

Elliman Report

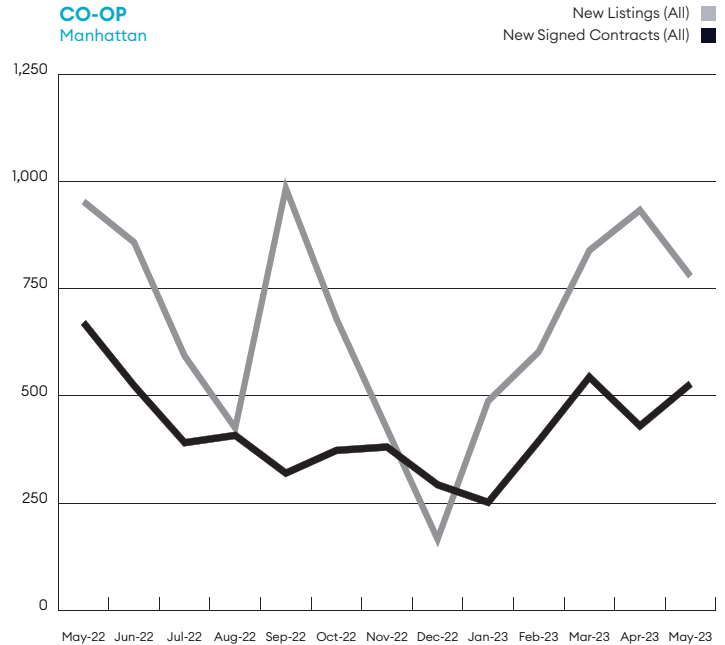
New York

May 2023 New Signed Contracts

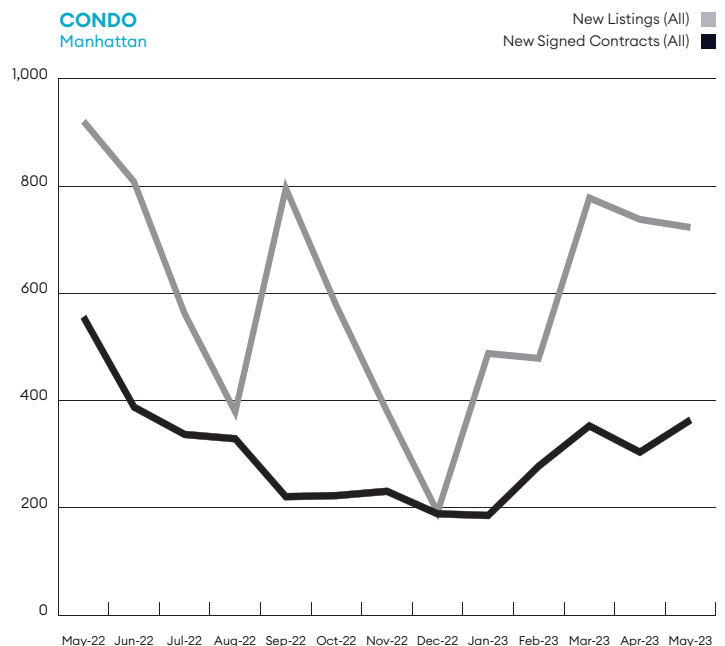
Manhattan

"The monthly growth of newly signed contracts rose for the third time in four months as new listings slipped for the first time this year."

| CO-OP MATRIX Manhattan | MAY 2023 | MAY 2022 | %Δ (YR) |
|-----------------------------------|-------------|-------------|---------------|
| New Signed Contracts (All) | 528 | 671 | -21.3% |
| < \$500K | 95 | 135 | -29.6% |
| \$500K - \$999K | 224 | 267 | -16.1% |
| \$1M - \$1.99M | 109 | 172 | -36.6% |
| \$2M - \$3.99M | 76 | 77 | -1.3% |
| \$4M - \$4.99M | 6 | 9 | -33.3% |
| \$5M - \$9.99M | 12 | 8 | 50.0% |
| \$10M - \$19.99M | 6 | 3 | 100.0% |
| ≥ \$20M | 0 | 0 | |
| New Listings (All) | 779 | 953 | -18.3% |
| < \$500K | 112 | 153 | -26.8% |
| \$500K - \$999K | 281 | 369 | -23.8% |
| \$1M - \$1.99M | 195 | 218 | -10.6% |
| \$2M - \$3.99M | 122 | 138 | -11.6% |
| \$4M - \$4.99M | 22 | 19 | 15.8% |
| \$5M - \$9.99M | 33 | 35 | -5.7% |
| \$10M - \$19.99M | 7 | 17 | -58.8% |
| ≥ \$20M | 7 | 4 | 75.0% |



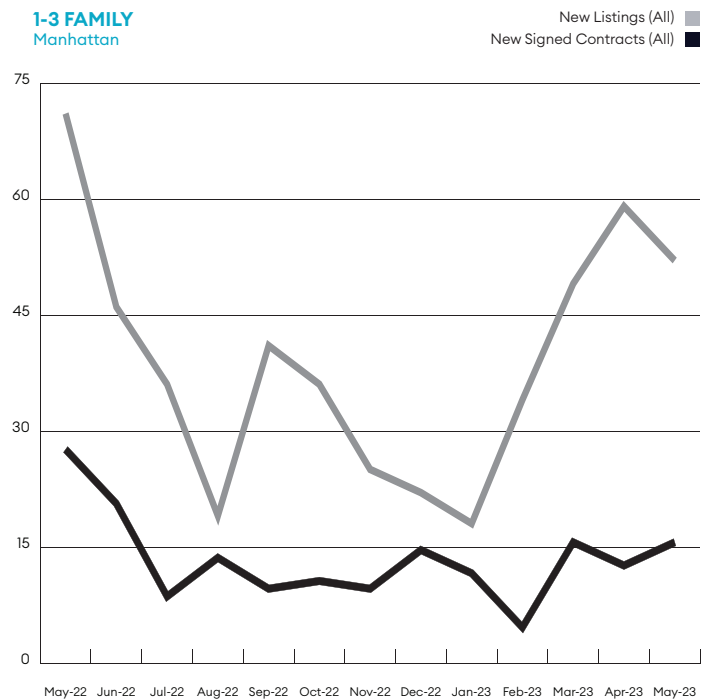
| CONDO MATRIX Manhattan | MAY 2023 | MAY 2022 | %Δ (YR) |
|-----------------------------------|-------------|-------------|---------------|
| New Signed Contracts (All) | 364 | 556 | -34.5% |
| < \$500K | 3 | 19 | -84.2% |
| \$500K - \$999K | 76 | 133 | -42.9% |
| \$1M - \$1.99M | 103 | 184 | -44.0% |
| \$2M - \$3.99M | 102 | 135 | -24.4% |
| \$4M - \$4.99M | 27 | 27 | 0.0% |
| \$5M - \$9.99M | 39 | 44 | -11.4% |
| \$10M - \$19.99M | 10 | 10 | 0.0% |
| ≥ \$20M | 4 | 4 | 0.0% |
| New Listings (All) | 723 | 921 | -21.5% |
| < \$500K | 13 | 12 | 8.3% |
| \$500K - \$999K | 147 | 195 | -24.6% |
| \$1M - \$1.99M | 200 | 296 | -32.4% |
| \$2M - \$3.99M | 185 | 208 | -11.1% |
| \$4M - \$4.99M | 46 | 41 | 12.2% |
| \$5M - \$9.99M | 92 | 126 | -27.0% |
| \$10M - \$19.99M | 20 | 30 | -33.3% |
| ≥ \$20M | 20 | 13 | 53.8% |



