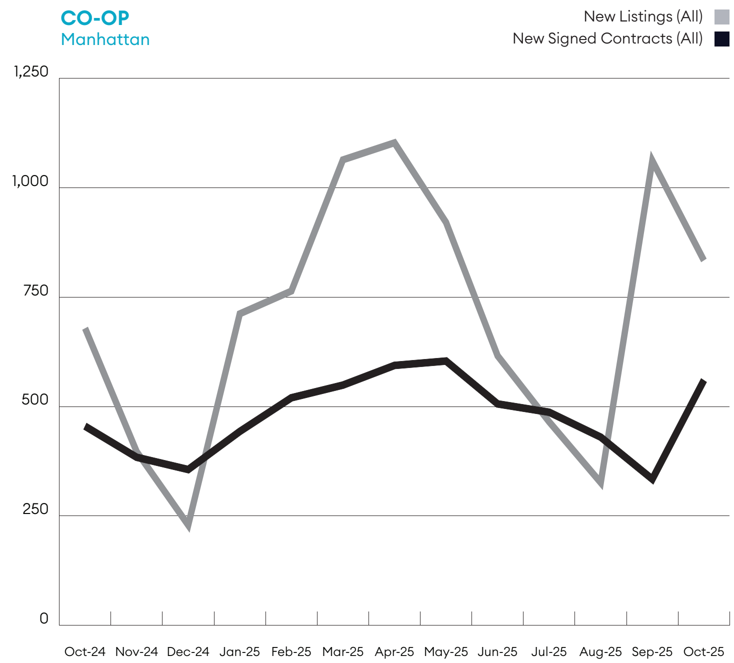
Elliman Report

New York — October 2025 New Signed Contracts

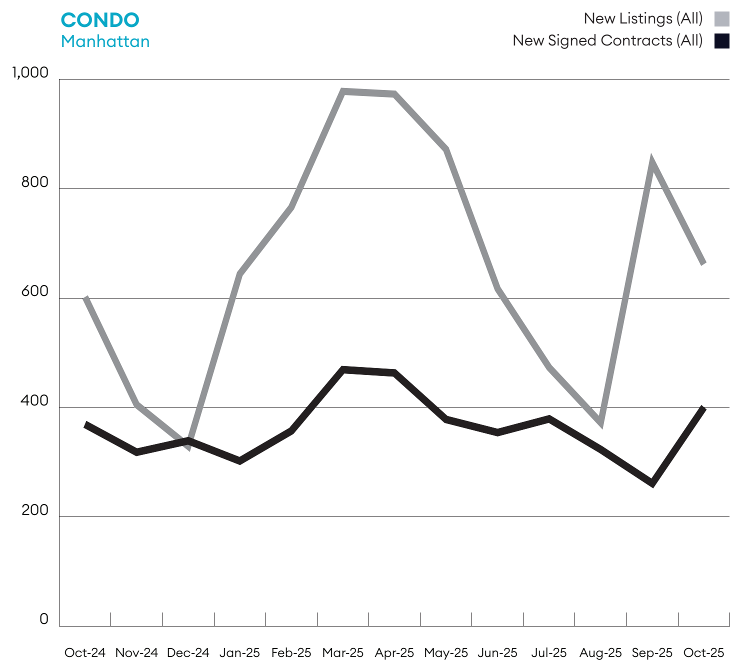
Manhattan

"New signed contracts across all property types surged, while new listings grew at about the same rate. This upward trend has occurred in 15 of the past 16 months. In the luxury market, which represents the top ten percent of all contracts, saw nearly double the signings of last year and triple the growth in new listings. 1-3 family homes saw roughly twice as many new signed contracts as in the same period the previous year. Co-ops also experienced robust growth, spurred by declining mortgage rates and increased supply. New signed condo contracts rose annually for the first time in three months."

