

Elliman Report

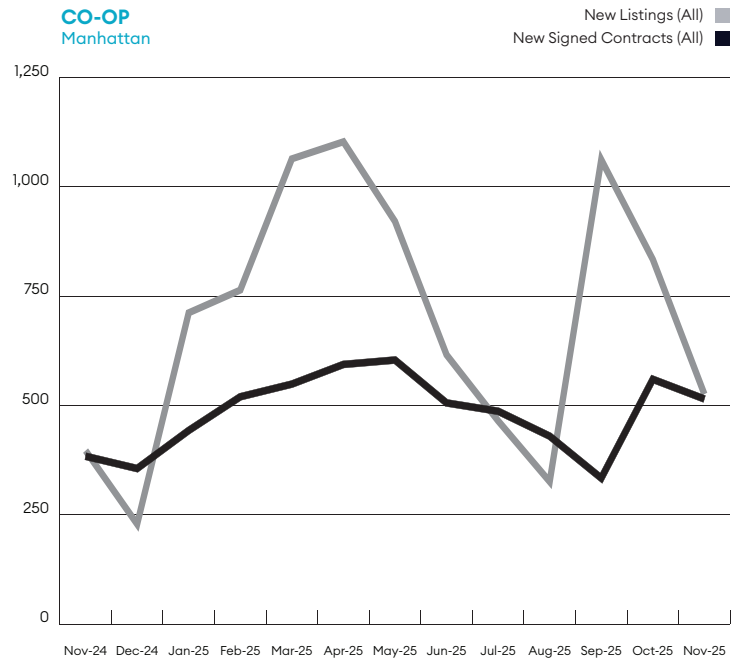
New York

November 2025 New Signed Contracts

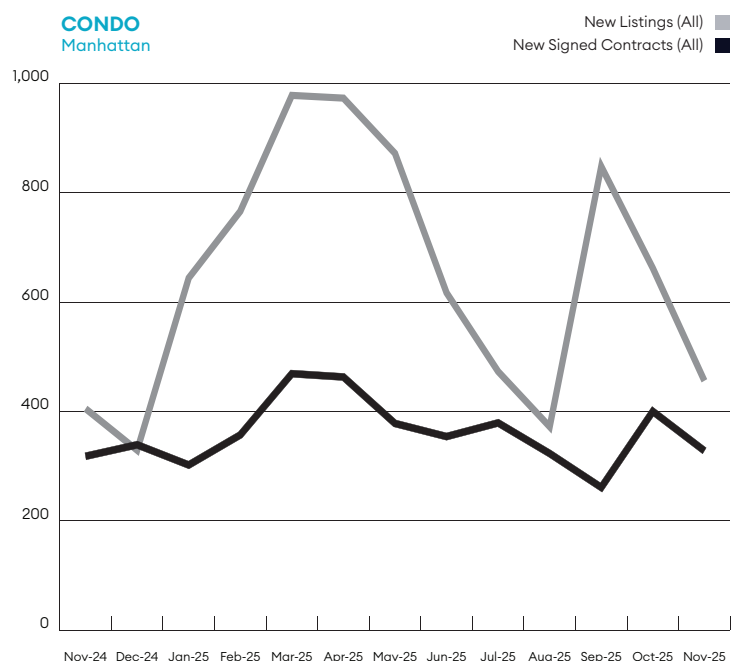
Manhattan

"All property types showed a combined annual gain in new signed contracts for the third time, with outsized increases observed in the co-op and 1-3 family markets. New listings across all property types have been rising for 12 months. The number of new contracts signed above the \$4 million threshold rose more than twice the rate of the overall market."