Manhattan (continued)

| 1-3 FAMILY MATRIX Manhattan | MAY 2023 | MAY 2022 | %Δ (yr) |
|-----------------------------------|-------------|-------------|---------------|
| New Signed Contracts (All) | 15 | 27 | -44.4% |
| < \$500K | 0 | 0 | |
| \$500K - \$999K | 1 | 0 | |
| \$1M - \$1.99M | 1 | 0 | |
| \$2M - \$3.99M | 0 | 6 | -100.0% |
| \$4M - \$4.99M | 1 | 3 | -66.7% |
| \$5M - \$9.99M | 9 | 15 | -40.0% |
| \$10M - \$19.99M | 3 | 3 | 0.0% |
| ≥ \$20M | 0 | 0 | |
| New Listings (All) | 51 | 70 | -27.1% |
| < \$500K | 0 | 0 | |
| \$500K - \$999K | 1 | 0 | |
| \$1M - \$1.99M | 3 | 4 | -25.0% |
| \$2M - \$3.99M | 9 | 16 | -43.8% |
| \$4M - \$4.99M | 3 | 8 | -62.5% |
| \$5M - \$9.99M | 10 | 25 | -60.0% |
| \$10M - \$19.99M | 17 | 14 | 21.4% |
| ≥ \$20M | 8 | 3 | 166.7% |

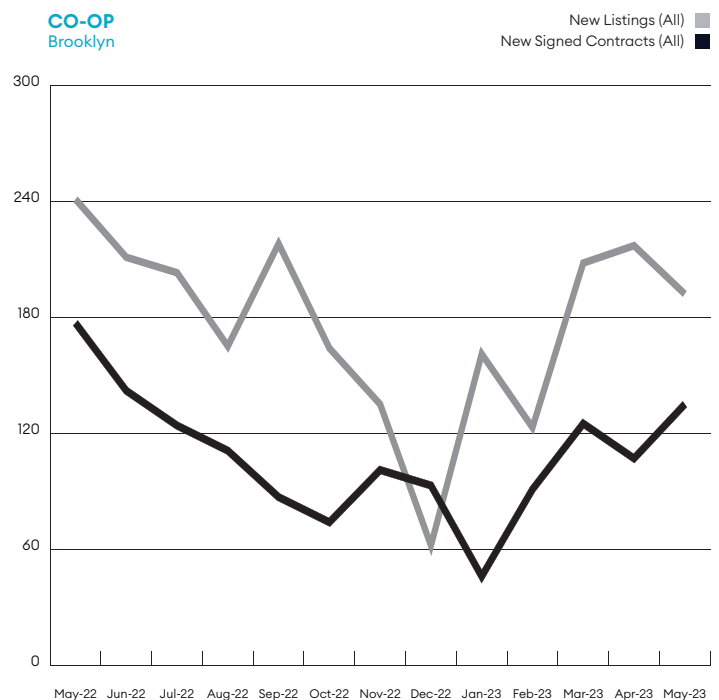
Source: REBNY



Brooklyn

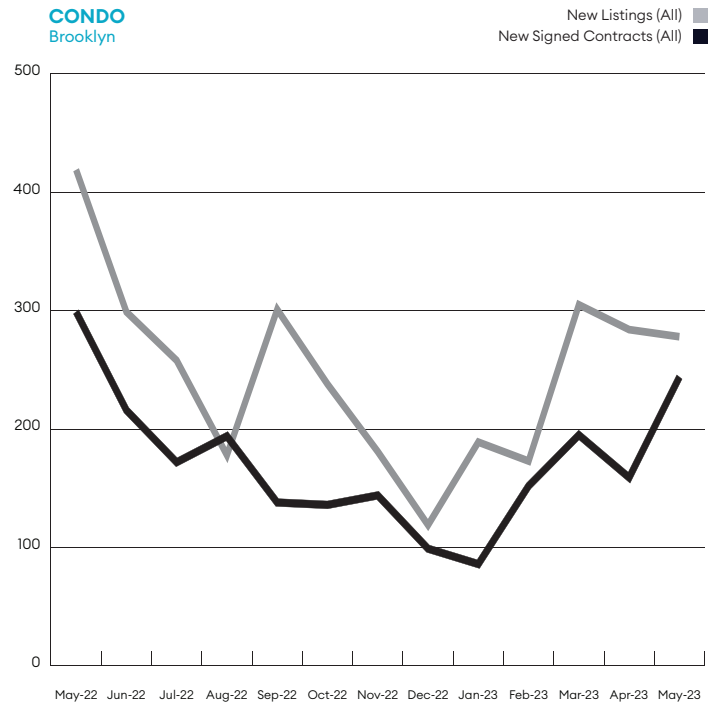
"The monthly growth of newly signed contracts rose for the third time in four months as new listings slipped for the first time in three months."

| CO-OP MATRIX Brooklyn | MAY 2023 | MAY 2022 | %Δ (yr) |
|-----------------------------------|-------------|-------------|---------------|
| New Signed Contracts (All) | 135 | 177 | -23.7% |
| < \$500K | 63 | 63 | 0.0% |
| \$500K - \$999K | 45 | 63 | -28.6% |
| \$1M - \$1.99M | 26 | 46 | -43.5% |
| \$2M - \$3.99M | 1 | 5 | -80.0% |
| \$4M - \$4.99M | 0 | 0 | |
| \$5M - \$9.99M | 0 | 0 | |
| \$10M - \$19.99M | 0 | 0 | |
| ≥ \$20M | 0 | 0 | |
| New Listings (All) | 192 | 241 | -20.3% |
| < \$500K | 101 | 128 | -21.1% |
| \$500K - \$999K | 60 | 78 | -23.1% |
| \$1M - \$1.99M | 25 | 29 | -13.8% |
| \$2M - \$3.99M | 6 | 5 | 20.0% |
| \$4M - \$4.99M | 0 | 0 | |
| \$5M - \$9.99M | 0 | 1 | -100.0% |
| \$10M - \$19.99M | 0 | 0 | |
| ≥ \$20M | 0 | 0 | |