CO-OP MATRIX Manhattan	OCT 2025	OCT 2024	%Δ (YR)
New Signed Contracts (All)	560	455	23.1%
< $500K	94	78	20.5%
$500K – $999K	198	203	-2.5%
$1M – $1.99M	152	106	43.4%
$2M – $3.99M	78	52	50.0%
$4M – $4.99M	17	4	325.0%
$5M – $9.99M	15	8	87.5%
$10M – $19.99M	5	4	25.0%
≥ $20M	1	0	
New Listings (All)	834	679	22.8%
< $500K	126	93	35.5%
$500K – $999K	330	307	7.5%
$1M – $1.99M	188	144	30.6%
$2M – $3.99M	106	90	17.8%
$4M – $4.99M	28	16	75.0%
$5M – $9.99M	36	22	63.6%
$10M – $19.99M	12	7	71.4%
≥ $20M	8	0	



CONDO MATRIX Manhattan	OCT 2025	OCT 2024	%Δ (YR)
New Signed Contracts (All)	400	369	8.4%
< $500K	12	3	300.0%
$500K – $999K	115	111	3.6%
$1M – $1.99M	75	93	-19.4%
$2M – $3.99M	109	81	34.6%
$4M – $4.99M	20	17	17.6%
$5M – $9.99M	47	39	20.5%
$10M – $19.99M	13	17	-23.5%
≥ $20M	9	8	12.5%
New Listings (All)	662	602	10.0%
< $500K	12	12	0.0%
$500K – $999K	127	124	2.4%
$1M – $1.99M	194	184	5.4%
$2M – $3.99M	189	150	26.0%
$4M – $4.99M	40	36	11.1%
$5M – $9.99M	58	59	-1.7%
$10M – $19.99M	31	20	55.0%
≥ $20M	11	17	-35.3%



Prepared by Miller Samuel Real Estate Appraisers & Consultants

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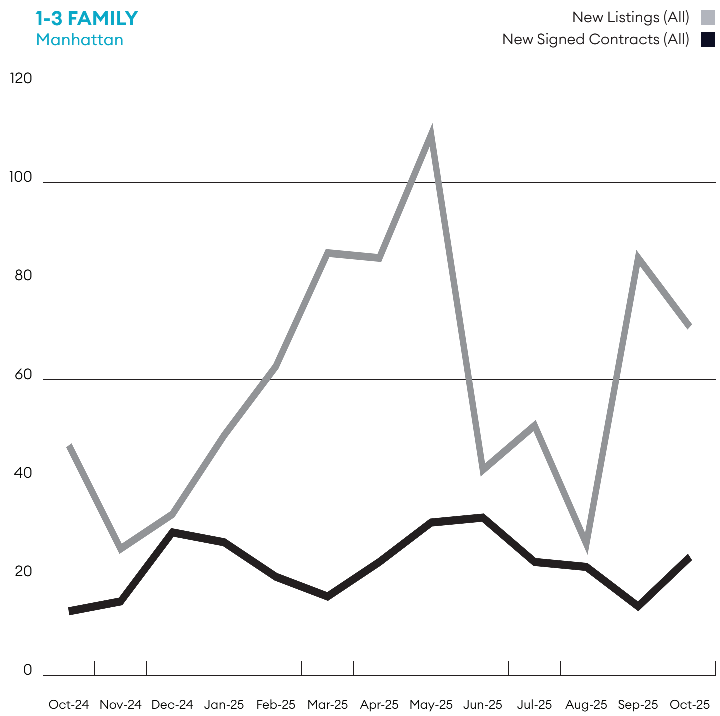
Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	OCT 2025	OCT 2024	%Δ (YR)
New Signed Contracts (All)	23	12	91.7%
< $500K	1	0	
$500K – $999K	3	0	
$1M – $1.99M	0	1	-100.0%
$2M – $3.99M	5	3	66.7%
$4M – $4.99M	0	1	-100.0%
$5M – $9.99M	8	7	14.3%
$10M – $19.99M	2	0	
≥ $20M	4	0	
New Listings (All)	69	45	53.3%
< $500K	0	0	
$500K – $999K	2	2	0.0%
$1M – $1.99M	1	5	-80.0%
$2M – $3.99M	17	6	183.3%
$4M – $4.99M	10	2	400.0%
$5M – $9.99M	19	16	18.8%
$10M – $19.99M	12	9	33.3%
≥ $20M	8	5	60.0%

