

Elliman Report

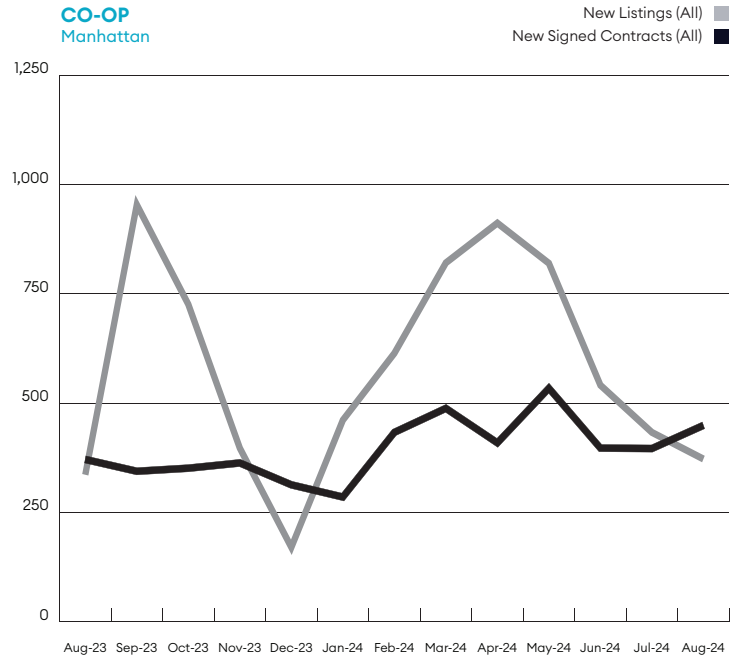
New York

August 2024 New Signed Contracts

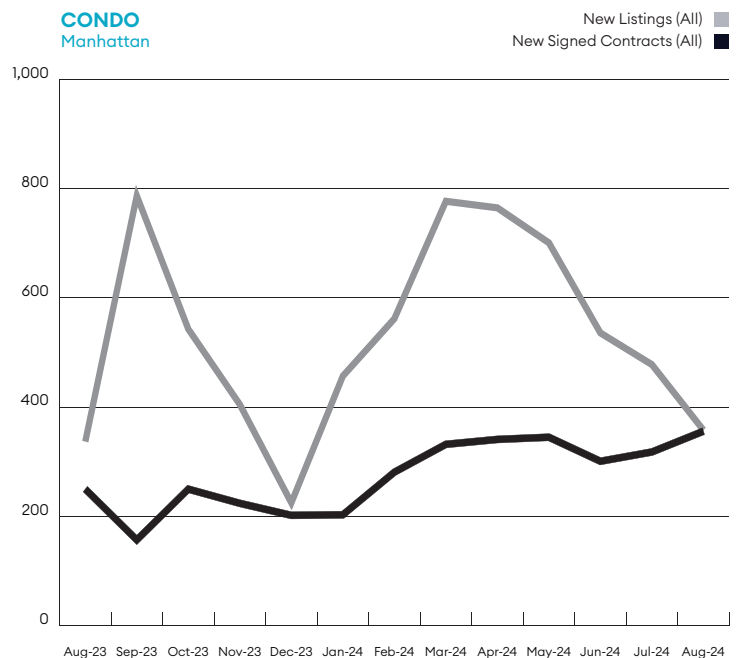
Manhattan

"Newly signed contracts surged year over year for the second time. They expanded at a higher rate than new listings. While new signed contracts above the \$4 million threshold jumped annually, their new listings fell sharply. Condos led all property types with the highest annual gain in new signed contracts."