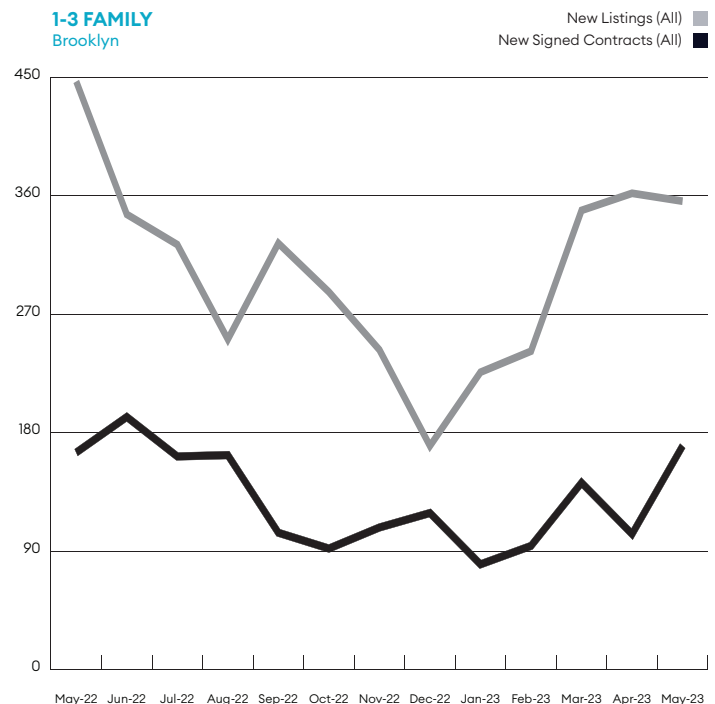


Brooklyn (continued)

| CONDO MATRIX Brooklyn | MAY 2023 | MAY 2022 | %Δ (yr) |
|-----------------------------------|-------------|-------------|---------------|
| New Signed Contracts (All) | 244 | 299 | -18.4% |
| < \$500K | 23 | 19 | 21.1% |
| \$500K - \$999K | 94 | 130 | -27.7% |
| \$1M - \$1.99M | 83 | 111 | -25.2% |
| \$2M - \$3.99M | 36 | 33 | 9.1% |
| \$4M - \$4.99M | 6 | 2 | 200.0% |
| \$5M - \$9.99M | 2 | 4 | -50.0% |
| \$10M - \$19.99M | 0 | 0 | |
| ≥ \$20M | 0 | 0 | |
| New Listings (All) | 278 | 419 | -33.7% |
| < \$500K | 10 | 29 | -65.5% |
| \$500K - \$999K | 104 | 156 | -33.3% |
| \$1M - \$1.99M | 115 | 161 | -28.6% |
| \$2M - \$3.99M | 36 | 57 | -36.8% |
| \$4M - \$4.99M | 4 | 9 | -55.6% |
| \$5M - \$9.99M | 9 | 7 | 28.6% |
| \$10M - \$19.99M | 0 | 0 | |
| ≥ \$20M | 0 | 0 | |



| 1-3 FAMILY MATRIX Brooklyn | MAY 2023 | MAY 2022 | %Δ (yr) |
|-----------------------------------|-------------|-------------|---------------|
| New Signed Contracts (All) | 170 | 165 | 3.0% |
| < \$500K | 1 | 1 | 0.0% |
| \$500K - \$999K | 52 | 34 | 52.9% |
| \$1M - \$1.99M | 65 | 71 | -8.5% |
| \$2M - \$3.99M | 41 | 44 | -6.8% |
| \$4M - \$4.99M | 7 | 7 | 0.0% |
| \$5M - \$9.99M | 4 | 6 | -33.3% |
| \$10M - \$19.99M | 0 | 2 | -100.0% |
| ≥ \$20M | 0 | 0 | |
| New Listings (All) | 356 | 447 | -20.4% |
| < \$500K | 3 | 2 | 50.0% |
| \$500K - \$999K | 86 | 127 | -32.3% |
| \$1M - \$1.99M | 176 | 179 | -1.7% |
| \$2M - \$3.99M | 67 | 108 | -38.0% |
| \$4M - \$4.99M | 13 | 17 | -23.5% |
| \$5M - \$9.99M | 11 | 11 | 0.0% |
| \$10M - \$19.99M | 0 | 2 | -100.0% |
| ≥ \$20M | 0 | 1 | -100.0% |

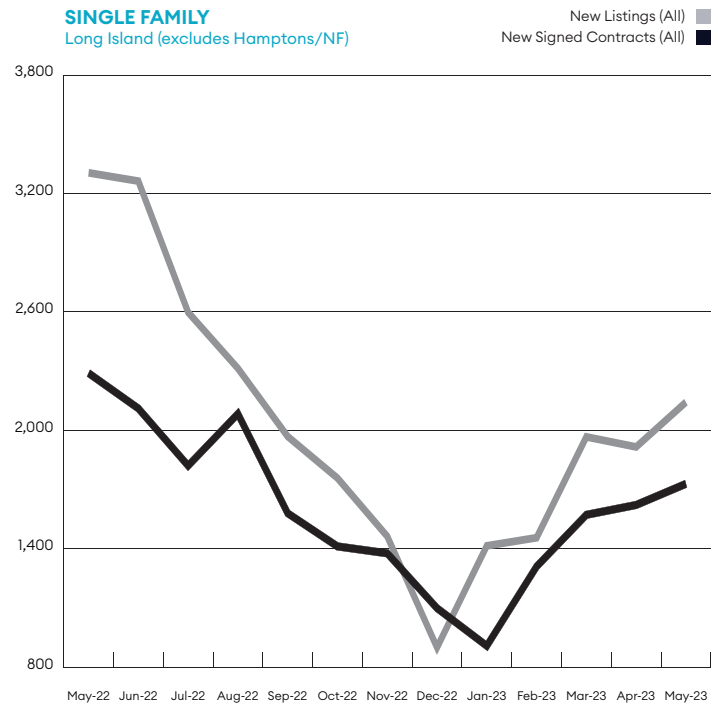


Source: REBNY

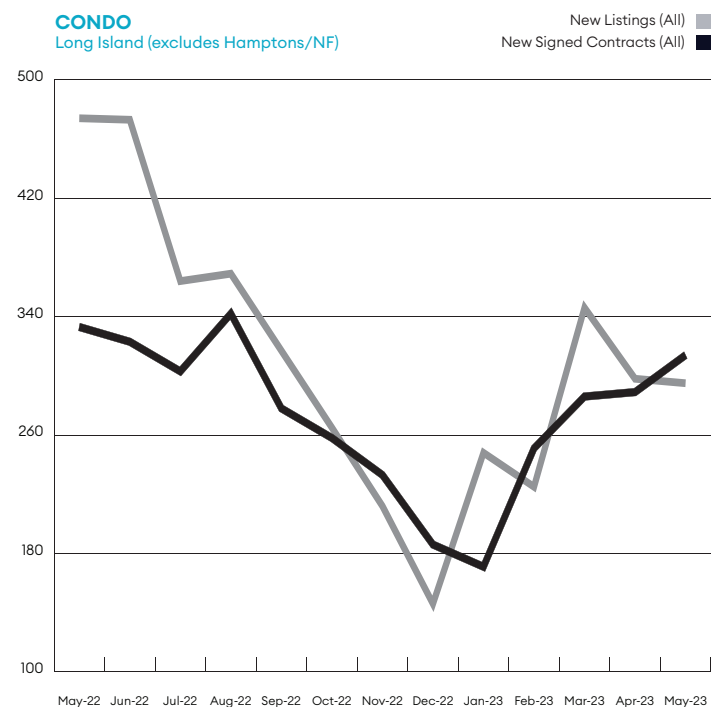
Long Island (excludes Hamptons/North Fork)