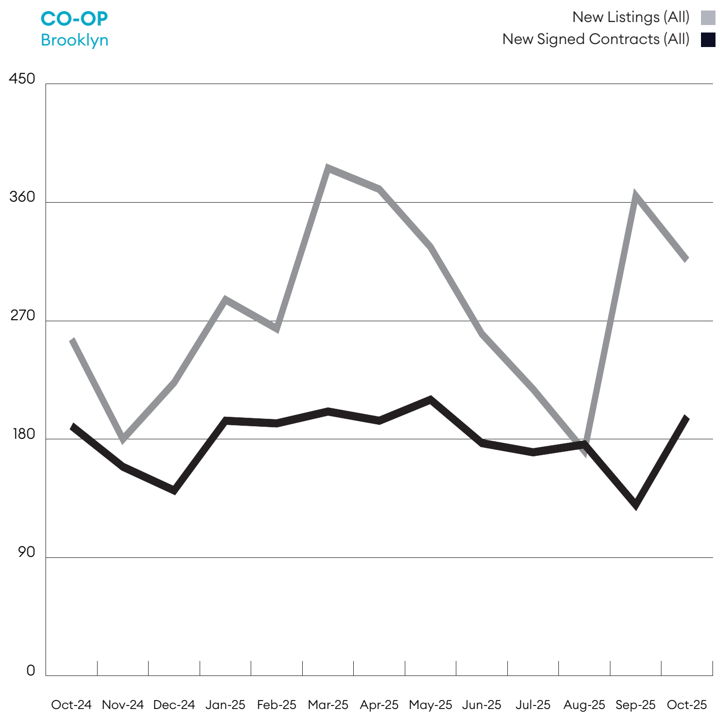
Source: Douglas Elliman Real Estate



Brooklyn

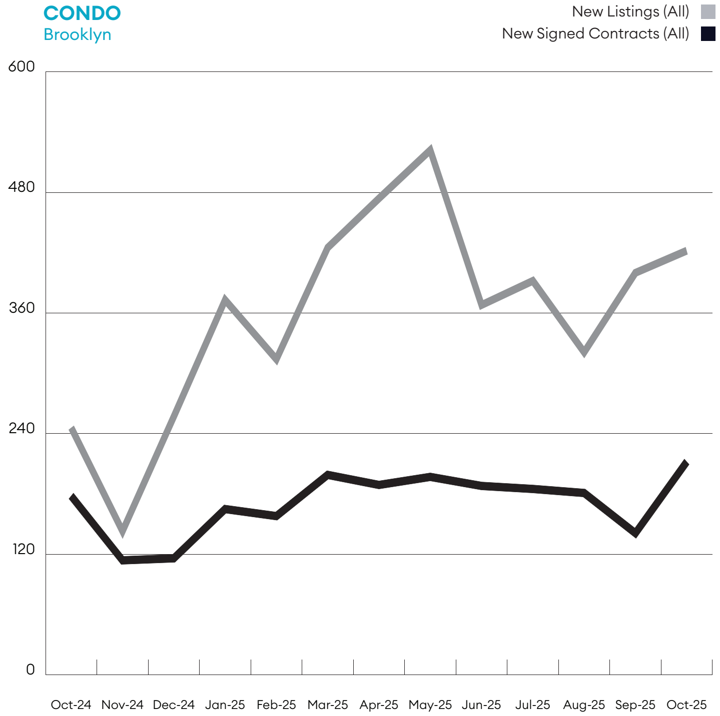
"New signed contracts across all property types rose as new listings grew faster. This rising pattern has occurred in two of the past three months. In the luxury market, which starts at the $2 million threshold, year over year growth was more than twice that of the overall market. 1-3 family homes saw the most significant percentage increase in new signed contracts compared to the same period last year. Co-ops experienced modest growth, for the third time since April, enabled by more supply. New signed condo contracts rose annually for the second time in three months."

