

# Elliman Report

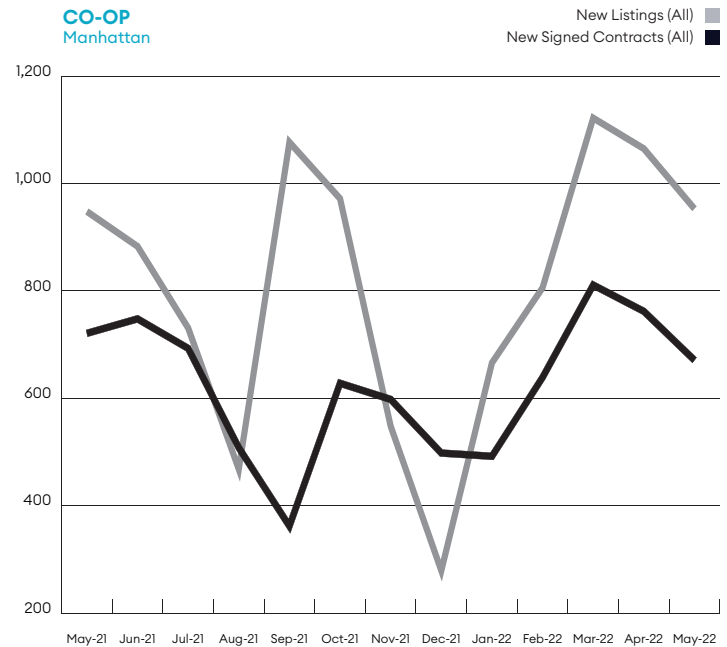
New York

May 2022 New Signed Contracts

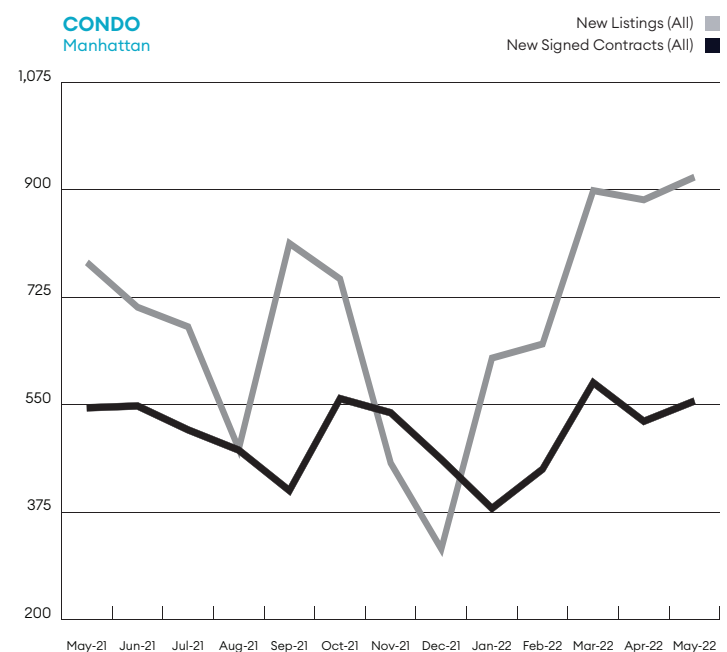
## Manhattan

"Newly signed contracts for single families, condos, and co-ops combined slipped annually in four of the past five months, constrained mainly by the lack of new listings. However, the rise in mortgage rates in recent months has enabled a year-over-year addition of new listings to the market in May."

CO-OP MATRIX Manhattan	MAY 2022	MAY 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>671</b>	<b>721</b>	<b>-6.9%</b>
< \$500K	135	121	11.6%
\$500K - \$999K	267	287	-7.0%
\$1M - \$1.99M	172	181	-5.0%
\$2M - \$3.99M	77	101	-23.8%
\$4M - \$4.99M	9	9	0.0%
\$5M - \$9.99M	8	16	-50.0%
\$10M - \$19.99M	3	5	-40.0%
≥ \$20M	0	1	-100.0%
<b>New Listings (All)</b>	<b>953</b>	<b>948</b>	<b>0.5%</b>
< \$500K	153	173	-11.6%
\$500K - \$999K	369	388	-4.9%
\$1M - \$1.99M	218	206	5.8%
\$2M - \$3.99M	138	112	23.2%
\$4M - \$4.99M	19	21	-9.5%
\$5M - \$9.99M	35	35	0.0%
\$10M - \$19.99M	17	11	54.5%
≥ \$20M	4	2	100.0%



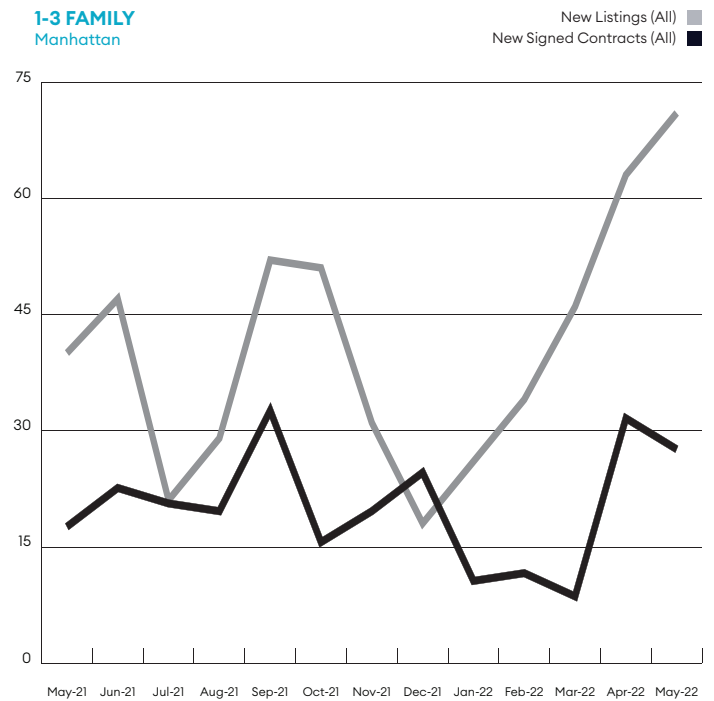
CONDO MATRIX Manhattan	MAY 2022	MAY 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>556</b>	<b>545</b>	<b>2.0%</b>
< \$500K	19	11	72.7%
\$500K - \$999K	133	126	5.6%
\$1M - \$1.99M	184	161	14.3%
\$2M - \$3.99M	135	159	-15.1%
\$4M - \$4.99M	27	22	22.7%
\$5M - \$9.99M	44	48	-8.3%
\$10M - \$19.99M	10	17	-41.2%
≥ \$20M	4	1	300.0%
<b>New Listings (All)</b>	<b>921</b>	<b>782</b>	<b>17.8%</b>
< \$500K	12	19	-36.8%
\$500K - \$999K	195	183	6.6%
\$1M - \$1.99M	296	231	28.1%
\$2M - \$3.99M	208	195	6.7%
\$4M - \$4.99M	41	36	13.9%
\$5M - \$9.99M	126	85	48.2%
\$10M - \$19.99M	30	21	42.9%
≥ \$20M	13	12	8.3%



## Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	MAY 2022	MAY 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>27</b>	<b>17</b>	<b>58.8%</b>
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	0	1	-100.0%
\$2M - \$3.99M	6	5	20.0%
\$4M - \$4.99M	3	0	
\$5M - \$9.99M	15	7	114.3%
\$10M - \$19.99M	3	4	-25.0%
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>70</b>	<b>39</b>	<b>79.5%</b>
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	4	2	100.0%
\$2M - \$3.99M	16	10	60.0%
\$4M - \$4.99M	8	0	
\$5M - \$9.99M	25	11	127.3%
\$10M - \$19.99M	14	9	55.6%
≥ \$20M	3	7	-57.1%

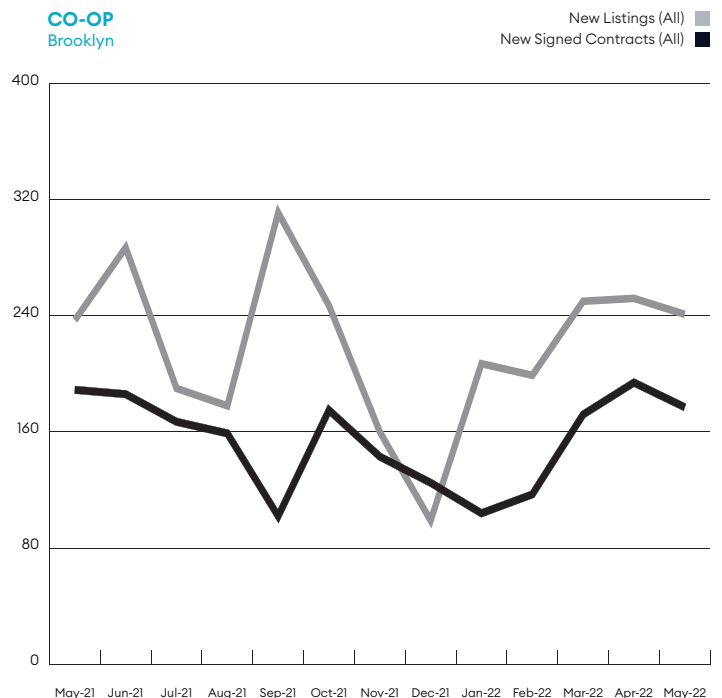
Source: REBNY



## Brooklyn

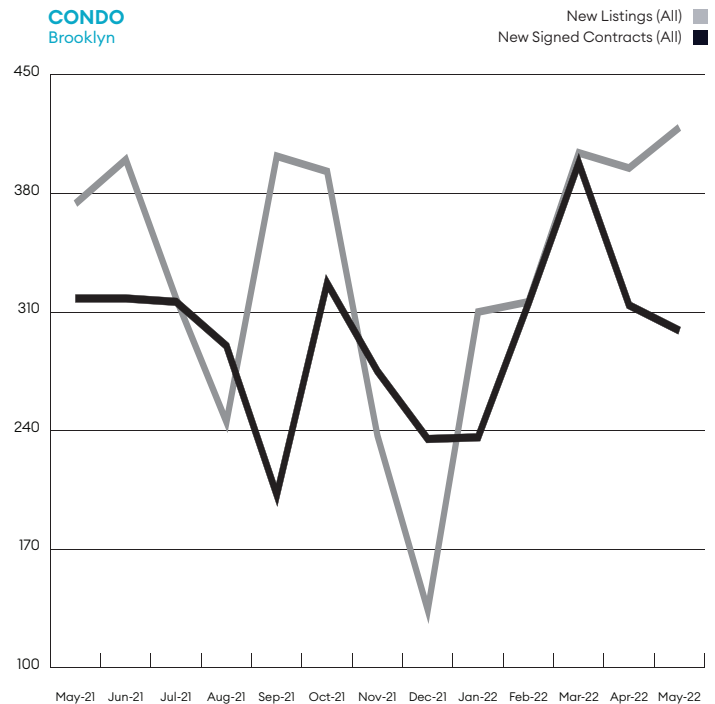
"Newly signed contracts for single families, condos, and co-ops combined slipped annually for the first time in three months. However, new listings expanded over the same period, in May."