CO-OP MATRIX Manhattan	AUG 2024	AUG 2023	%Δ (yr)
New Signed Contracts (All)	449	371	21.0%
< \$500K	93	64	45.3%
\$500K - \$999K	175	160	9.4%
\$1M - \$1.99M	111	100	11.0%
\$2M - \$3.99M	50	34	47.1%
\$4M - \$4.99M	5	6	-16.7%
\$5M - \$9.99M	11	5	120.0%
\$10M - \$19.99M	2	2	0.0%
≥ \$20M	2	0	
New Listings (All)	372	336	10.7%
< \$500K	97	65	49.2%
\$500K - \$999K	174	146	19.2%
\$1M - \$1.99M	57	73	-21.9%
\$2M - \$3.99M	32	30	6.7%
\$4M - \$4.99M	2	10	-80.0%
\$5M - \$9.99M	7	10	-30.0%
\$10M - \$19.99M	3	1	200.0%
≥ \$20M	0	1	-100.0%



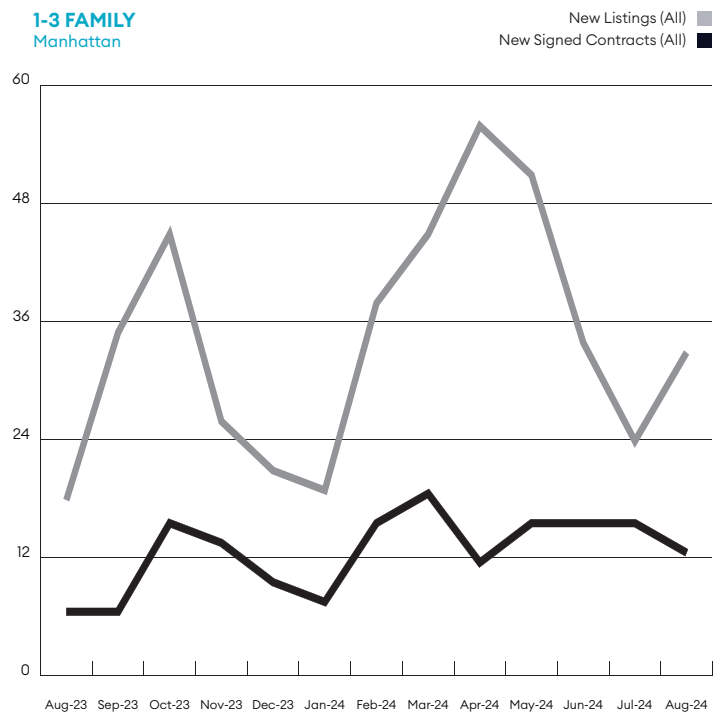
CONDO MATRIX Manhattan	AUG 2024	AUG 2023	%Δ (yr)
New Signed Contracts (All)	356	250	42.4%
< \$500K	7	6	16.7%
\$500K - \$999K	90	62	45.2%
\$1M - \$1.99M	104	91	14.3%
\$2M - \$3.99M	101	54	87.0%
\$4M - \$4.99M	19	11	72.7%
\$5M - \$9.99M	26	18	44.4%
\$10M - \$19.99M	6	5	20.0%
≥ \$20M	3	3	0.0%
New Listings (All)	358	337	6.2%
< \$500K	5	7	-28.6%
\$500K - \$999K	85	72	18.1%
\$1M - \$1.99M	125	98	27.6%
\$2M - \$3.99M	79	82	-3.7%
\$4M - \$4.99M	16	21	-23.8%
\$5M - \$9.99M	38	43	-11.6%
\$10M - \$19.99M	7	11	-36.4%
≥ \$20M	3	3	0.0%



Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	AUG 2024	AUG 2023	%Δ (yr)
New Signed Contracts (All)	12	6	100.0%
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	1	1	0.0%
\$2M - \$3.99M	3	2	50.0%
\$4M - \$4.99M	3	0	
\$5M - \$9.99M	1	2	-50.0%
\$10M - \$19.99M	3	1	200.0%
≥ \$20M	1	0	
New Listings (All)	32	17	88.2%
< \$500K	0	0	
\$500K - \$999K	0	1	-100.0%
\$1M - \$1.99M	4	1	300.0%
\$2M - \$3.99M	11	3	266.7%
\$4M - \$4.99M	2	0	
\$5M - \$9.99M	6	4	50.0%
\$10M - \$19.99M	6	4	50.0%
≥ \$20M	3	4	-25.0%

