

# Elliman Report

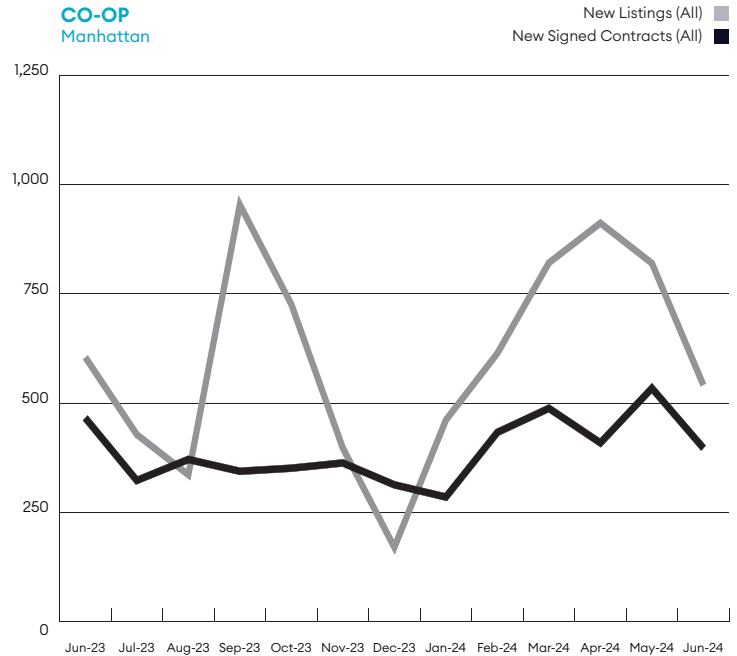
New York

June 2024 New Signed Contracts

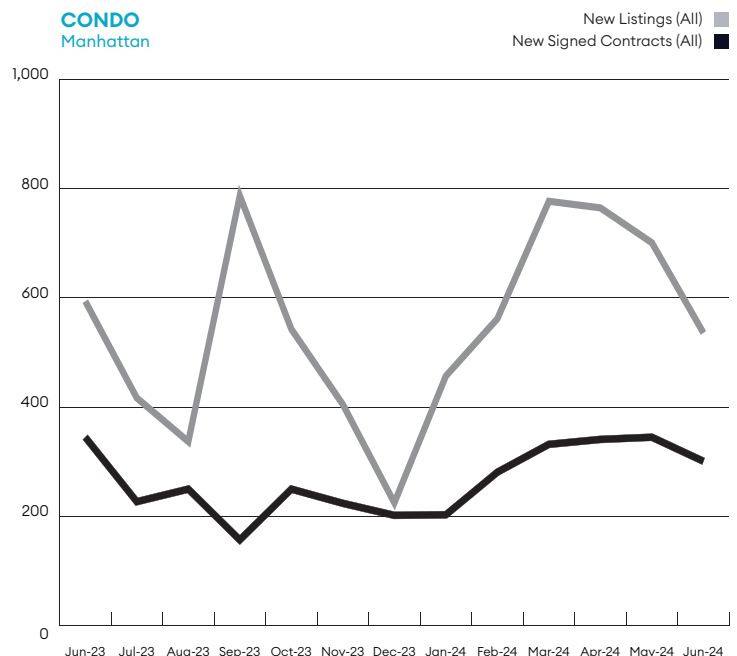
## Manhattan

"Newly signed contracts for all three property types combined fell year over year for the third time in four months. Newly signed contracts for the 1-3 family market subset were the only type to see annual increases. New listings fell annually for the first time in three months."