"The monthly growth of newly signed contracts rose for the fourth straight month as new listings expanded for the fourth month this year."

| SINGLE FAMILY MATRIX Long Island (excludes Hamptons/NF) | MAY 2023 | MAY 2022 | %Δ (YR) |
|--|--------------|--------------|---------------|
| New Signed Contracts (All) | 1,729 | 2,290 | -24.5% |
| < \$200K | 23 | 47 | -51.1% |
| \$200K - \$299K | 96 | 170 | -43.5% |
| \$300K - \$399K | 240 | 377 | -36.3% |
| \$400K - \$499K | 365 | 487 | -25.1% |
| \$500K - \$599K | 523 | 661 | -20.9% |
| \$600K - \$799K | 210 | 235 | -10.6% |
| \$800K - \$999K | 218 | 240 | -9.2% |
| ≥ \$1M | 54 | 73 | -26.0% |
| New Listings (All) | 2,143 | 3,305 | -35.2% |
| < \$200K | 37 | 47 | -21.3% |
| \$200K - \$299K | 104 | 187 | -44.4% |
| \$300K - \$399K | 219 | 472 | -53.6% |
| \$400K - \$499K | 378 | 612 | -38.2% |
| \$500K - \$599K | 598 | 967 | -38.2% |
| \$600K - \$799K | 273 | 386 | -29.3% |
| \$800K - \$999K | 368 | 451 | -18.4% |
| ≥ \$1M | 166 | 183 | -9.3% |



| CONDO MATRIX Long Island (excludes Hamptons/NF) | MAY 2023 | MAY 2022 | %Δ (YR) |
|--|-------------|-------------|---------------|
| New Signed Contracts (All) | 314 | 333 | -5.7% |
| < \$200K | 31 | 39 | -20.5% |
| \$200K - \$299K | 54 | 63 | -14.3% |
| \$300K - \$399K | 55 | 79 | -30.4% |
| \$400K - \$499K | 54 | 52 | 3.8% |
| \$500K - \$599K | 42 | 26 | 61.5% |
| \$600K - \$799K | 38 | 36 | 5.6% |
| \$800K - \$999K | 24 | 20 | 20.0% |
| ≥ \$1M | 16 | 18 | -11.1% |
| New Listings (All) | 295 | 474 | -37.8% |
| < \$200K | 12 | 42 | -71.4% |
| \$200K - \$299K | 47 | 80 | -41.3% |
| \$300K - \$399K | 71 | 90 | -21.1% |
| \$400K - \$499K | 48 | 84 | -42.9% |
| \$500K - \$599K | 29 | 55 | -47.3% |
| \$600K - \$799K | 38 | 55 | -30.9% |
| \$800K - \$999K | 20 | 33 | -39.4% |
| ≥ \$1M | 30 | 35 | -14.3% |

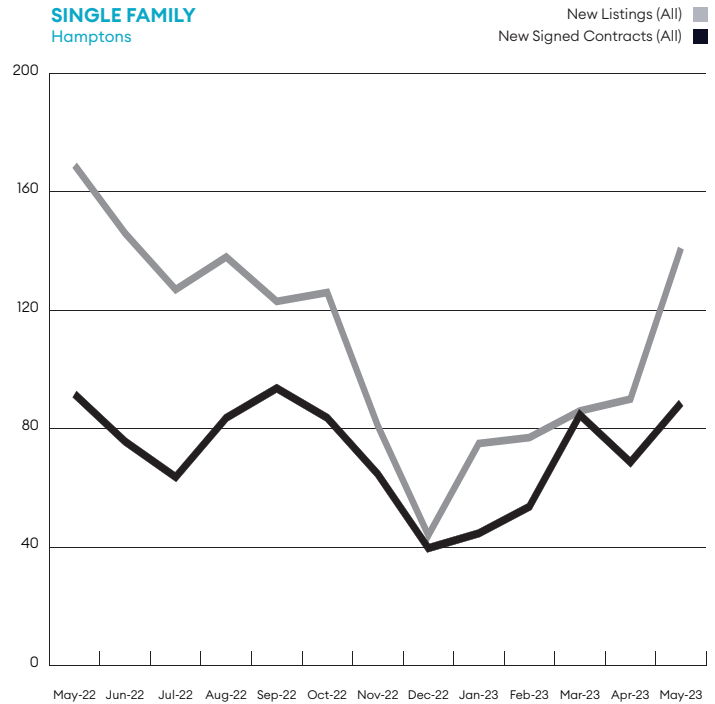


Source: One Key MLS

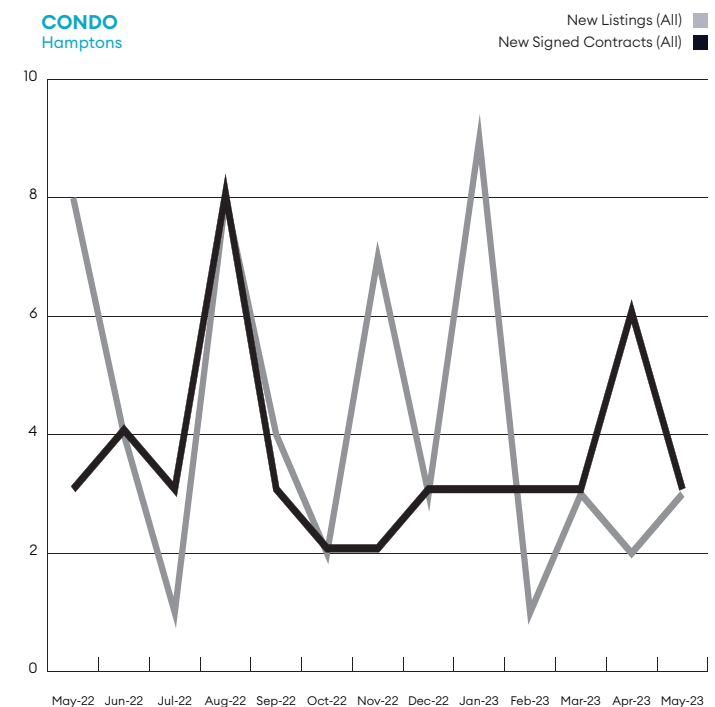
Hamptons

"The monthly growth of newly signed contracts rose for the fourth time this year as new listings expanded for the third time."