CO-OP MATRIX Brooklyn	MAY 2022	MAY 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>177</b>	<b>189</b>	<b>-6.3%</b>
< \$500K	63	66	-4.5%
\$500K - \$999K	63	85	-25.9%
\$1M - \$1.99M	46	35	31.4%
\$2M - \$3.99M	5	3	66.7%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>241</b>	<b>237</b>	<b>1.7%</b>
< \$500K	128	101	26.7%
\$500K - \$999K	78	94	-17.0%
\$1M - \$1.99M	29	31	-6.5%
\$2M - \$3.99M	5	11	-54.5%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	1	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

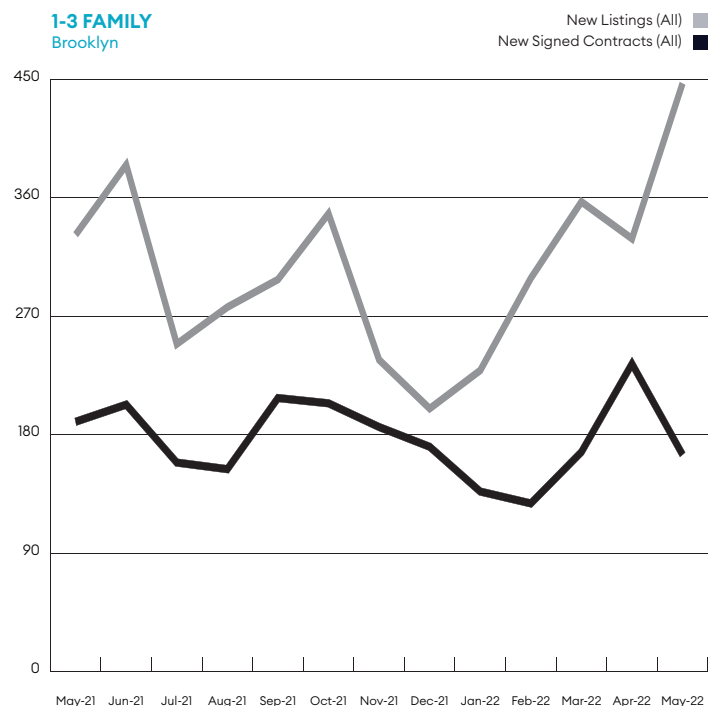


# Brooklyn (continued)

CONDO MATRIX Brooklyn	MAY 2022	MAY 2021	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>299</b>	<b>318</b>	<b>-6.0%</b>
< \$500K	19	31	-38.7%
\$500K - \$999K	130	138	-5.8%
\$1M - \$1.99M	111	109	1.8%
\$2M - \$3.99M	33	36	-8.3%
\$4M - \$4.99M	2	0	
\$5M - \$9.99M	4	4	0.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>419</b>	<b>374</b>	<b>12.0%</b>
< \$500K	29	26	11.5%
\$500K - \$999K	156	160	-2.5%
\$1M - \$1.99M	161	121	33.1%
\$2M - \$3.99M	57	53	7.5%
\$4M - \$4.99M	9	10	-10.0%
\$5M - \$9.99M	7	4	75.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	MAY 2022	MAY 2021	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>165</b>	<b>190</b>	<b>-13.2%</b>
< \$500K	1	1	0.0%
\$500K - \$999K	34	45	-24.4%
\$1M - \$1.99M	71	69	2.9%
\$2M - \$3.99M	44	61	-27.9%
\$4M - \$4.99M	7	8	-12.5%
\$5M - \$9.99M	6	4	50.0%
\$10M - \$19.99M	2	2	0.0%
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>447</b>	<b>332</b>	<b>34.6%</b>
< \$500K	2	4	-50.0%
\$500K - \$999K	127	98	29.6%
\$1M - \$1.99M	179	145	23.4%
\$2M - \$3.99M	108	68	58.8%
\$4M - \$4.99M	17	6	183.3%
\$5M - \$9.99M	11	9	22.2%
\$10M - \$19.99M	2	2	0.0%
≥ \$20M	1	0	

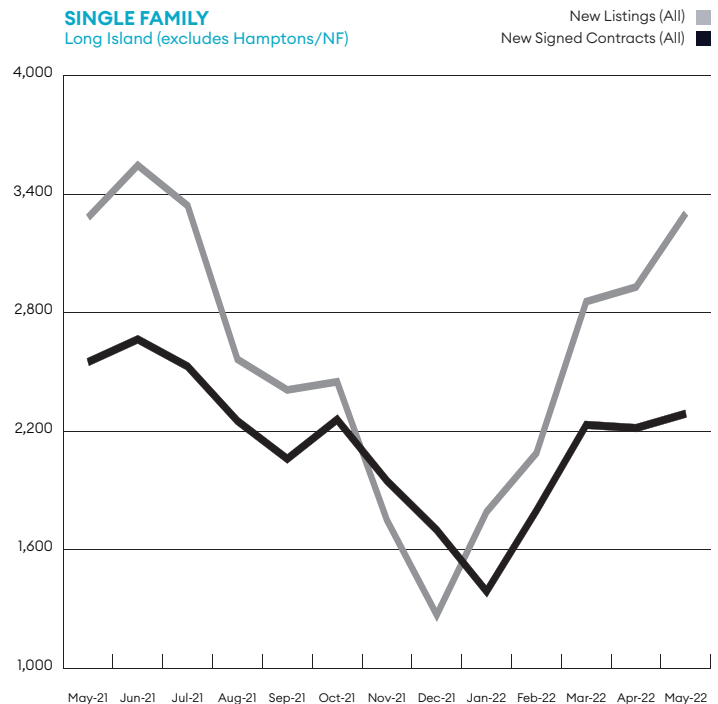


Source: REBNY

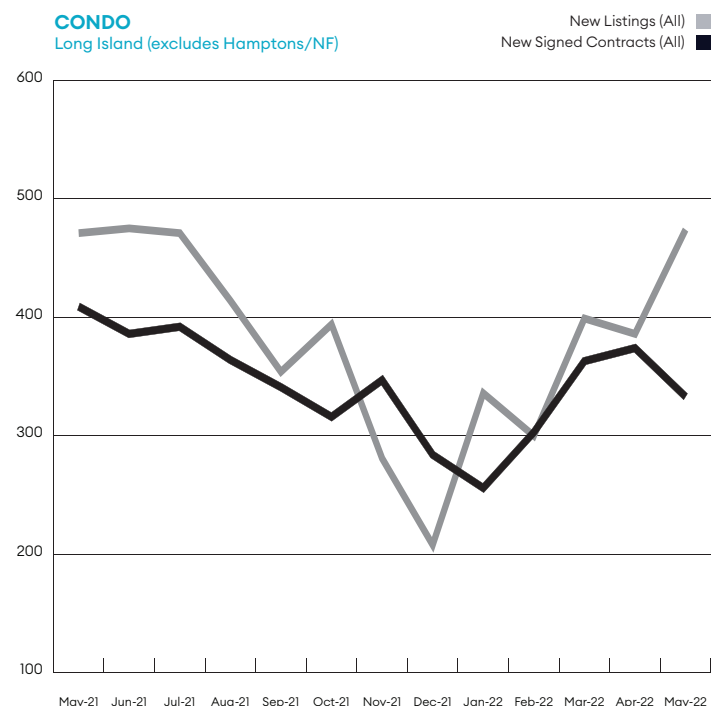
## Long Island (excludes Hamptons/North Fork)