CO-OP MATRIX Manhattan	JUN 2024	JUN 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>397</b>	<b>466</b>	<b>-14.8%</b>
< \$500K	63	87	-27.6%
\$500K - \$999K	149	183	-18.6%
\$1M - \$1.99M	106	123	-13.8%
\$2M - \$3.99M	55	44	25.0%
\$4M - \$4.99M	3	7	-57.1%
\$5M - \$9.99M	12	19	-36.8%
\$10M - \$19.99M	9	2	350.0%
≥ \$20M	0	1	-100.0%
<b>New Listings (All)</b>	<b>541</b>	<b>605</b>	<b>-10.6%</b>
< \$500K	98	108	-9.3%
\$500K - \$999K	213	217	-1.8%
\$1M - \$1.99M	127	144	-11.8%
\$2M - \$3.99M	76	102	-25.5%
\$4M - \$4.99M	12	15	-20.0%
\$5M - \$9.99M	12	16	-25.0%
\$10M - \$19.99M	2	2	0.0%
≥ \$20M	1	1	0.0%



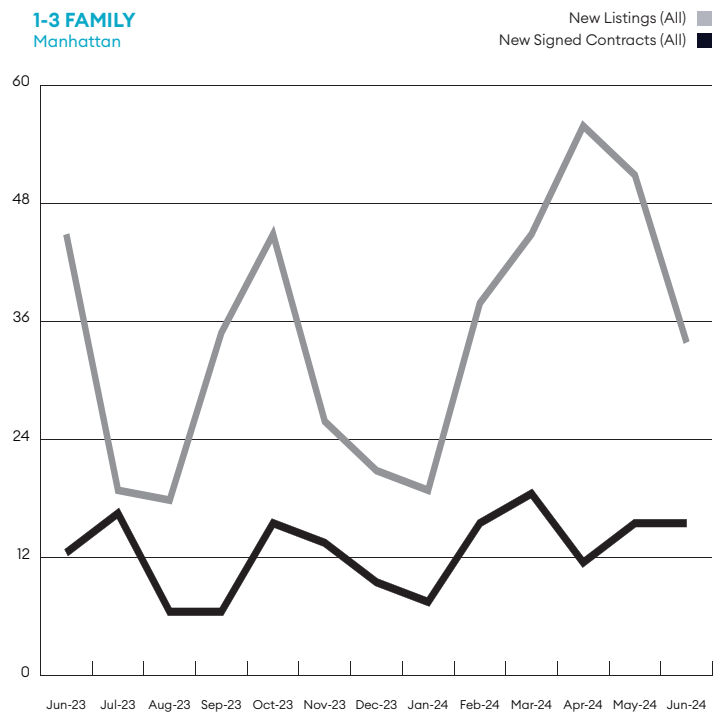
CONDO MATRIX Manhattan	JUN 2024	JUN 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>301</b>	<b>345</b>	<b>-12.8%</b>
< \$500K	10	8	25.0%
\$500K - \$999K	66	60	10.0%
\$1M - \$1.99M	85	107	-20.6%
\$2M - \$3.99M	83	90	-7.8%
\$4M - \$4.99M	19	27	-29.6%
\$5M - \$9.99M	31	41	-24.4%
\$10M - \$19.99M	5	8	-37.5%
≥ \$20M	2	4	-50.0%
<b>New Listings (All)</b>	<b>536</b>	<b>594</b>	<b>-9.8%</b>
< \$500K	12	8	50.0%
\$500K - \$999K	115	134	-14.2%
\$1M - \$1.99M	167	185	-9.7%
\$2M - \$3.99M	129	150	-14.0%
\$4M - \$4.99M	29	24	20.8%
\$5M - \$9.99M	50	61	-18.0%
\$10M - \$19.99M	28	19	47.4%
≥ \$20M	6	13	-53.8%



## Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	JUN 2024	JUN 2023	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>15</b>	<b>12</b>	<b>25.0%</b>
< \$500K	0	0	
\$500K - \$999K	0	1	-100.0%
\$1M - \$1.99M	0	0	
\$2M - \$3.99M	4	4	0.0%
\$4M - \$4.99M	3	1	200.0%
\$5M - \$9.99M	6	4	50.0%
\$10M - \$19.99M	2	2	0.0%
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>33</b>	<b>44</b>	<b>-25.0%</b>
< \$500K	0	0	
\$500K - \$999K	1	0	
\$1M - \$1.99M	2	2	0.0%
\$2M - \$3.99M	10	15	-33.3%
\$4M - \$4.99M	2	4	-50.0%
\$5M - \$9.99M	14	15	-6.7%
\$10M - \$19.99M	4	6	-33.3%
≥ \$20M	0	2	-100.0%