| SINGLE FAMILY MATRIX Hamptons | MAY 2023 | MAY 2022 | %Δ (yr) |
|-----------------------------------|-------------|-------------|---------------|
| New Signed Contracts (All) | 87 | 90 | -3.3% |
| < \$500K | 0 | 0 | |
| \$500K - \$999K | 12 | 10 | 20.0% |
| \$1M - \$1.99M | 36 | 32 | 12.5% |
| \$2M - \$3.99M | 23 | 22 | 4.5% |
| \$4M - \$4.99M | 3 | 3 | 0.0% |
| \$5M - \$9.99M | 10 | 20 | -50.0% |
| \$10M - \$19.99M | 2 | 1 | 100.0% |
| ≥ \$20M | 1 | 2 | -50.0% |
| New Listings (All) | 141 | 169 | -16.6% |
| < \$500K | 1 | 1 | 0.0% |
| \$500K - \$999K | 7 | 14 | -50.0% |
| \$1M - \$1.99M | 36 | 52 | -30.8% |
| \$2M - \$3.99M | 44 | 49 | -10.2% |
| \$4M - \$4.99M | 11 | 12 | -8.3% |
| \$5M - \$9.99M | 28 | 24 | 16.7% |
| \$10M - \$19.99M | 10 | 12 | -16.7% |
| ≥ \$20M | 4 | 5 | -20.0% |



| CONDO MATRIX Hamptons | MAY 2023 | MAY 2022 | %Δ (yr) |
|-----------------------------------|-------------|-------------|---------------|
| New Signed Contracts (All) | 3 | 3 | 0.0% |
| < \$500K | 0 | 0 | |
| \$500K - \$999K | 0 | 1 | -100.0% |
| \$1M - \$1.99M | 3 | 2 | 50.0% |
| \$2M - \$3.99M | 0 | 0 | |
| \$4M - \$4.99M | 0 | 0 | |
| \$5M - \$9.99M | 0 | 0 | |
| \$10M - \$19.99M | 0 | 0 | |
| ≥ \$20M | 0 | 0 | |
| New Listings (All) | 3 | 8 | -62.5% |
| < \$500K | 0 | 0 | |
| \$500K - \$999K | 0 | 4 | -100.0% |
| \$1M - \$1.99M | 3 | 2 | 50.0% |
| \$2M - \$3.99M | 0 | 1 | -100.0% |
| \$4M - \$4.99M | 0 | 1 | -100.0% |
| \$5M - \$9.99M | 0 | 0 | |
| \$10M - \$19.99M | 0 | 0 | |
| ≥ \$20M | 0 | 0 | |

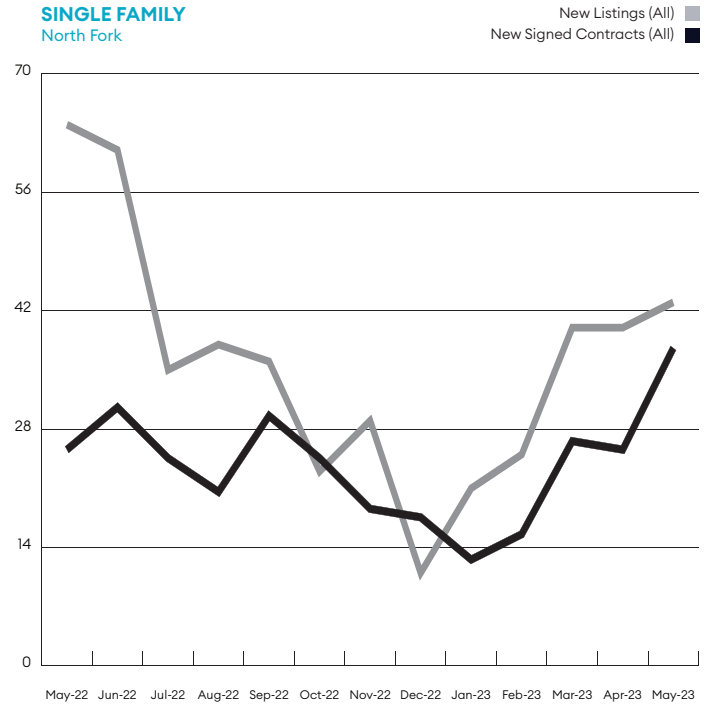


Source: East End LI MLS

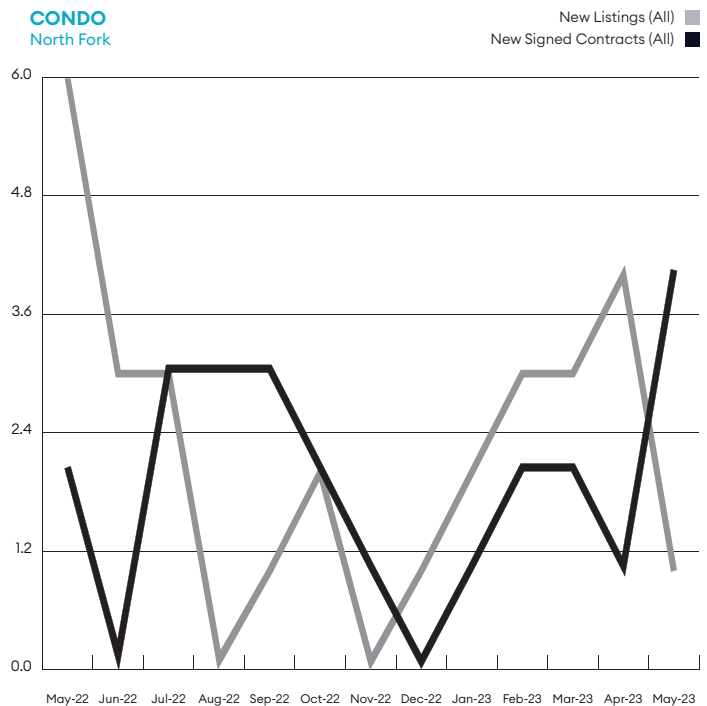
North Fork

"The monthly growth of newly signed contracts rose for the third time in four months as new listings remained stable."

