

Elliman Report

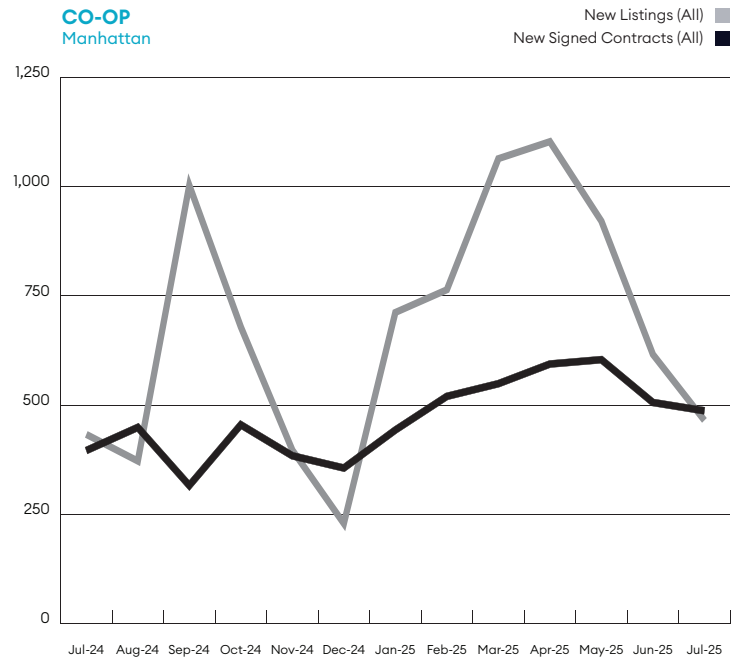
New York

July 2025 New Signed Contracts

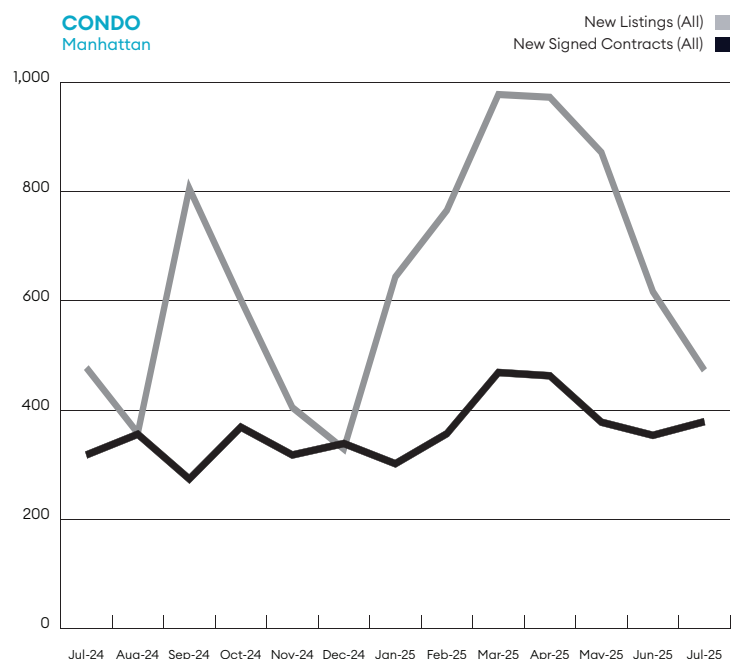
Manhattan

"Manhattan's sales activity continues to grow, with new contracts for co-ops, condos, and 1-3 family homes rising sharply compared to last year. The increase in new listings is being overshadowed by the rise in new signed contracts. Above the \$4 million mark, the overall growth in new signed contracts increased even as total new listings declined."

