

Elliman Report

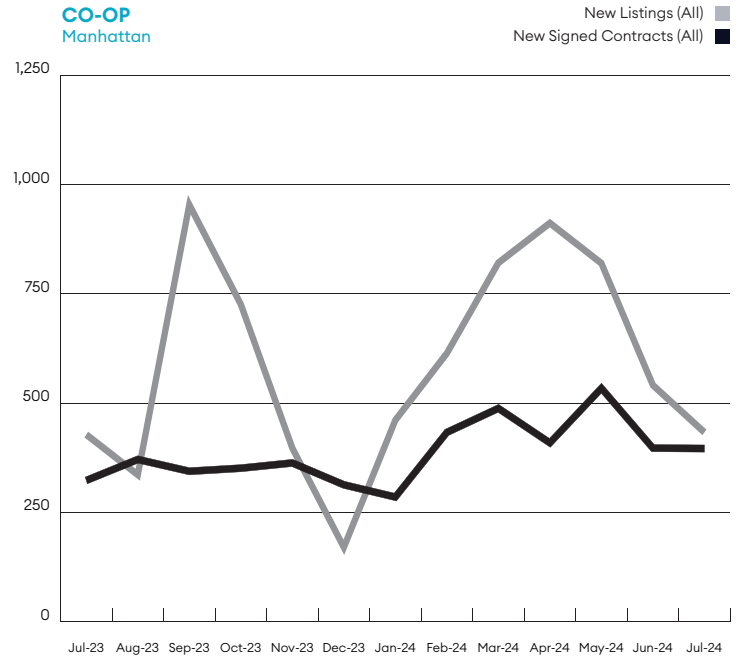
New York

July 2024 New Signed Contracts

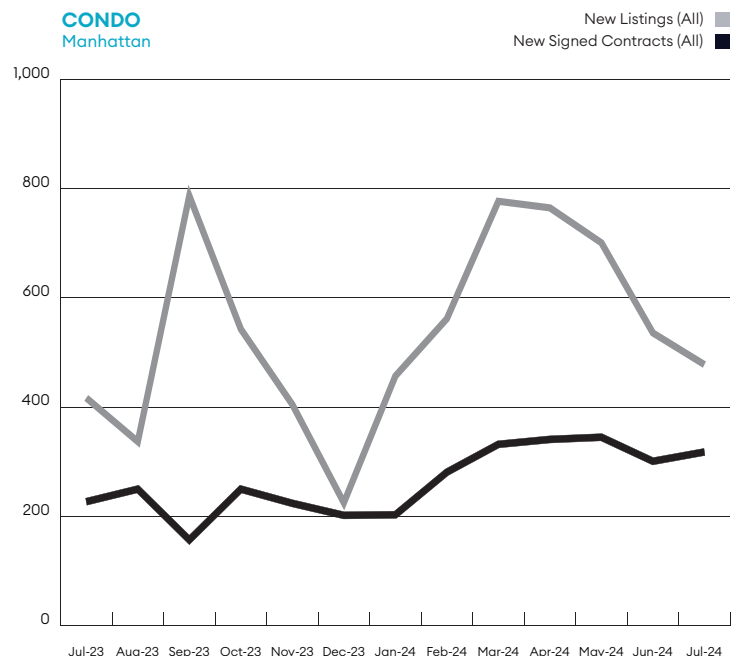
Manhattan

"Co-op and condo newly signed contracts surged year over year as new listings edged higher. Newly signed contracts at or above the \$4 million threshold for all three property types combined rose annually for the first time since February."

CO-OP MATRIX Manhattan	JUL 2024	JUL 2023	%Δ (YR)
New Signed Contracts (All)	396	323	22.6%
< \$500K	86	60	43.3%
\$500K - \$999K	163	140	16.4%
\$1M - \$1.99M	81	87	-6.9%
\$2M - \$3.99M	42	17	147.1%
\$4M - \$4.99M	7	6	16.7%
\$5M - \$9.99M	14	10	40.0%
\$10M - \$19.99M	3	2	50.0%
≥ \$20M	0	1	-100.0%
New Listings (All)	433	428	1.2%
< \$500K	100	94	6.4%
\$500K - \$999K	194	173	12.1%
\$1M - \$1.99M	87	105	-17.1%
\$2M - \$3.99M	36	40	-10.0%
\$4M - \$4.99M	4	4	0.0%
\$5M - \$9.99M	7	10	-30.0%
\$10M - \$19.99M	3	2	50.0%
≥ \$20M	2	0	



