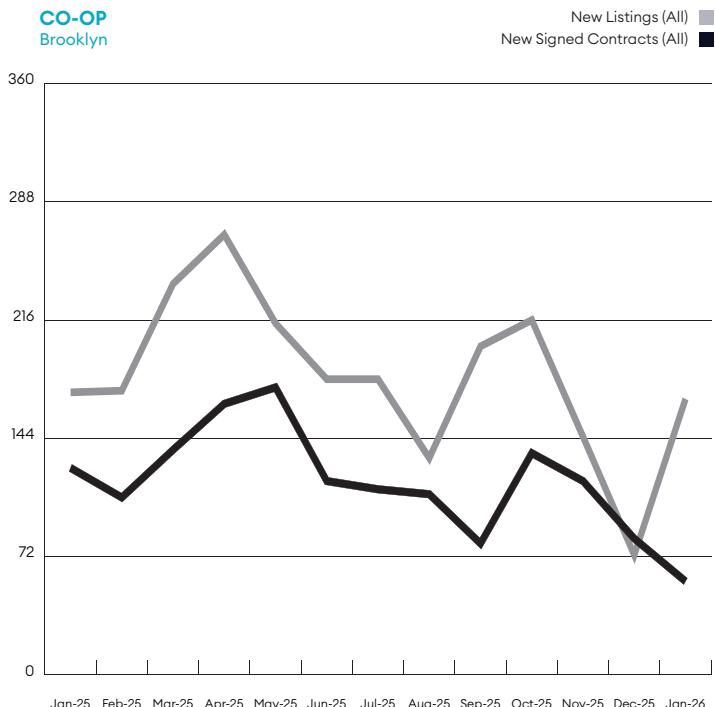
Source: Douglas Elliman Real Estate



Brooklyn

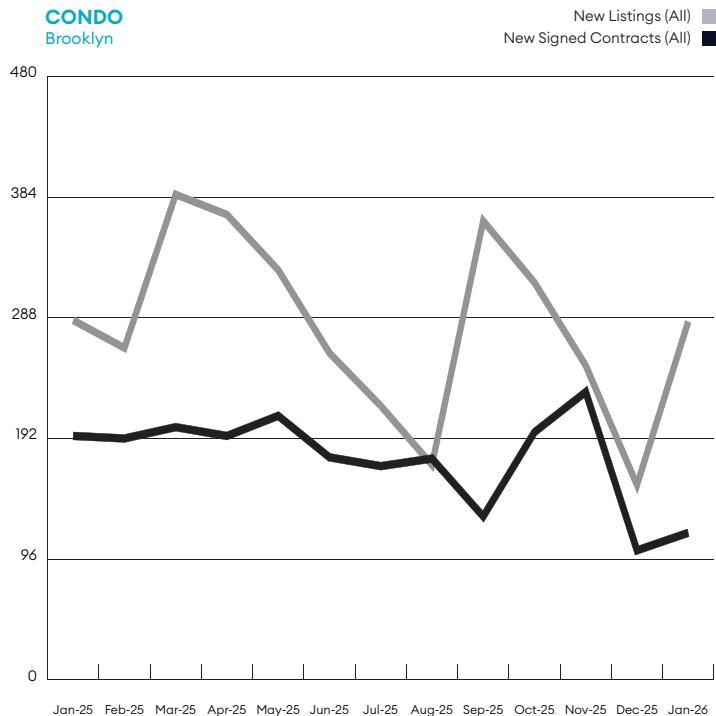
"The unusually cold weather and record snowfall have restrained new contract signing activity, which will likely be offset in the coming months. All three property types saw a sharp decline in new signed contract activity year over year. New listings entering the market slowed, reflecting the adverse weather compared with the prior year."