CO-OP MATRIX Manhattan	JULY 2025	JULY 2024	%Δ (YR)
New Signed Contracts (All)	487	396	23.0%
< \$500K	98	86	14.0%
\$500K - \$999K	200	163	22.7%
\$1M - \$1.99M	112	81	38.3%
\$2M - \$3.99M	53	42	26.2%
\$4M - \$4.99M	14	7	100.0%
\$5M - \$9.99M	6	14	-57.1%
\$10M - \$19.99M	3	3	0.0%
≥ \$20M	1	0	
New Listings (All)	465	433	7.4%
< \$500K	129	100	29.0%
\$500K - \$999K	233	194	20.1%
\$1M - \$1.99M	33	87	-62.1%
\$2M - \$3.99M	49	36	36.1%
\$4M - \$4.99M	5	4	25.0%
\$5M - \$9.99M	15	7	114.3%
\$10M - \$19.99M	1	3	-66.7%
≥ \$20M	0	2	-100.0%



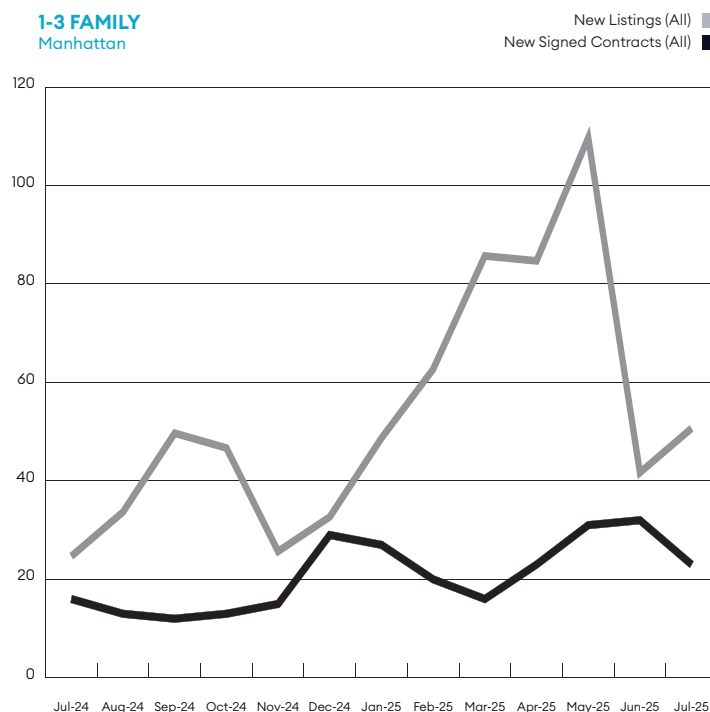
CONDO MATRIX Manhattan	JULY 2025	JULY 2024	%Δ (YR)
New Signed Contracts (All)	379	318	19.2%
< \$500K	11	5	120.0%
\$500K - \$999K	100	71	40.8%
\$1M - \$1.99M	116	110	5.5%
\$2M - \$3.99M	94	82	14.6%
\$4M - \$4.99M	16	17	-5.9%
\$5M - \$9.99M	32	21	52.4%
\$10M - \$19.99M	8	7	14.3%
≥ \$20M	2	5	-60.0%
New Listings (All)	473	478	-1.0%
< \$500K	14	4	250.0%
\$500K - \$999K	162	114	42.1%
\$1M - \$1.99M	111	135	-17.8%
\$2M - \$3.99M	125	127	-1.6%
\$4M - \$4.99M	22	28	-21.4%
\$5M - \$9.99M	28	48	-41.7%
\$10M - \$19.99M	8	12	-33.3%
≥ \$20M	3	10	-70.0%



Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	JULY 2025	JULY 2024	%Δ (YR)
New Signed Contracts (All)	22	15	46.7%
< \$500K	1	0	
\$500K - \$999K	5	0	
\$1M - \$1.99M	4	5	-20.0%
\$2M - \$3.99M	2	3	-33.3%
\$4M - \$4.99M	2	1	100.0%
\$5M - \$9.99M	4	1	300.0%
\$10M - \$19.99M	2	4	-50.0%
≥ \$20M	2	1	100.0%
New Listings (All)	49	23	113.0%
< \$500K	1	0	
\$500K - \$999K	3	0	
\$1M - \$1.99M	7	1	600.0%
\$2M - \$3.99M	12	7	71.4%
\$4M - \$4.99M	5	1	400.0%
\$5M - \$9.99M	16	6	166.7%
\$10M - \$19.99M	4	5	-20.0%
≥ \$20M	1	3	-66.7%