| SINGLE FAMILY MATRIX North Fork | MAY 2023 | MAY 2022 | %Δ (yr) |
|------------------------------------|-------------|-------------|---------------|
| New Signed Contracts (All) | 37 | 25 | 48.0% |
| < \$500K | 2 | 1 | 100.0% |
| \$500K - \$999K | 16 | 12 | 33.3% |
| \$1M - \$1.99M | 17 | 7 | 142.9% |
| \$2M - \$3.99M | 1 | 5 | -80.0% |
| \$4M - \$4.99M | 1 | 0 | |
| \$5M - \$9.99M | 0 | 0 | |
| \$10M - \$19.99M | 0 | 0 | |
| ≥ \$20M | 0 | 0 | |
| New Listings (All) | 43 | 64 | -32.8% |
| < \$500K | 2 | 3 | -33.3% |
| \$500K - \$999K | 12 | 28 | -57.1% |
| \$1M - \$1.99M | 22 | 14 | 57.1% |
| \$2M - \$3.99M | 5 | 12 | -58.3% |
| \$4M - \$4.99M | 2 | 3 | -33.3% |
| \$5M - \$9.99M | 0 | 3 | -100.0% |
| \$10M - \$19.99M | 0 | 1 | -100.0% |
| ≥ \$20M | 0 | 0 | |



| CONDO MATRIX North Fork | MAY 2023 | MAY 2022 | %Δ (yr) |
|-----------------------------------|-------------|-------------|---------------|
| New Signed Contracts (All) | 4 | 2 | 100.0% |
| < \$500K | 1 | 0 | |
| \$500K - \$999K | 3 | 2 | 50.0% |
| \$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 | |
| New Listings (All) | 1 | 6 | -83.3% |
| < \$500K | 0 | 1 | -100.0% |
| \$500K - \$999K | 1 | 1 | 0.0% |
| \$1M - \$1.99M | 0 | 3 | -100.0% |
| \$2M - \$3.99M | 0 | 1 | -100.0% |
| \$4M - \$4.99M | 0 | 0 | |
| \$5M - \$9.99M | 0 | 0 | |
| \$10M - \$19.99M | 0 | 0 | |
| ≥ \$20M | 0 | 0 | |

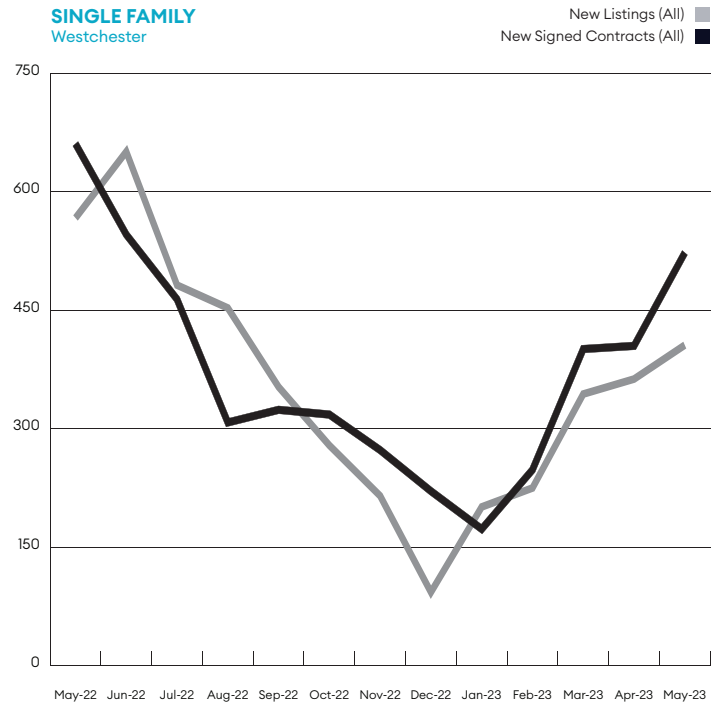


Source: One Key MLS

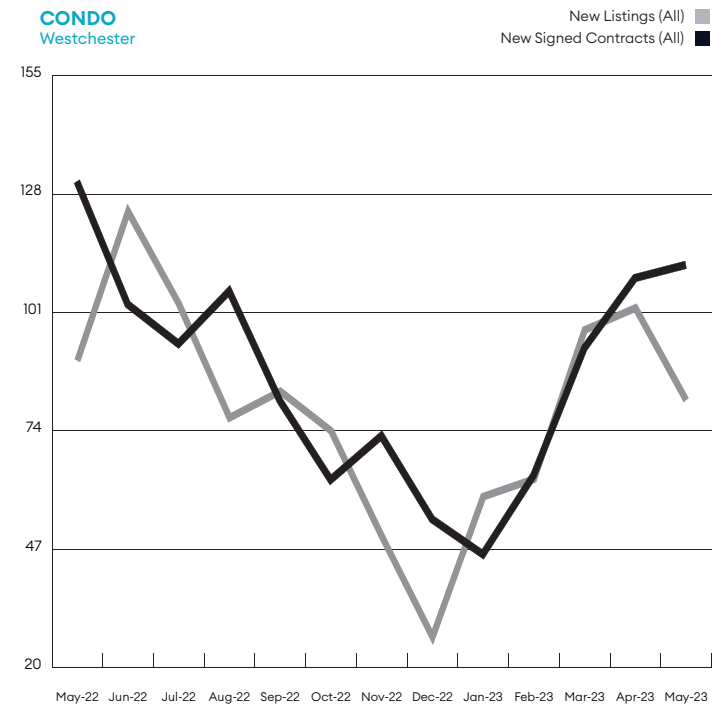
Westchester

"The monthly growth of newly signed contracts rose for the fourth time this year as new listings expanded for the fifth time."

| SINGLE FAMILY MATRIX Westchester | MAY 2023 | MAY 2022 | %Δ (YR) |
|-------------------------------------|-------------|-------------|---------------|
| New Signed Contracts (All) | 523 | 661 | -20.9% |
| < \$300K | 6 | 6 | 0.0% |
| \$300K - \$399K | 10 | 13 | -23.1% |
| \$400K - \$499K | 33 | 51 | -35.3% |
| \$500K - \$599K | 57 | 64 | -10.9% |
| \$600K - \$799K | 119 | 185 | -35.7% |
| \$800K - \$999K | 104 | 97 | 7.2% |
| \$1M - \$1.99M | 143 | 180 | -20.6% |
| ≥ \$2M | 51 | 65 | -21.5% |
| New Listings (All) | 406 | 567 | -28.4% |
| < \$300K | 2 | 2 | 0.0% |
| \$300K - \$399K | 6 | 15 | -60.0% |
| \$400K - \$499K | 22 | 31 | -29.0% |
| \$500K - \$599K | 35 | 79 | -55.7% |
| \$600K - \$799K | 92 | 125 | -26.4% |
| \$800K - \$999K | 66 | 87 | -24.1% |
| \$1M - \$1.99M | 109 | 139 | -21.6% |
| ≥ \$2M | 74 | 89 | -16.9% |