CO-OP MATRIX Brooklyn	OCT 2025	OCT 2024	%Δ (YR)
New Signed Contracts (All)	135	132	2.3%
< $500K	66	58	13.8%
$500K – $999K	44	45	-2.2%
$1M – $1.99M	19	24	-20.8%
$2M – $3.99M	6	5	20.0%
$4M – $4.99M	0	0	
$5M – $9.99M	0	0	
$10M – $19.99M	0	0	
≥ $20M	0	0	
New Listings (All)	216	136	58.8%
< $500K	104	72	44.4%
$500K – $999K	73	43	69.8%
$1M – $1.99M	28	14	100.0%
$2M – $3.99M	11	7	57.1%
$4M – $4.99M	0	0	
$5M – $9.99M	0	0	
$10M – $19.99M	0	0	
≥ $20M	0	0	



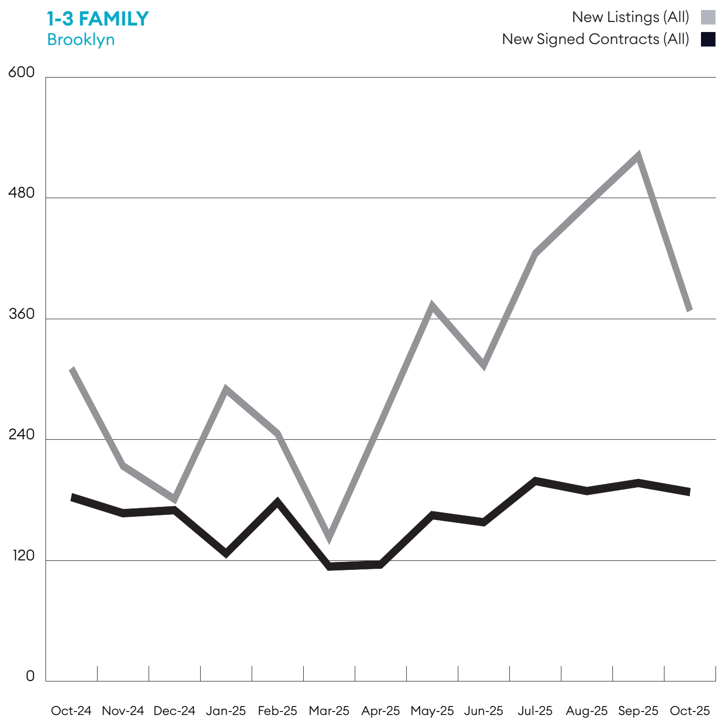
Brooklyn (continued)

CONDO MATRIX Brooklyn	OCT 2025	OCT 2024	%Δ (YR)
New Signed Contracts (All)	197	190	3.7%
< $500K	11	10	10.0%
$500K – $999K	61	66	-7.6%
$1M – $1.99M	85	83	2.4%
$2M – $3.99M	31	29	6.9%
$4M – $4.99M	1	2	-50.0%
$5M – $9.99M	8	0	
$10M – $19.99M	0	0	
≥ $20M	0	0	
New Listings (All)	316	256	23.4%
< $500K	15	23	-34.8%
$500K – $999K	121	81	49.4%
$1M – $1.99M	117	93	25.8%
$2M – $3.99M	54	47	14.9%
$4M – $4.99M	6	8	-25.0%
$5M – $9.99M	3	4	-25.0%
$10M – $19.99M	0	0	
≥ $20M	0	0	



1-3 FAMILY MATRIX Brooklyn	OCT 2025	OCT 2024	%Δ (YR)
New Signed Contracts (All)	212	178	19.1%
< $500K	2	0	
$500K – $999K	56	44	27.3%
$1M – $1.99 M	89	76	17.1%
$2M – $3.99M	50	40	25.0%
$4M – $4.99M	8	12	-33.3%
$5M – $9.99M	7	5	40.0%
$10M – $19.99M	0	1	-100.0%
≥ $20M	0	0	
New Listings (All)	422	246	71.5%
< $500K	1	1	0.0%
$500K – $999K	110	57	93.0%
$1M – $1.99M	163	108	50.9%
$2M – $3.99M	118	64	84.4%
$4M – $4.99M	15	6	150.0%
$5M – $9.99M	11	9	22.2%
$10M – $19.99M	3	1	200.0%
≥ $20M	1	0	

Source: Douglas Elliman Real Estate



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Methodology: millersamuel.com/research-reports/methodology

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