CO-OP MATRIX	JAN 2026	JAN 2025	%Δ (yr)
Brooklyn			
New Signed Contracts (All)	57	126	-54.8%
< \$500K	29	74	-60.8%
\$500K - \$999K	18	36	-50.0%
\$1M - \$1.99M	5	14	-64.3%
\$2M - \$3.99M	4	2	100.0%
\$4M - \$4.99M	1	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	168	172	-2.3%
< \$500K	96	92	4.3%
\$500K - \$999K	61	47	29.8%
\$1M - \$1.99M	8	16	-50.0%
\$2M - \$3.99M	2	16	-87.5%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	1	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	1	-100.0%

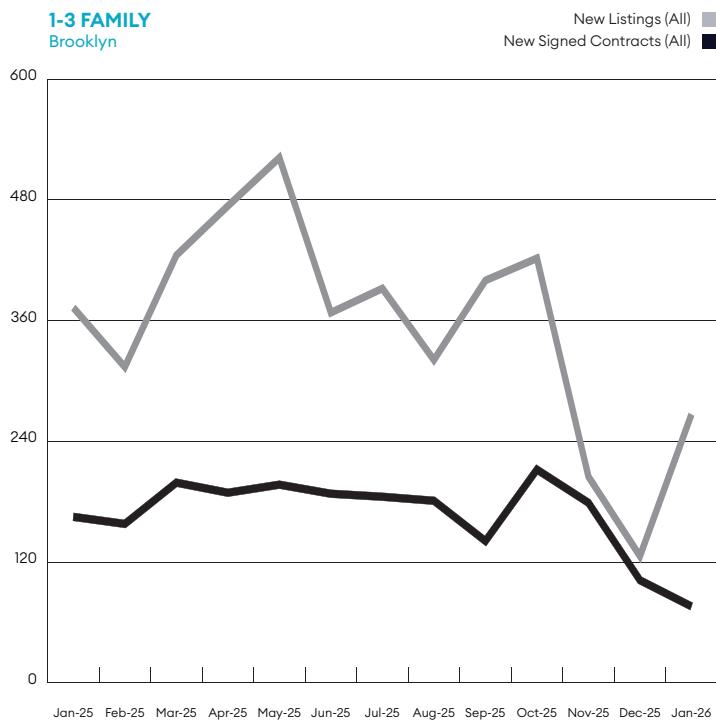


Brooklyn (continued)

CONDO MATRIX Brooklyn	JAN 2026	JAN 2025	%Δ (yr)
New Signed Contracts (All)	117	194	-39.7%
< \$500K	3	9	-66.7%
\$500K - \$999K	39	77	-49.4%
\$1M - \$1.99M	48	64	-25.0%
\$2M - \$3.99M	23	39	-41.0%
\$4M - \$4.99M	3	4	-25.0%
\$5M - \$9.99M	1	1	0.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	285	286	-0.3%
< \$500K	14	17	-17.6%
\$500K - \$999K	116	101	14.9%
\$1M - \$1.99M	95	101	-5.9%
\$2M - \$3.99M	48	52	-7.7%
\$4M - \$4.99M	4	12	-66.7%
\$5M - \$9.99M	8	3	166.7%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	JAN 2026	JAN 2025	%Δ (yr)
New Signed Contracts (All)	76	165	-53.9%
< \$500K	0	2	-100.0%
\$500K - \$999K	13	53	-75.5%
\$1M - \$1.99M	27	63	-57.1%
\$2M - \$3.99M	28	34	-17.6%
\$4M - \$4.99M	1	6	-83.3%
\$5M - \$9.99M	7	6	16.7%
\$10M - \$19.99M	0	1	-100.0%
≥ \$20M	0	0	
New Listings (All)	267	373	-28.4%
< \$500K	3	4	-25.0%
\$500K - \$999K	78	84	-7.1%
\$1M - \$1.99M	97	157	-38.2%
\$2M - \$3.99M	74	102	-27.5%
\$4M - \$4.99M	4	5	-20.0%
\$5M - \$9.99M	9	16	-43.8%
\$10M - \$19.99M	2	4	-50.0%
≥ \$20M	0	1	-100.0%



Source: Douglas Elliman Real Estate

Questions or comments? Email report author
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Methodology: millersamuel.com/research-reports/methodology

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