| CONDO MATRIX Westchester | MAY 2023 | MAY 2022 | %Δ (YR) |
|-----------------------------------|-------------|-------------|---------------|
| New Signed Contracts (All) | 111 | 130 | -14.6% |
| < \$200K | 0 | 1 | -100.0% |
| \$200K - \$299K | 7 | 23 | -69.6% |
| \$300K - \$399K | 22 | 29 | -24.1% |
| \$400K - \$499K | 37 | 27 | 37.0% |
| \$500K - \$599K | 13 | 13 | 0.0% |
| \$600K - \$799K | 17 | 21 | -19.0% |
| \$800K - \$999K | 5 | 9 | -44.4% |
| ≥ \$1M | 10 | 7 | 42.9% |
| New Listings (All) | 81 | 90 | -10.0% |
| < \$200K | 2 | 2 | 0.0% |
| \$200K - \$299K | 13 | 14 | -7.1% |
| \$300K - \$399K | 13 | 19 | -31.6% |
| \$400K - \$499K | 18 | 20 | -10.0% |
| \$500K - \$599K | 5 | 10 | -50.0% |
| \$600K - \$799K | 13 | 15 | -13.3% |
| \$800K - \$999K | 8 | 3 | 166.7% |
| ≥ \$1M | 9 | 7 | 28.6% |

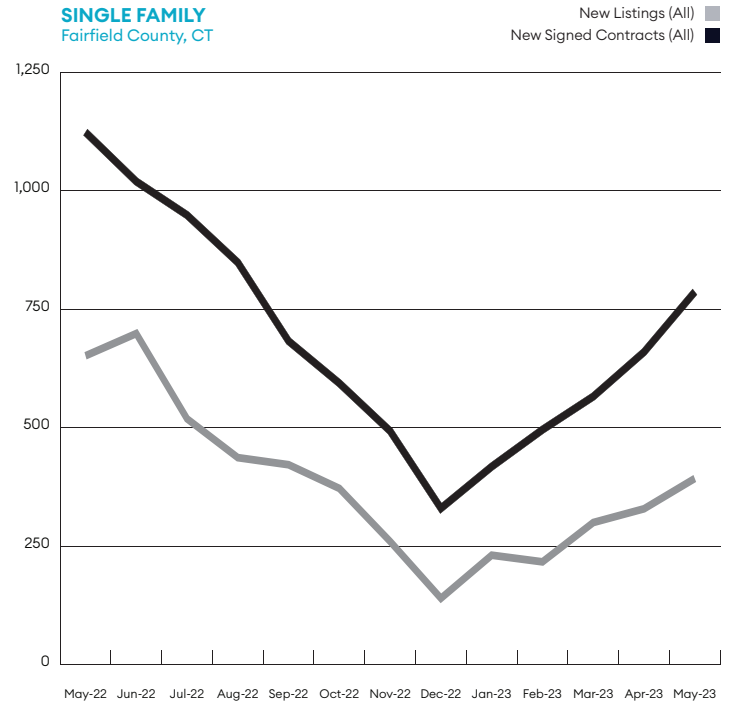


Source: One Key MLS

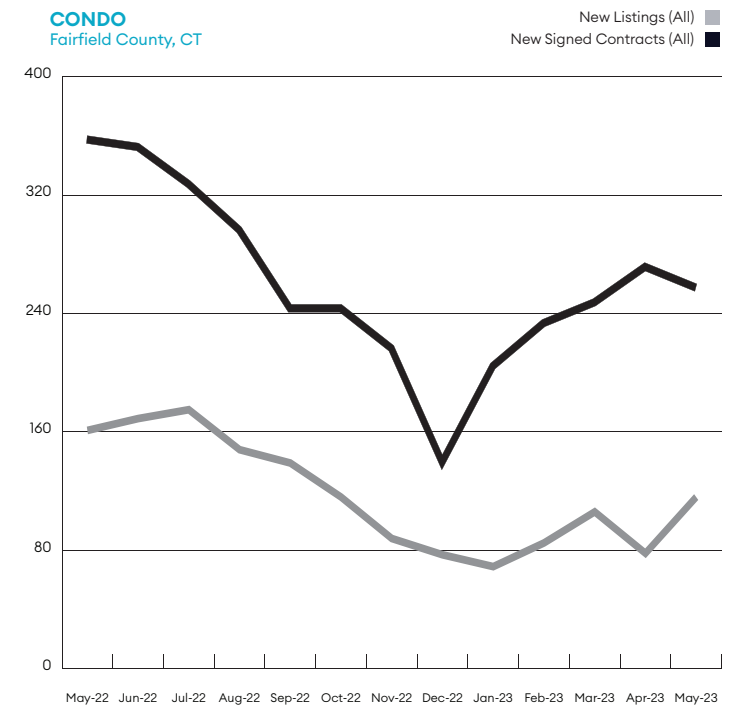
Fairfield County, CT

"The monthly growth of newly signed contracts and new listings rose every month this year."

| SINGLE FAMILY MATRIX Fairfield County, CT | MAY 2023 | MAY 2022 | %Δ (YR) |
|--|-------------|--------------|---------------|
| New Signed Contracts (All) | 787 | 1,124 | -30.0% |
| < \$300K | 39 | 67 | -41.8% |
| \$300K - \$399K | 86 | 141 | -39.0% |
| \$400K - \$499K | 89 | 147 | -39.5% |
| \$500K - \$599K | 109 | 142 | -23.2% |
| \$600K - \$799K | 137 | 210 | -34.8% |
| \$800K - \$999K | 86 | 119 | -27.7% |
| \$1M - \$1.99M | 167 | 213 | -21.6% |
| ≥ \$2M | 74 | 85 | -12.9% |
| New Listings (All) | 393 | 652 | -39.7% |
| < \$300K | 13 | 27 | -51.9% |
| \$300K - \$399K | 19 | 55 | -65.5% |
| \$400K - \$499K | 38 | 70 | -45.7% |
| \$500K - \$599K | 35 | 70 | -50.0% |
| \$600K - \$799K | 46 | 117 | -60.7% |
| \$800K - \$999K | 45 | 81 | -44.4% |
| \$1M - \$1.99M | 110 | 124 | -11.3% |
| ≥ \$2M | 87 | 108 | -19.4% |



| CONDO MATRIX Fairfield County, CT | MAY 2023 | MAY 2022 | %Δ (YR) |
|--------------------------------------|-------------|-------------|---------------|
| New Signed Contracts (All) | 255 | 355 | -28.2% |
| < \$200K | 46 | 61 | -24.6% |
| \$200K - \$299K | 61 | 81 | -24.7% |
| \$300K - \$399K | 42 | 75 | -44.0% |
| \$400K - \$499K | 40 | 48 | -16.7% |
| \$500K - \$599K | 23 | 28 | -17.9% |
| \$600K - \$799K | 15 | 27 | -44.4% |
| \$800K - \$999K | 14 | 14 | 0.0% |
| ≥ \$1M | 14 | 21 | -33.3% |
| New Listings (All) | 116 | 161 | -28.0% |
| < \$200K | 14 | 27 | -48.1% |
| \$200K - \$299K | 17 | 30 | -43.3% |
| \$300K - \$399K | 26 | 31 | -16.1% |
| \$400K - \$499K | 21 | 30 | -30.0% |
| \$500K - \$599K | 12 | 13 | -7.7% |
| \$600K - \$799K | 11 | 14 | -21.4% |
| \$800K - \$999K | 4 | 8 | -50.0% |
| ≥ \$1M | 11 | 8 | 37.5% |