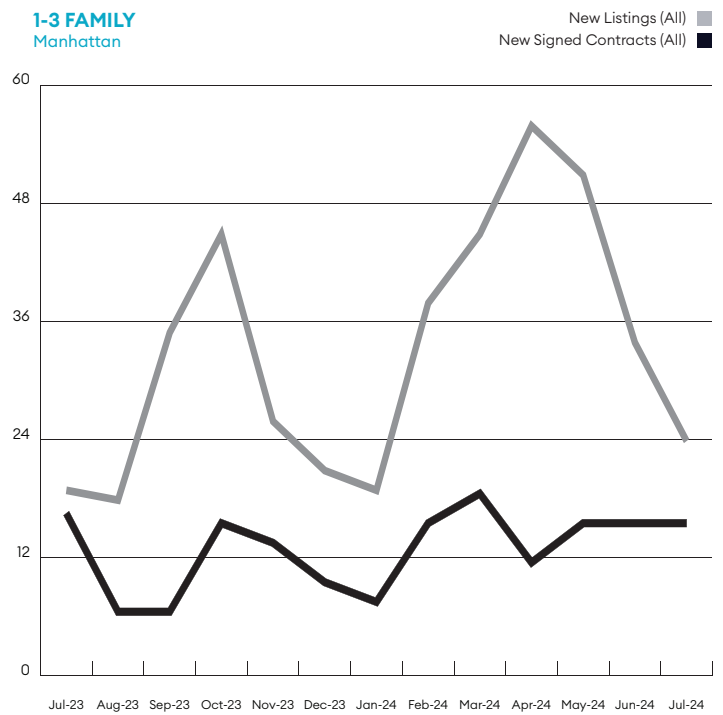
CONDO MATRIX Manhattan	JUL 2024	JUL 2023	%Δ (YR)
New Signed Contracts (All)	318	227	40.1%
< \$500K	5	3	66.7%
\$500K - \$999K	71	56	26.8%
\$1M - \$1.99M	110	59	86.4%
\$2M - \$3.99M	82	61	34.4%
\$4M - \$4.99M	17	8	112.5%
\$5M - \$9.99M	21	28	-25.0%
\$10M - \$19.99M	7	10	-30.0%
≥ \$20M	5	2	150.0%
New Listings (All)	478	417	14.6%
< \$500K	4	6	-33.3%
\$500K - \$999K	114	99	15.2%
\$1M - \$1.99M	135	107	26.2%
\$2M - \$3.99M	127	114	11.4%
\$4M - \$4.99M	28	28	0.0%
\$5M - \$9.99M	48	46	4.3%
\$10M - \$19.99M	12	9	33.3%
≥ \$20M	10	8	25.0%



Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	JUL 2024	JUL 2023	%Δ (yr)
New Signed Contracts (All)	15	16	-6.3%
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	5	2	150.0%
\$2M - \$3.99M	3	3	0.0%
\$4M - \$4.99M	1	2	-50.0%
\$5M - \$9.99M	1	3	-66.7%
\$10M - \$19.99M	4	4	0.0%
≥ \$20M	1	2	-50.0%
New Listings (All)	23	18	27.8%
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	1	1	0.0%
\$2M - \$3.99M	7	3	133.3%
\$4M - \$4.99M	1	1	0.0%
\$5M - \$9.99M	6	8	-25.0%
\$10M - \$19.99M	5	3	66.7%
≥ \$20M	3	2	50.0%

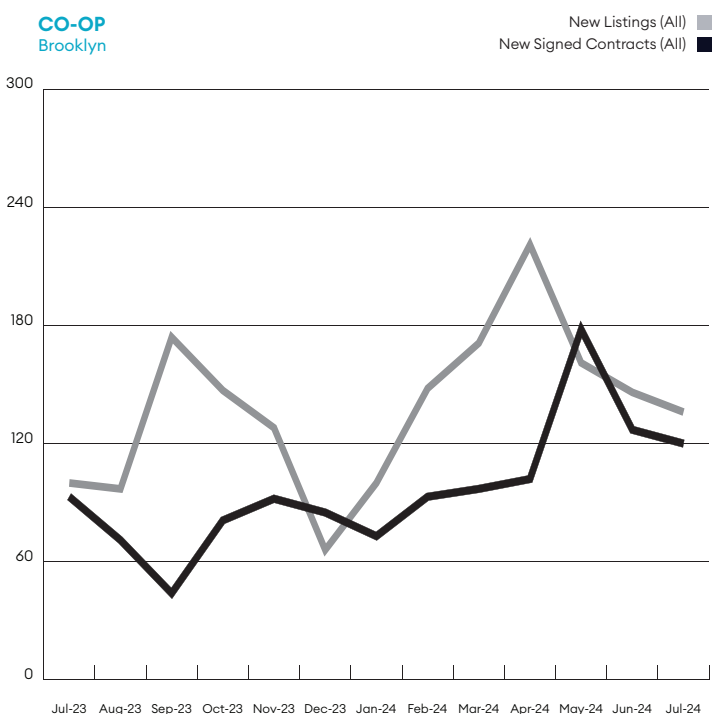
Source: REBNY



Brooklyn

"Co-op, condo, and 1-3 family newly signed contracts jumped year over year as new listings also rose sharply. Newly signed contracts at or above the \$4 million threshold for all three property types combined surged annually for the second time."