"Newly signed contracts for single families and condos combined fell annually each month since last June, primarily constrained by the lack of new listings. However, in recent months, the rise in mortgage rates has enabled the year-over-year addition of new listings to the market for the first time in three months."

SINGLE FAMILY MATRIX Long Island (excludes Hamptons/NF)	MAY 2022	MAY 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>2,290</b>	<b>2,551</b>	<b>-10.2%</b>
< \$200K	47	63	-25.4%
\$200K - \$299K	170	215	-20.9%
\$300K - \$399K	377	496	-24.0%
\$400K - \$499K	487	555	-12.3%
\$500K - \$599K	661	582	13.6%
\$600K - \$799K	235	269	-12.6%
\$800K - \$999K	240	284	-15.5%
≥ \$1M	73	87	-16.1%
<b>New Listings (All)</b>	<b>3,305</b>	<b>3,282</b>	<b>0.7%</b>
< \$200K	47	85	-44.7%
\$200K - \$299K	187	275	-32.0%
\$300K - \$399K	472	632	-25.3%
\$400K - \$499K	612	586	4.4%
\$500K - \$599K	967	781	23.8%
\$600K - \$799K	386	346	11.6%
\$800K - \$999K	451	411	9.7%
≥ \$1M	183	166	10.2%



CONDO MATRIX Long Island (excludes Hamptons/NF)	MAY 2022	MAY 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>333</b>	<b>409</b>	<b>-18.6%</b>
< \$200K	39	58	-32.8%
\$200K - \$299K	63	81	-22.2%
\$300K - \$399K	79	83	-4.8%
\$400K - \$499K	52	63	-17.5%
\$500K - \$599K	26	40	-35.0%
\$600K - \$799K	36	43	-16.3%
\$800K - \$999K	20	24	-16.7%
≥ \$1M	18	17	5.9%
<b>New Listings (All)</b>	<b>474</b>	<b>471</b>	<b>0.6%</b>
< \$200K	42	62	-32.3%
\$200K - \$299K	80	92	-13.0%
\$300K - \$399K	90	89	1.1%
\$400K - \$499K	84	58	44.8%
\$500K - \$599K	55	47	17.0%
\$600K - \$799K	55	56	-1.8%
\$800K - \$999K	33	33	0.0%
≥ \$1M	35	34	2.9%

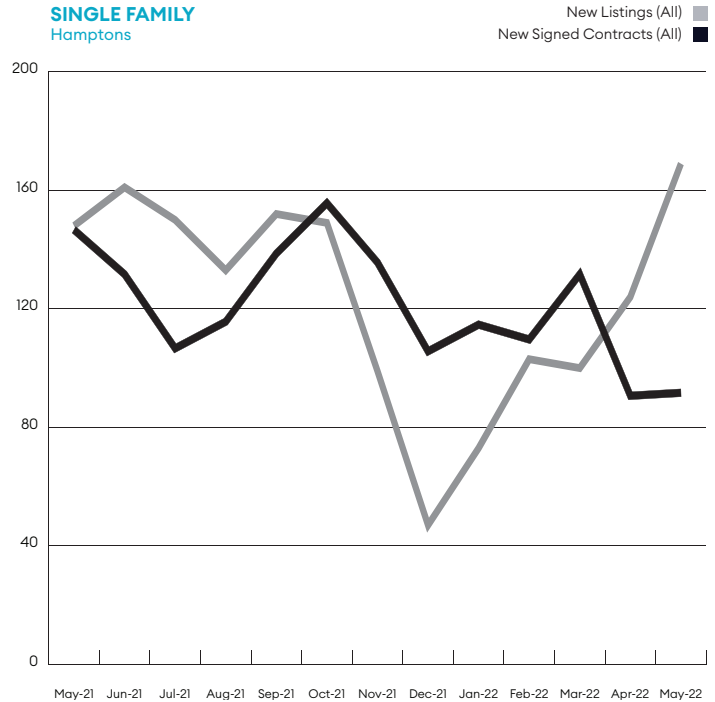


Source: One Key MLS

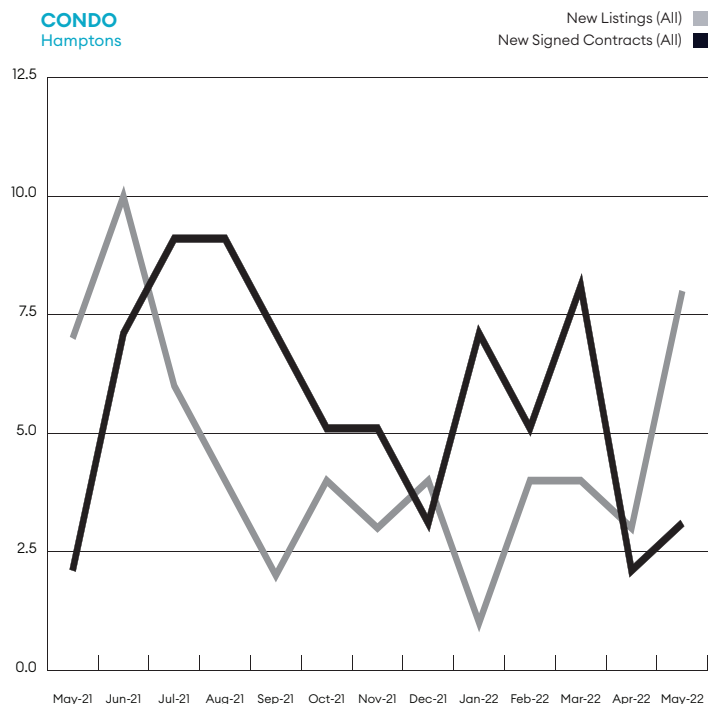
# Hamptons

"Newly signed contracts for single families and condos combined fell annually each month since last May, constrained mainly by the lack of new listings. However, in recent months, the rise in mortgage rates has enabled the year-over-year addition of new listings to the market for the first time in a year."