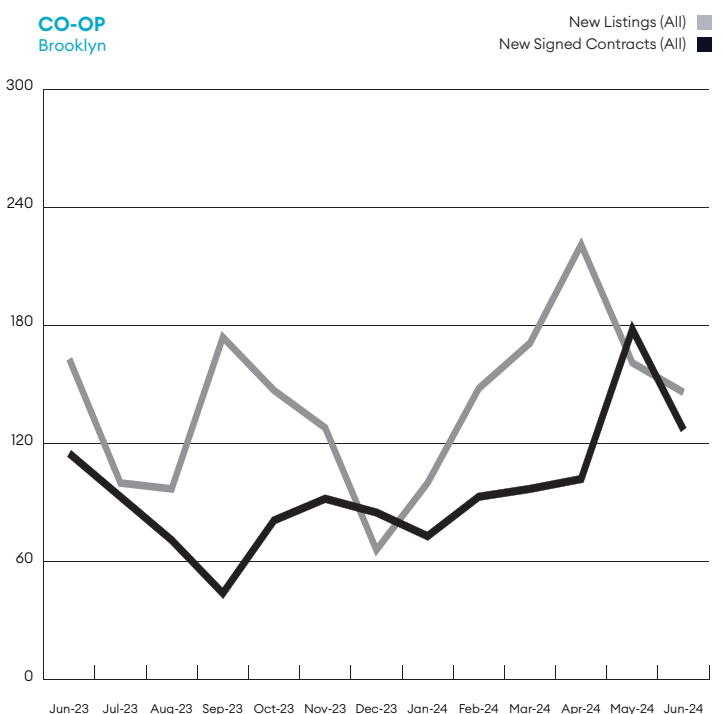
Source: REBNY



## Brooklyn

"Newly signed contracts for all three property types combined increased annually for the third consecutive month. New listings increased year over year for the first time in four months, potentially enabling more sales in the fall."

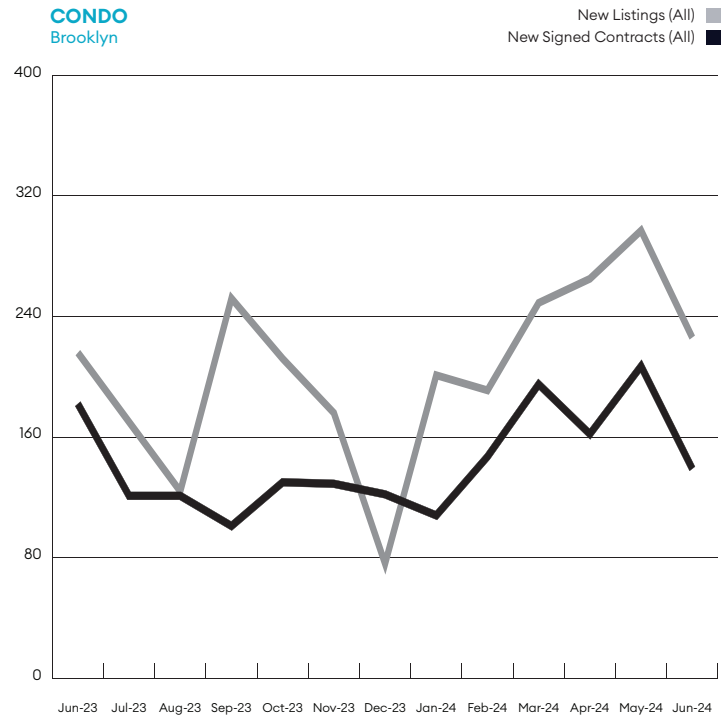
CO-OP MATRIX Brooklyn	JUN 2024	JUN 2023	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>127</b>	<b>115</b>	<b>10.4%</b>
< \$500K	67	53	26.4%
\$500K - \$999K	39	40	-2.5%
\$1M - \$1.99M	18	19	-5.3%
\$2M - \$3.99M	3	3	0.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>146</b>	<b>163</b>	<b>-10.4%</b>
< \$500K	61	92	-33.7%
\$500K - \$999K	61	50	22.0%
\$1M - \$1.99M	20	14	42.9%
\$2M - \$3.99M	4	7	-42.9%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