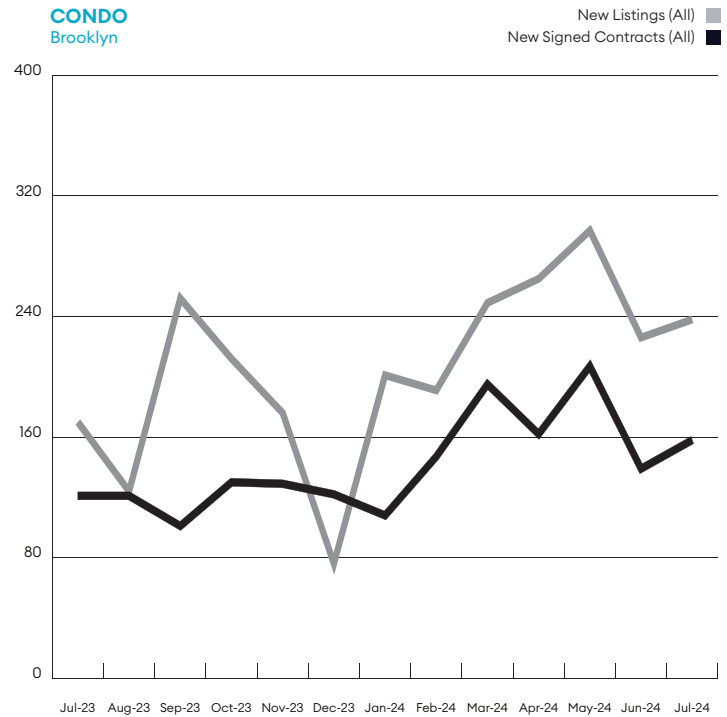
CO-OP MATRIX Brooklyn	JUL 2024	JUL 2023	%Δ (yr)
New Signed Contracts (All)	120	93	29.0%
< \$500K	60	36	66.7%
\$500K - \$999K	37	36	2.8%
\$1M - \$1.99M	17	14	21.4%
\$2M - \$3.99M	6	7	-14.3%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	136	100	36.0%
< \$500K	77	49	57.1%
\$500K - \$999K	42	38	10.5%
\$1M - \$1.99M	12	13	-7.7%
\$2M - \$3.99M	5	0	
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



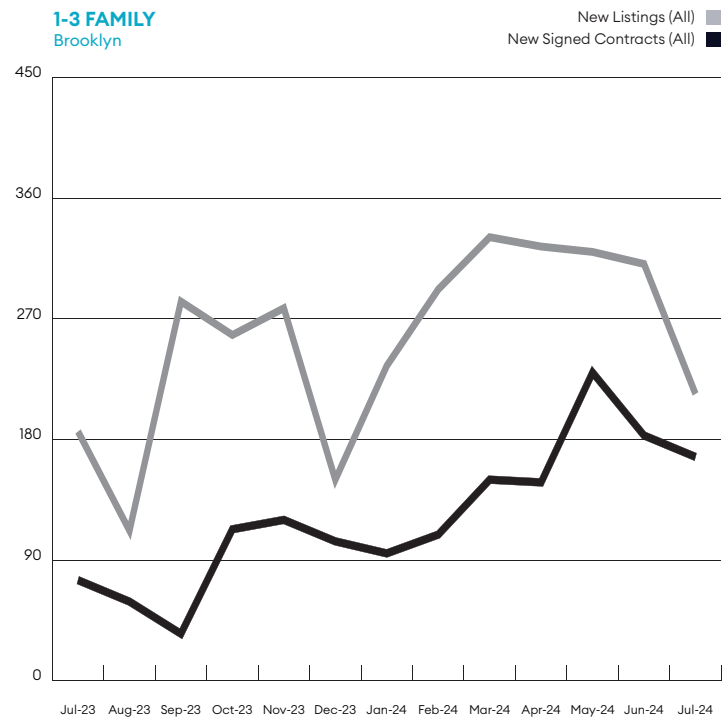
Brooklyn (continued)

"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	JUL 2024	JUL 2023	%Δ (YR)
New Signed Contracts (All)	158	121	30.6%
< \$500K	14	9	55.6%
\$500K - \$999K	48	53	-9.4%
\$1M - \$1.99M	63	42	50.0%
\$2M - \$3.99M	30	14	114.3%
\$4M - \$4.99M	2	2	0.0%
\$5M - \$9.99M	1	1	0.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	238	170	40.0%
< \$500K	15	13	15.4%
\$500K - \$999K	110	77	42.9%
\$1M - \$1.99M	81	57	42.1%
\$2M - \$3.99M	28	17	64.7%
\$4M - \$4.99M	2	4	-50.0%
\$5M - \$9.99M	2	2	0.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	JUL 2024	JUL 2023	%Δ (YR)
New Signed Contracts (All)	167	75	122.7%
< \$500K	0	0	
\$500K - \$999K	57	27	111.1%
\$1M - \$1.99M	69	25	176.0%
\$2M - \$3.99M	34	18	88.9%
\$4M - \$4.99M	2	3	-33.3%
\$5M - \$9.99M	5	2	150.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	214	186	15.1%
< \$500K	1	0	
\$500K - \$999K	50	48	4.2%
\$1M - \$1.99M	103	80	28.8%
\$2M - \$3.99M	46	45	2.2%
\$4M - \$4.99M	4	3	33.3%
\$5M - \$9.99M	7	8	-12.5%
\$10M - \$19.99M	3	2	50.0%
≥ \$20M	0	0	



Source: REBNY

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

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