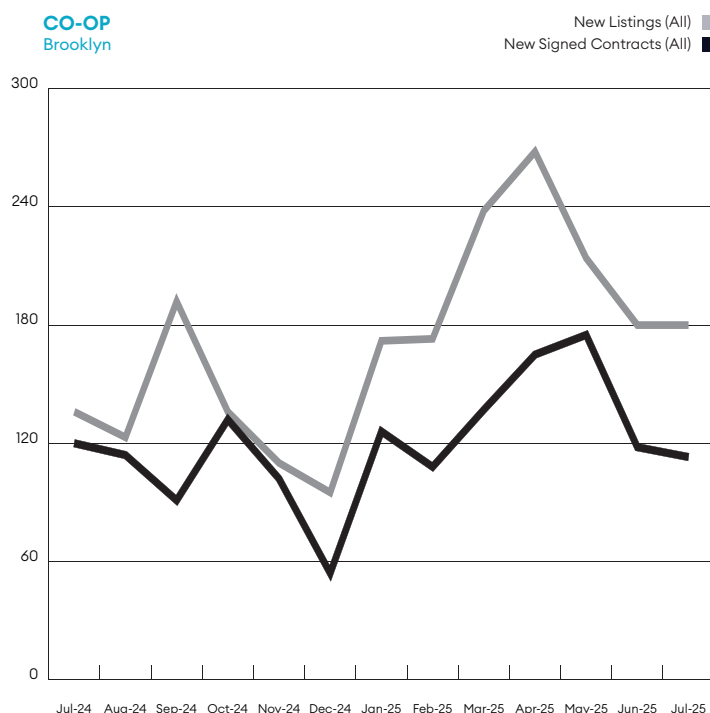
Source: Douglas Elliman Real Estate



Brooklyn

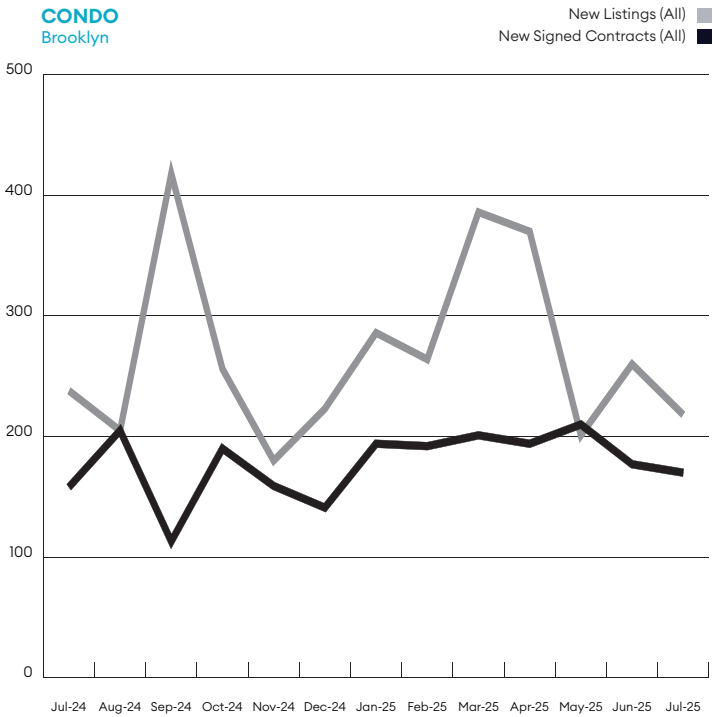
"Brooklyn's sales activity continues to increase, with overall new contracts for co-ops, condos, and 1-3 family homes rising compared to last year. The growth in new listings is outpacing the rise in new signed contracts. Above the \$2 million threshold, overall growth in new signed contracts slowed as total new listings surged."