SINGLE FAMILY MATRIX Hamptons	MAY 2022	MAY 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>90</b>	<b>145</b>	<b>-37.9%</b>
< \$500K	0	1	-100.0%
\$500K - \$999K	10	27	-63.0%
\$1M - \$1.99M	32	48	-33.3%
\$2M - \$3.99M	22	37	-40.5%
\$4M - \$4.99M	3	9	-66.7%
\$5M - \$9.99M	20	17	17.6%
\$10M - \$19.99M	1	6	-83.3%
≥ \$20M	2	0	
<b>New Listings (All)</b>	<b>169</b>	<b>148</b>	<b>14.2%</b>
< \$500K	1	1	0.0%
\$500K - \$999K	14	22	-36.4%
\$1M - \$1.99M	52	40	30.0%
\$2M - \$3.99M	49	40	22.5%
\$4M - \$4.99M	12	8	50.0%
\$5M - \$9.99M	24	25	-4.0%
\$10M - \$19.99M	12	10	20.0%
≥ \$20M	5	2	150.0%



CONDO MATRIX Hamptons	MAY 2022	MAY 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>3</b>	<b>2</b>	<b>50.0%</b>
< \$500K	0	1	-100.0%
\$500K - \$999K	1	0	
\$1M - \$1.99M	2	1	100.0%
\$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>8</b>	<b>7</b>	<b>14.3%</b>
< \$500K	0	0	
\$500K - \$999K	4	5	-20.0%
\$1M - \$1.99M	2	1	100.0%
\$2M - \$3.99M	1	1	0.0%
\$4M - \$4.99M	1	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

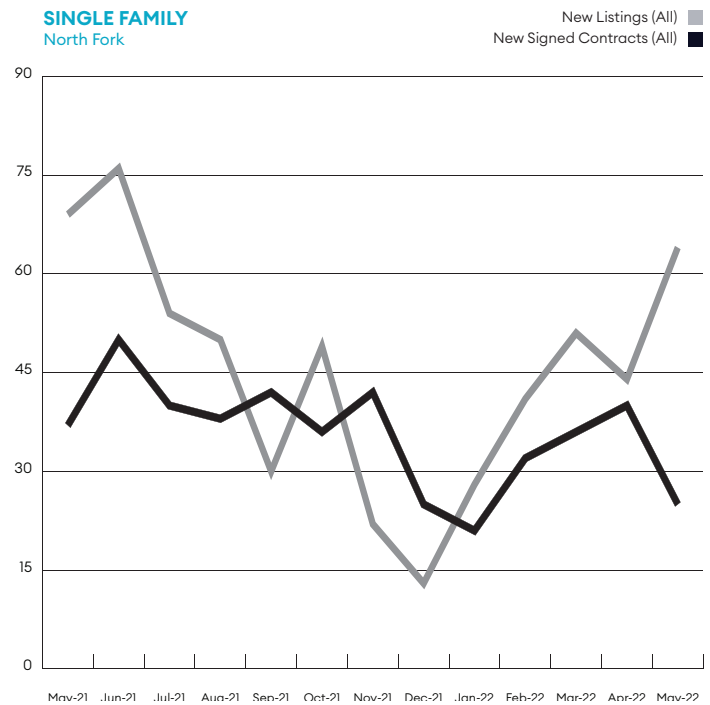


Source: East End LI MLS

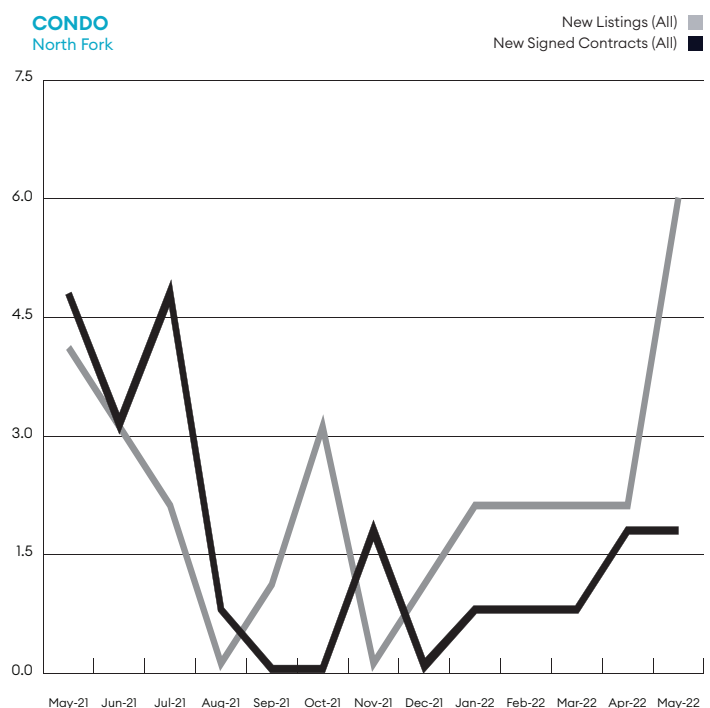
# North Fork

"Newly signed contracts for single families and condos combined haven't seen an annual increase since last May, constrained mainly by the lack of new listings. New listings fell annually for the third consecutive month despite the rise in mortgage rates that slowed down sales."