CO-OP MATRIX Manhattan	NOV 2025	NOV 2024	%Δ (YR)
New Signed Contracts (All)	515	384	34.1%
< \$500K	79	64	23.4%
\$500K - \$999K	175	143	22.4%
\$1M - \$1.99M	118	96	22.9%
\$2M - \$3.99M	57	52	9.6%
\$4M - \$4.99M	67	9	644.4%
\$5M - \$9.99M	13	14	-7.1%
\$10M - \$19.99M	6	6	0.0%
≥ \$20M	0	0	
New Listings (All)	526	397	32.5%
< \$500K	81	68	19.1%
\$500K - \$999K	263	172	52.9%
\$1M - \$1.99M	93	74	25.7%
\$2M - \$3.99M	54	49	10.2%
\$4M - \$4.99M	10	6	66.7%
\$5M - \$9.99M	21	19	10.5%
\$10M - \$19.99M	3	8	-62.5%
≥ \$20M	1	1	0.0%



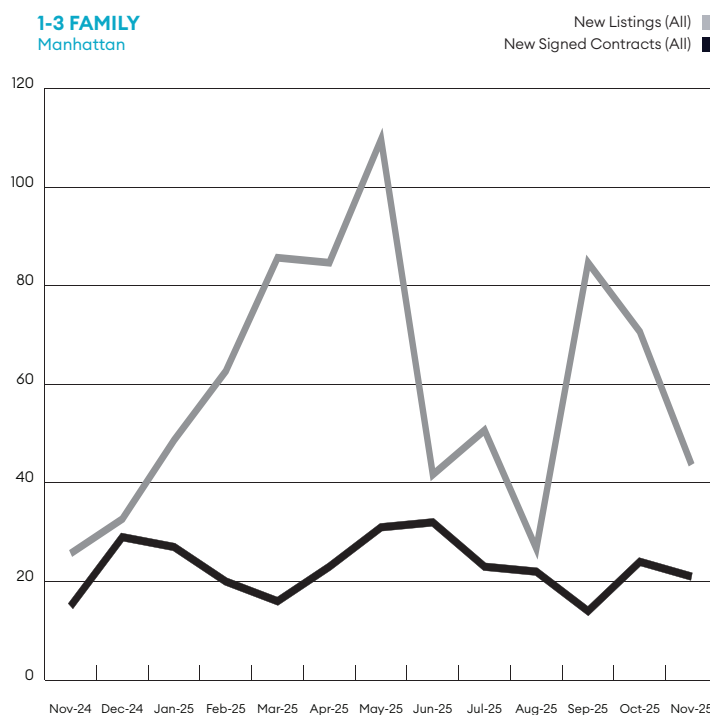
CONDO MATRIX Manhattan	NOV 2025	NOV 2024	%Δ (YR)
New Signed Contracts (All)	328	318	3.1%
< \$500K	6	3	100.0%
\$500K - \$999K	76	66	15.2%
\$1M - \$1.99M	89	99	-10.1%
\$2M - \$3.99M	80	73	9.6%
\$4M - \$4.99M	27	17	58.8%
\$5M - \$9.99M	32	47	-31.9%
\$10M - \$19.99M	12	8	50.0%
≥ \$20M	6	5	20.0%
New Listings (All)	456	405	12.6%
< \$500K	5	4	25.0%
\$500K - \$999K	119	86	38.4%
\$1M - \$1.99M	122	114	7.0%
\$2M - \$3.99M	116	119	-2.5%
\$4M - \$4.99M	25	18	38.9%
\$5M - \$9.99M	39	38	2.6%
\$10M - \$19.99M	16	20	-20.0%
≥ \$20M	14	6	133.3%



Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	NOV 2025	NOV 2024	%Δ (YR)
New Signed Contracts (All)	20	14	42.9%
< \$500K	0	1	-100.0%
\$500K - \$999K	1	1	0.0%
\$1M - \$1.99M	1	1	0.0%
\$2M - \$3.99M	5	1	400.0%
\$4M - \$4.99M	2	1	100.0%
\$5M - \$9.99M	8	4	100.0%
\$10M - \$19.99M	3	5	-40.0%
≥ \$20M	0	0	
New Listings (All)	42	24	75.0%
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	5	0	
\$2M - \$3.99M	16	7	128.6%
\$4M - \$4.99M	3	0	
\$5M - \$9.99M	7	9	-22.2%
\$10M - \$19.99M	4	4	0.0%
≥ \$20M	7	4	75.0%