CO-OP MATRIX Brooklyn	JULY 2025	JULY 2024	%Δ (YR)
New Signed Contracts (All)	113	120	-5.8%
< \$500K	52	60	-13.3%
\$500K - \$999K	42	37	13.5%
\$1M - \$1.99M	17	17	0.0%
\$2M - \$3.99M	2	6	-66.7%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	180	136	32.4%
< \$500K	114	77	48.1%
\$500K - \$999K	49	42	16.7%
\$1M - \$1.99M	17	12	41.7%
\$2M - \$3.99M	0	5	-100.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

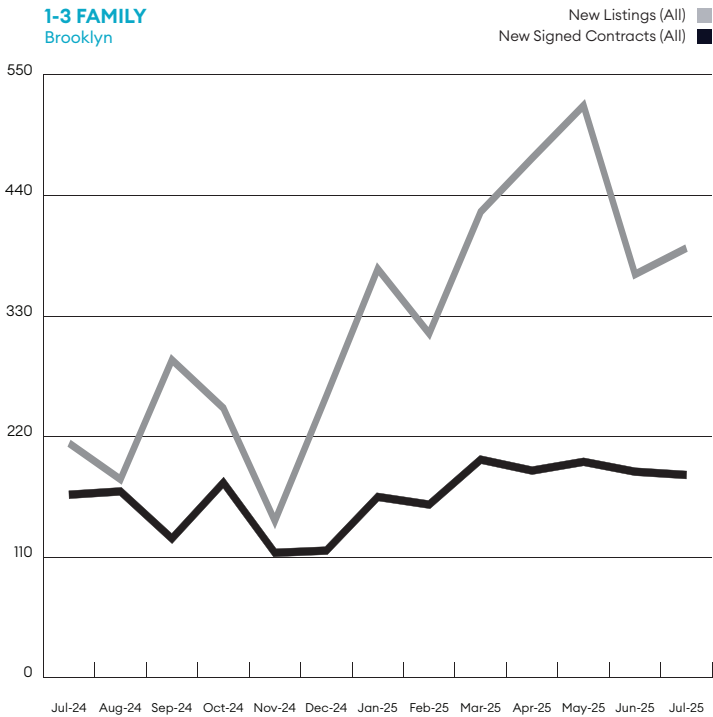


Brooklyn (continued)

CONDO MATRIX Brooklyn	JULY 2025	JULY 2024	%Δ (YR)
New Signed Contracts (All)	170	158	7.6%
< \$500K	17	14	21.4%
\$500K – \$999K	49	48	2.1%
\$1M – \$1.99M	79	63	25.4%
\$2M – \$3.99M	23	30	-23.3%
\$4M – \$4.99M	2	2	0.0%
\$5M – \$9.99M	0	1	-100.0%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	218	238	-8.4%
< \$500K	11	15	-26.7%
\$500K – \$999K	93	110	-15.5%
\$1M – \$1.99M	76	81	-6.2%
\$2M – \$3.99M	31	28	10.7%
\$4M – \$4.99M	2	2	0.0%
\$5M – \$9.99M	5	2	150.0%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	JULY 2025	JULY 2024	%Δ (YR)
New Signed Contracts (All)	185	167	10.8%
< \$500K	0	0	
\$500K – \$999K	56	57	-1.8%
\$1M – \$1.99 M	81	69	17.4%
\$2M – \$3.99M	34	34	0.0%
\$4M – \$4.99M	6	2	200.0%
\$5M – \$9.99M	8	5	60.0%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	392	214	83.2%
< \$500K	2	1	100.0%
\$500K – \$999K	104	50	108.0%
\$1M – \$1.99M	175	103	69.9%
\$2M – \$3.99M	91	46	97.8%
\$4M – \$4.99M	10	4	150.0%
\$5M – \$9.99M	8	7	14.3%
\$10M – \$19.99M	1	3	-66.7%
≥ \$20M	1	0	



Source: Douglas Elliman Real Estate

Questions or comments? Email report author
Jonathan Miller at jmiller@millersamuel.com
Methodology: millersamuel.com/research-reports/methodology

Douglas Elliman Real Estate
575 Madison Avenue, New York, NY 10022
212.891.7000 • elliman.com

Miller Samuel Real Estate Appraisers & Consultants
21 West 38th Street, New York, NY 10018
212.768.8100 • millersamuel.com