SINGLE FAMILY MATRIX North Fork	MAY 2022	MAY 2021	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>25</b>	<b>37</b>	<b>-32.4%</b>
< \$500K	1	1	0.0%
\$500K - \$999K	12	24	-50.0%
\$1M - \$1.99M	7	8	-12.5%
\$2M - \$3.99M	5	4	25.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>64</b>	<b>69</b>	<b>-7.2%</b>
< \$500K	3	2	50.0%
\$500K - \$999K	28	39	-28.2%
\$1M - \$1.99M	14	16	-12.5%
\$2M - \$3.99M	12	10	20.0%
\$4M - \$4.99M	3	1	200.0%
\$5M - \$9.99M	3	0	
\$10M - \$19.99M	1	1	0.0%
≥ \$20M	0	0	



CONDO MATRIX North Fork	MAY 2022	MAY 2021	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>2</b>	<b>5</b>	<b>-60.0%</b>
< \$500K	0	3	-100.0%
\$500K - \$999K	2	2	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	
<b>New Listings (All)</b>	<b>6</b>	<b>4</b>	<b>50.0%</b>
< \$500K	1	3	-66.7%
\$500K - \$999K	1	1	0.0%
\$1M - \$1.99M	3	0	
\$2M - \$3.99M	1	0	
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

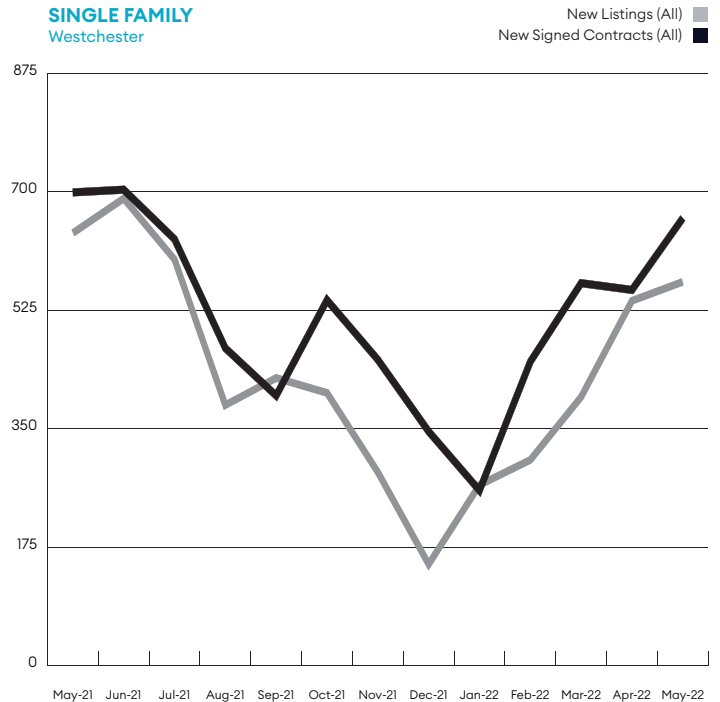


Source: One Key MLS

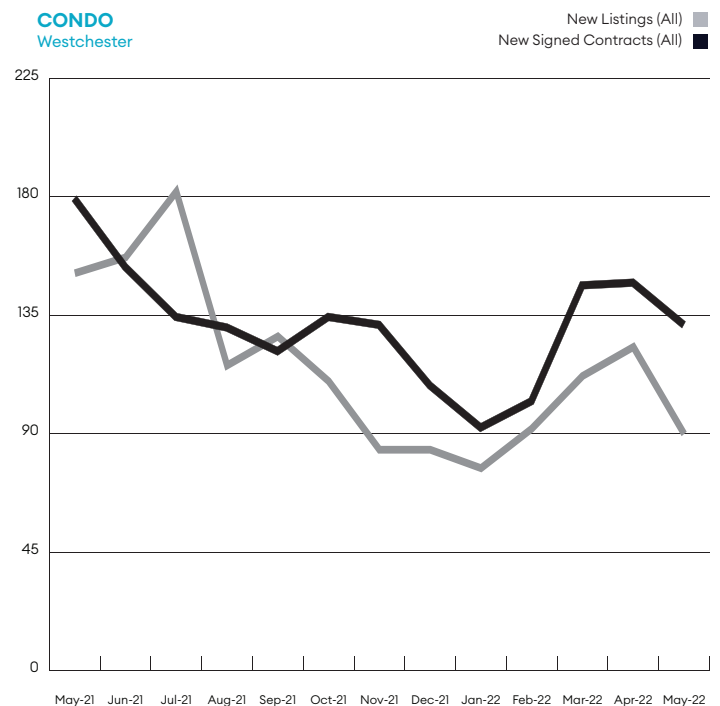
# Westchester

"Newly signed contracts for single families and condos combined haven't seen an annual increase since last June, constrained mainly by the lack of new listings. Despite the rise in mortgage rates in recent months that slowed down sales, new listings have continued to fall annually since last June."

SINGLE FAMILY MATRIX Westchester	MAY 2022	MAY 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>661</b>	<b>699</b>	<b>-5.4%</b>
< \$300K	6	6	0.0%
\$300K - \$399K	13	24	-45.8%
\$400K - \$499K	51	56	-8.9%
\$500K - \$599K	64	95	-32.6%
\$600K - \$799K	185	165	12.1%
\$800K - \$999K	97	119	-18.5%
\$1M - \$1.99M	180	176	2.3%
≥ \$2M	65	58	12.1%
<b>New Listings (All)</b>	<b>567</b>	<b>639</b>	<b>-11.3%</b>
< \$300K	2	3	-33.3%
\$300K - \$399K	15	23	-34.8%
\$400K - \$499K	31	59	-47.5%
\$500K - \$599K	79	72	9.7%
\$600K - \$799K	125	159	-21.4%
\$800K - \$999K	87	108	-19.4%
\$1M - \$1.99M	139	156	-10.9%
≥ \$2M	89	59	50.8%