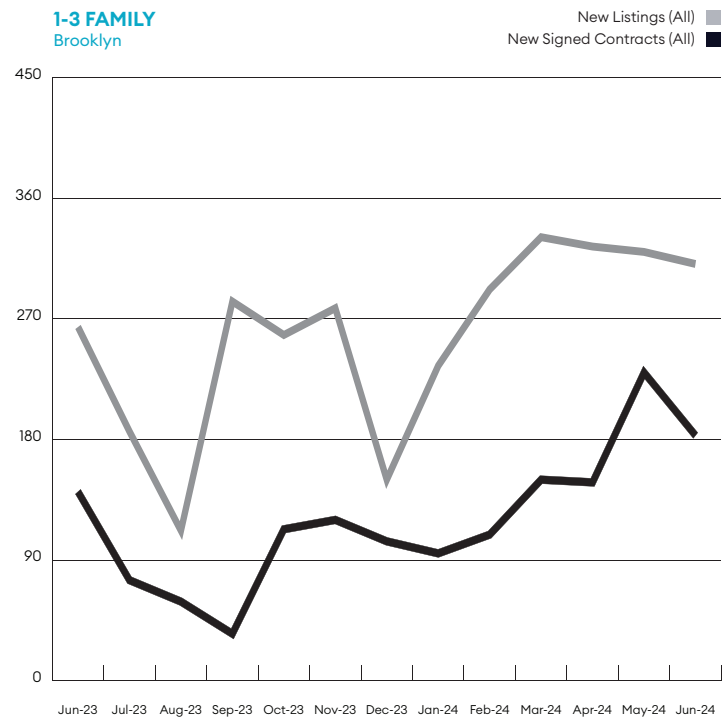
# Brooklyn (continued)

"Newly signed contracts for single families and condos declined year over year for the second time. However, above the \$5 million threshold, new contract signings have continued to experience significant increases. New listings expanded, especially above the \$5 million threshold, where the gains in newly signed contracts are occurring."

CONDO MATRIX Brooklyn	JUN 2024	JUN 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>139</b>	<b>182</b>	<b>-23.6%</b>
< \$500K	8	12	-33.3%
\$500K – \$999K	60	70	-14.3%
\$1M – \$1.99M	44	72	-38.9%
\$2M – \$3.99M	23	24	-4.2%
\$4M – \$4.99M	4	2	100.0%
\$5M – \$9.99M	0	2	-100.0%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>226</b>	<b>216</b>	<b>4.6%</b>
< \$500K	15	27	-44.4%
\$500K – \$999K	79	83	-4.8%
\$1M – \$1.99M	88	75	17.3%
\$2M – \$3.99M	38	25	52.0%
\$4M – \$4.99M	3	4	-25.0%
\$5M – \$9.99M	3	2	50.0%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	JUN 2024	JUN 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>183</b>	<b>141</b>	<b>29.8%</b>
< \$500K	2	0	
\$500K – \$999K	62	48	29.2%
\$1M – \$1.99M	71	54	31.5%
\$2M – \$3.99M	35	29	20.7%
\$4M – \$4.99M	5	6	-16.7%
\$5M – \$9.99M	7	3	133.3%
\$10M – \$19.99M	1	1	0.0%
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>311</b>	<b>264</b>	<b>17.8%</b>
< \$500K	1	2	-50.0%
\$500K – \$999K	93	61	52.5%
\$1M – \$1.99M	126	107	17.8%
\$2M – \$3.99M	65	77	-15.6%
\$4M – \$4.99M	11	8	37.5%
\$5M – \$9.99M	12	8	50.0%
\$10M – \$19.99M	3	1	200.0%
≥ \$20M	0	0	



Source: REBNY

Questions or comments? Email report author  
Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

**Douglas Elliman Real Estate**  
575 Madison Avenue, New York, NY 10022  
212.891.7000 • [elliman.com](http://elliman.com)

**Miller Samuel Real Estate Appraisers & Consultants**  
21 West 38<sup>th</sup> Street, New York, NY 10018  
212.768.8100 • [millersamuel.com](http://millersamuel.com)