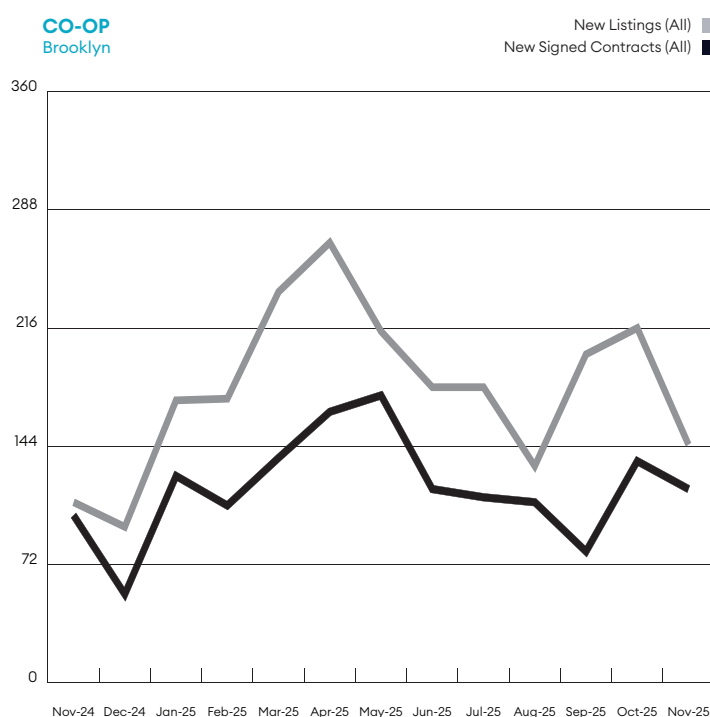
Source: Douglas Elliman Real Estate



Brooklyn

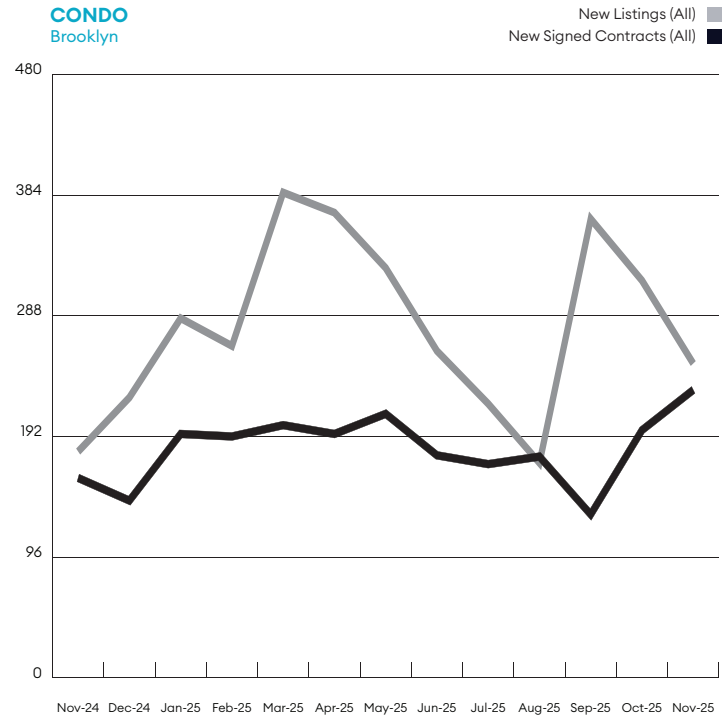
"All property types showed a combined annual gain in new signed contracts at an expanding rate for the third time, with outsized increases observed in the condo and 1-3 family markets. New listings for all property types combined have been rising for three months. The number of new contracts signed above the \$2 million threshold continued to rise at more than twice the rate of the overall market."