CONDO MATRIX Westchester	MAY 2022	MAY 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>130</b>	<b>178</b>	<b>-27.0%</b>
< \$200K	1	2	-50.0%
\$200K - \$299K	23	22	4.5%
\$300K - \$399K	29	46	-37.0%
\$400K - \$499K	27	23	17.4%
\$500K - \$599K	13	18	-27.8%
\$600K - \$799K	21	33	-36.4%
\$800K - \$999K	9	14	-35.7%
≥ \$1M	7	20	-65.0%
<b>New Listings (All)</b>	<b>90</b>	<b>151</b>	<b>-40.4%</b>
< \$200K	2	1	100.0%
\$200K - \$299K	14	14	0.0%
\$300K - \$399K	19	48	-60.4%
\$400K - \$499K	20	36	-44.4%
\$500K - \$599K	10	21	-52.4%
\$600K - \$799K	15	20	-25.0%
\$800K - \$999K	3	7	-57.1%
≥ \$1M	7	4	75.0%

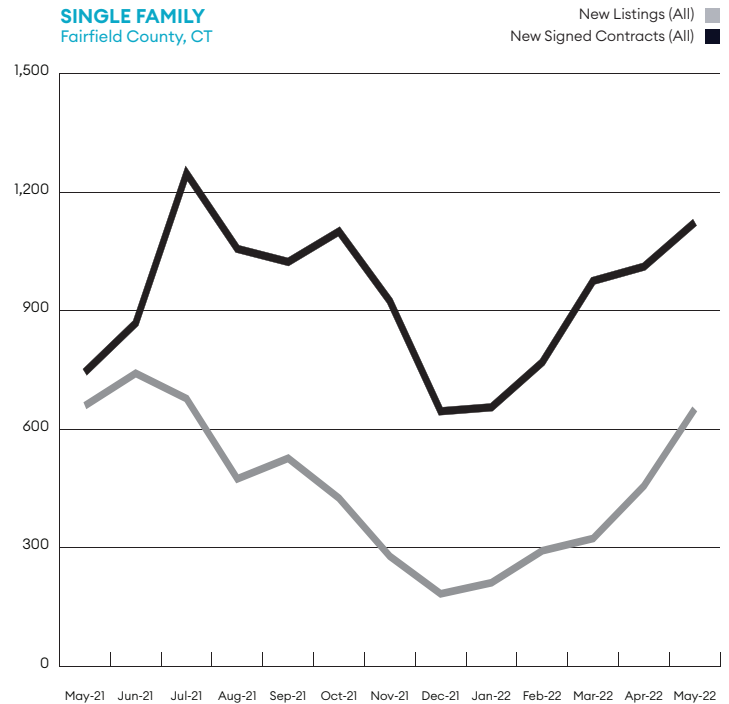


Source: One Key MLS

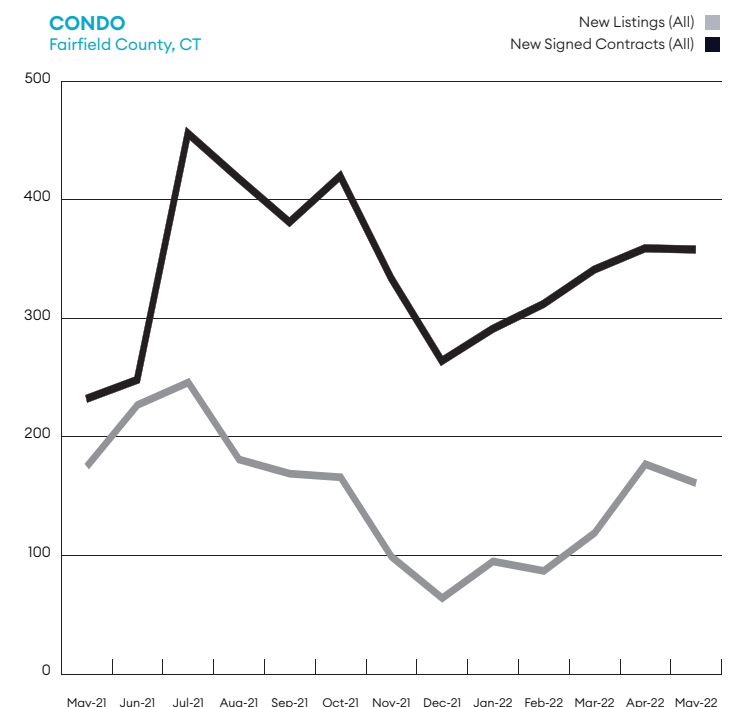
# Fairfield County, CT

"Newly signed contracts for single families and condos combined have expanded each month annually since July. Despite the rise in mortgage rates in recent months that slowed down sales, new listings have fallen annually since April of 2021."

SINGLE FAMILY MATRIX Fairfield County, CT	MAY 2022	MAY 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>1,124</b>	<b>745</b>	<b>50.9%</b>
< \$300K	67	54	24.1%
\$300K - \$399K	141	67	110.4%
\$400K - \$499K	147	91	61.5%
\$500K - \$599K	142	85	67.1%
\$600K - \$799K	210	106	98.1%
\$800K - \$999K	119	81	46.9%
\$1M - \$1.99M	213	159	34.0%
≥ \$2M	85	102	-16.7%
<b>New Listings (All)</b>	<b>652</b>	<b>660</b>	<b>-1.2%</b>
< \$300K	27	33	-18.2%
\$300K - \$399K	55	76	-27.6%
\$400K - \$499K	70	57	22.8%
\$500K - \$599K	70	51	37.3%
\$600K - \$799K	117	94	24.5%
\$800K - \$999K	81	68	19.1%
\$1M - \$1.99M	124	153	-19.0%
≥ \$2M	108	128	-15.6%