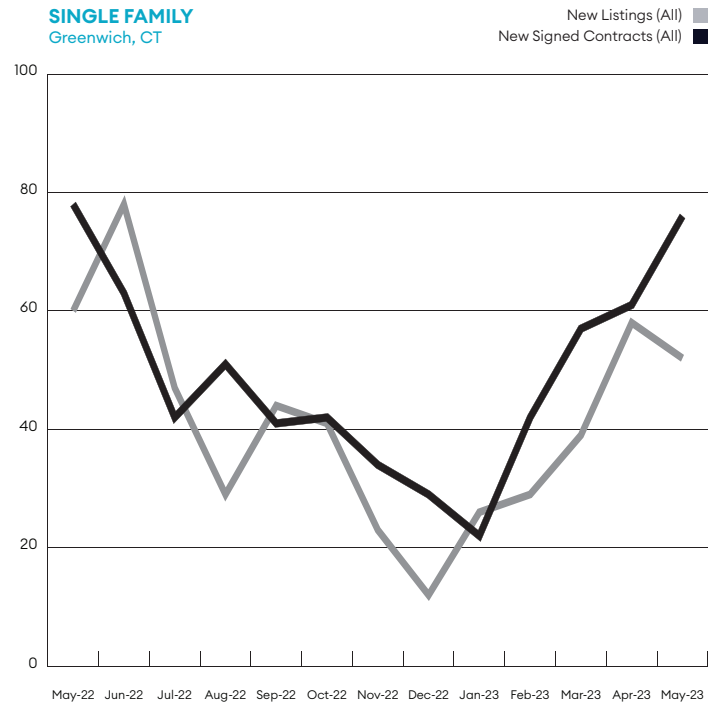


Source: Smart MLS

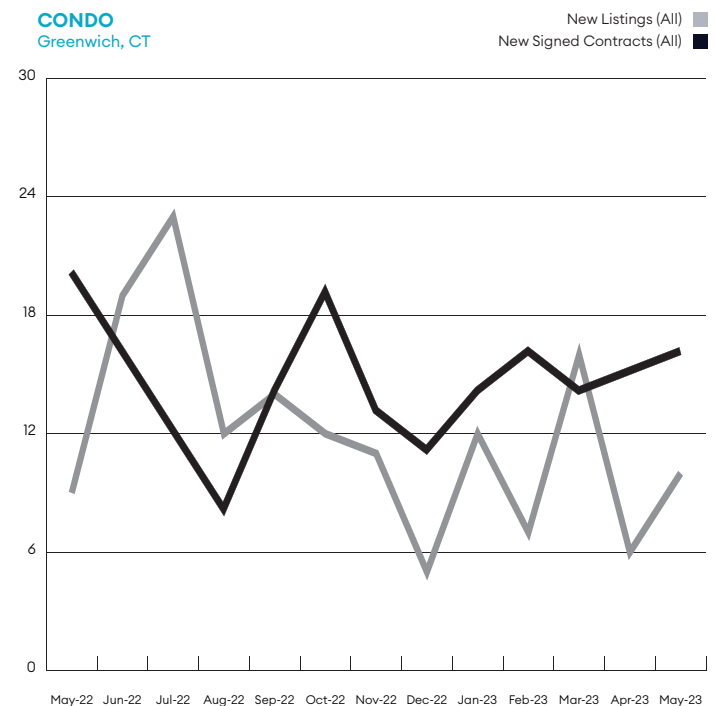
Greenwich, CT

"The monthly growth of newly signed contracts rose for the fourth time as new listings slipped for the first time in three months."

| SINGLE FAMILY MATRIX Greenwich, CT | MAY 2023 | MAY 2022 | %Δ (YR) |
|---------------------------------------|-------------|-------------|---------------|
| New Signed Contracts (All) | 76 | 78 | -2.6% |
| < \$500K | 0 | 0 | |
| \$500K - \$999K | 8 | 5 | 60.0% |
| \$1M - \$1.99M | 25 | 27 | -7.4% |
| \$2M - \$3.99M | 24 | 26 | -7.7% |
| \$4M - \$4.99M | 7 | 8 | -12.5% |
| \$5M - \$9.99M | 11 | 12 | -8.3% |
| \$10M - \$19.99M | 1 | 0 | |
| ≥ \$20M | 0 | 0 | |
| New Listings (All) | 52 | 60 | -13.3% |
| < \$500K | 0 | 0 | |
| \$500K - \$999K | 3 | 8 | -62.5% |
| \$1M - \$1.99M | 13 | 14 | -7.1% |
| \$2M - \$3.99M | 17 | 20 | -15.0% |
| \$4M - \$4.99M | 8 | 4 | 100.0% |
| \$5M - \$9.99M | 10 | 10 | 0.0% |
| \$10M - \$19.99M | 1 | 2 | -50.0% |
| ≥ \$20M | 0 | 2 | -100.0% |



| CONDO MATRIX Greenwich, CT | MAY 2023 | MAY 2022 | %Δ (YR) |
|-----------------------------------|-------------|-------------|---------------|
| New Signed Contracts (All) | 16 | 20 | -20.0% |
| < \$500K | 1 | 5 | -80.0% |
| \$500K - \$999K | 6 | 8 | -25.0% |
| \$1M - \$1.99M | 9 | 5 | 80.0% |
| \$2M - \$3.99M | 0 | 2 | -100.0% |
| \$4M - \$4.99M | 0 | 0 | |
| \$5M - \$9.99M | 0 | 0 | |
| \$10M - \$19.99M | 0 | 0 | |
| ≥ \$20M | 0 | 0 | |
| New Listings (All) | 10 | 9 | 11.1% |
| < \$500K | 2 | 2 | 0.0% |
| \$500K - \$999K | 4 | 5 | -20.0% |
| \$1M - \$1.99M | 4 | 1 | 300.0% |
| \$2M - \$3.99M | 0 | 0 | |
| \$4M - \$4.99M | 0 | 0 | |
| \$5M - \$9.99M | 0 | 1 | -100.0% |
| \$10M - \$19.99M | 0 | 0 | |
| ≥ \$20M | 0 | 0 | |



Source: Greenwich MLS

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

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