CO-OP MATRIX Brooklyn	NOV 2025	NOV 2024	%Δ (YR)
New Signed Contracts (All)	118	102	15.7%
< \$500K	48	43	11.6%
\$500K - \$999K	50	33	51.5%
\$1M - \$1.99M	16	17	-5.9%
\$2M - \$3.99M	4	9	-55.6%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	145	110	31.8%
< \$500K	94	63	49.2%
\$500K - \$999K	37	34	8.8%
\$1M - \$1.99M	10	8	25.0%
\$2M - \$3.99M	2	5	-60.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	1	0	
\$10M - \$19.99M	1	0	
≥ \$20M	0	0	

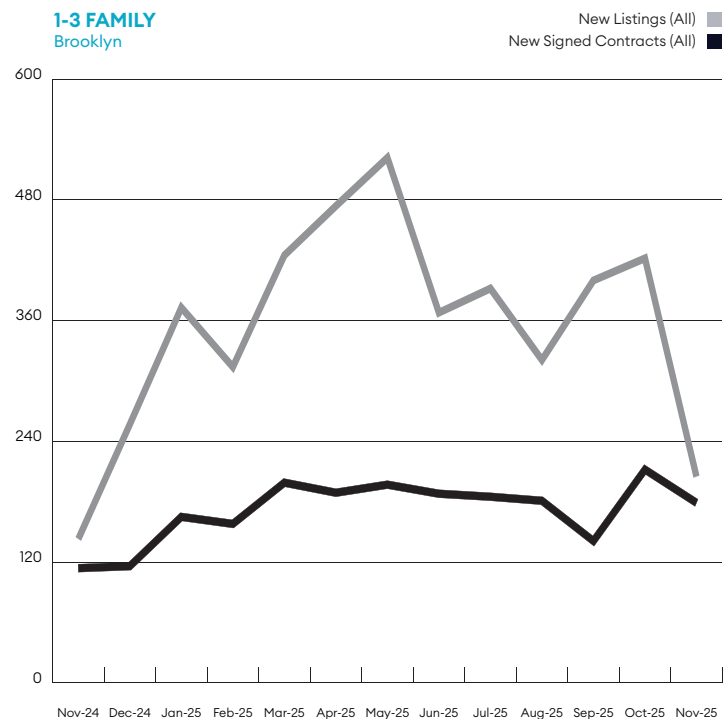


Brooklyn (continued)

CONDO MATRIX Brooklyn	NOV 2025	NOV 2024	%Δ (YR)
New Signed Contracts (All)	229	159	44.0%
< \$500K	0	10	-100.0%
\$500K – \$999K	50	48	4.2%
\$1M – \$1.99M	115	67	71.6%
\$2M – \$3.99M	51	29	75.9%
\$4M – \$4.99M	9	2	350.0%
\$5M – \$9.99M	4	3	33.3%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	250	180	38.9%
< \$500K	12	9	33.3%
\$500K – \$999K	78	73	6.8%
\$1M – \$1.99M	61	70	-12.9%
\$2M – \$3.99M	96	24	300.0%
\$4M – \$4.99M	1	3	-66.7%
\$5M – \$9.99M	2	1	100.0%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	NOV 2025	NOV 2024	%Δ (YR)
New Signed Contracts (All)	179	114	57.0%
< \$500K	0	0	
\$500K – \$999K	50	28	78.6%
\$1M – \$1.99M	65	55	18.2%
\$2M – \$3.99M	51	25	104.0%
\$4M – \$4.99M	9	3	200.0%
\$5M – \$9.99M	4	3	33.3%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	205	143	43.4%
< \$500K	2	0	
\$500K – \$999K	47	41	14.6%
\$1M – \$1.99M	84	58	44.8%
\$2M – \$3.99M	55	39	41.0%
\$4M – \$4.99M	8	2	300.0%
\$5M – \$9.99M	7	3	133.3%
\$10M – \$19.99M	2	0	
≥ \$20M	0	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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