CONDO MATRIX Fairfield County, CT	MAY 2022	MAY 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>355</b>	<b>229</b>	<b>55.0%</b>
< \$200K	61	50	22.0%
\$200K - \$299K	81	47	72.3%
\$300K - \$399K	75	52	44.2%
\$400K - \$499K	48	27	77.8%
\$500K - \$599K	28	14	100.0%
\$600K - \$799K	27	18	50.0%
\$800K - \$999K	14	12	16.7%
≥ \$1M	21	9	133.3%
<b>New Listings (All)</b>	<b>161</b>	<b>175</b>	<b>-8.0%</b>
< \$200K	27	38	-28.9%
\$200K - \$299K	30	45	-33.3%
\$300K - \$399K	31	37	-16.2%
\$400K - \$499K	30	16	87.5%
\$500K - \$599K	13	8	62.5%
\$600K - \$799K	14	14	0.0%
\$800K - \$999K	8	6	33.3%
≥ \$1M	8	11	-27.3%



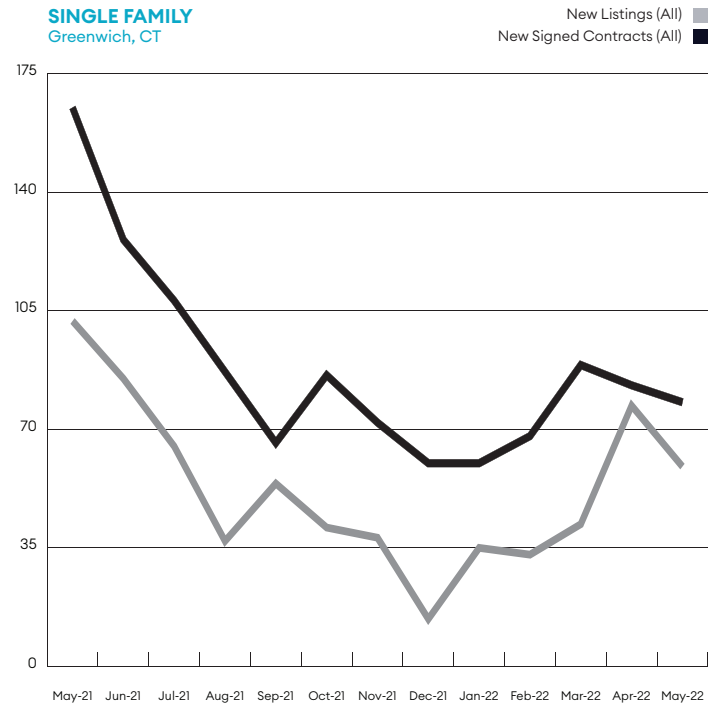
Source: Smart MLS



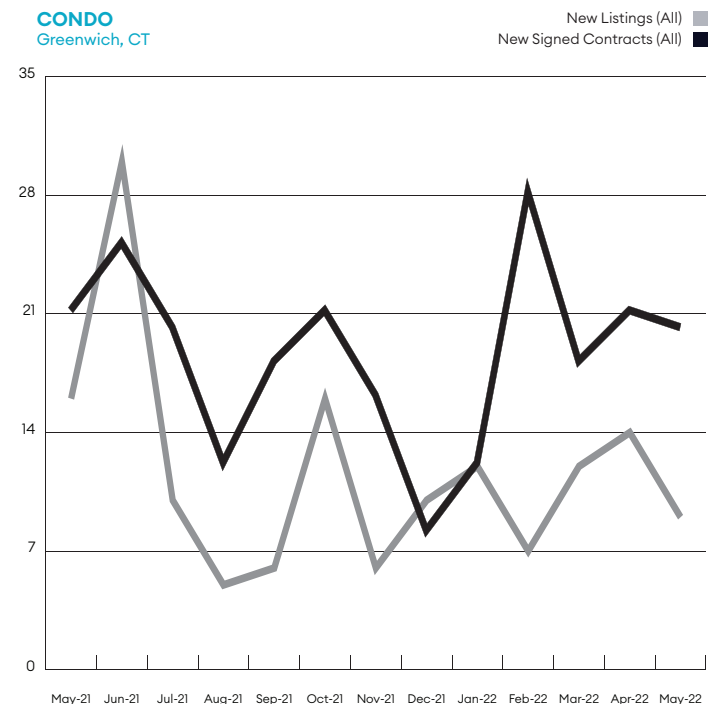
# Greenwich, CT

"Newly signed contracts for single families and condos combined fell annually for the fourth consecutive month, constrained mainly by the lack of new listings. Despite the rise in mortgage rates that slowed down sales in recent months, new listings have fallen annually each month since last June."

SINGLE FAMILY MATRIX Greenwich, CT	MAY 2022	MAY 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>78</b>	<b>165</b>	<b>-52.7%</b>
< \$500K	0	0	
\$500K - \$999K	5	25	-80.0%
\$1M - \$1.99M	27	50	-46.0%
\$2M - \$3.99M	26	60	-56.7%
\$4M - \$4.99M	8	9	-11.1%
\$5M - \$9.99M	12	19	-36.8%
\$10M - \$19.99M	0	2	-100.0%
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>59</b>	<b>102</b>	<b>-42.2%</b>
< \$500K	0	0	
\$500K - \$999K	7	9	-22.2%
\$1M - \$1.99M	14	29	-51.7%
\$2M - \$3.99M	20	41	-51.2%
\$4M - \$4.99M	4	8	-50.0%
\$5M - \$9.99M	10	14	-28.6%
\$10M - \$19.99M	2	0	
≥ \$20M	2	1	100.0%



CONDO MATRIX Greenwich, CT	MAY 2022	MAY 2021	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>20</b>	<b>21</b>	<b>-4.8%</b>
< \$500K	5	3	66.7%
\$500K - \$999K	8	10	-20.0%
\$1M - \$1.99M	5	7	-28.6%
\$2M - \$3.99M	2	1	100.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>9</b>	<b>16</b>	<b>-43.8%</b>
< \$500K	2	2	0.0%
\$500K - \$999K	5	8	-37.5%
\$1M - \$1.99M	1	2	-50.0%
\$2M - \$3.99M	0	1	-100.0%
\$4M - \$4.99M	0	3	-100.0%
\$5M - \$9.99M	1	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



Source: Greenwich MLS

Questions or comments? Email report author  
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