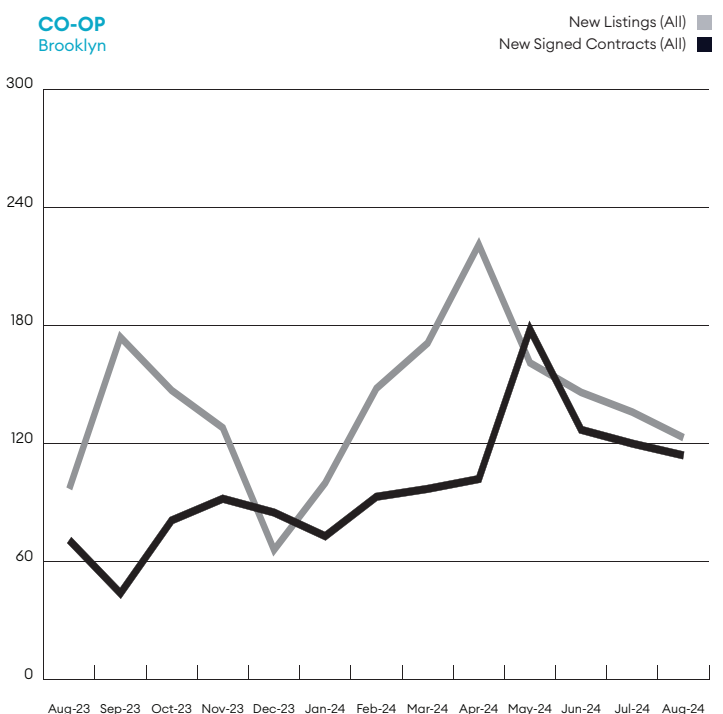
Source: REBNY



Brooklyn

"Newly signed contracts surged year over year for the second time. They expanded at a higher rate than new listings. New signed contracts and new listings above the \$2 million threshold jumped annually. 1-3 families led all property types with the highest annual gain in new signed contracts."

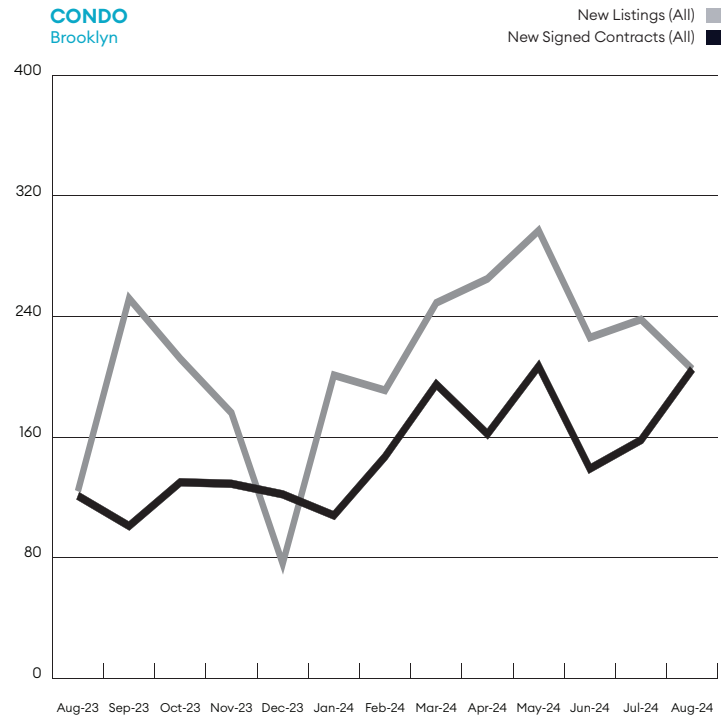
CO-OP MATRIX Brooklyn	AUG 2024	AUG 2023	%Δ (yr)
New Signed Contracts (All)	114	71	60.6%
< \$500K	65	32	103.1%
\$500K - \$999K	31	24	29.2%
\$1M - \$1.99M	15	12	25.0%
\$2M - \$3.99M	3	3	0.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	123	97	26.8%
< \$500K	79	52	51.9%
\$500K - \$999K	36	30	20.0%
\$1M - \$1.99M	7	9	-22.2%
\$2M - \$3.99M	1	6	-83.3%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



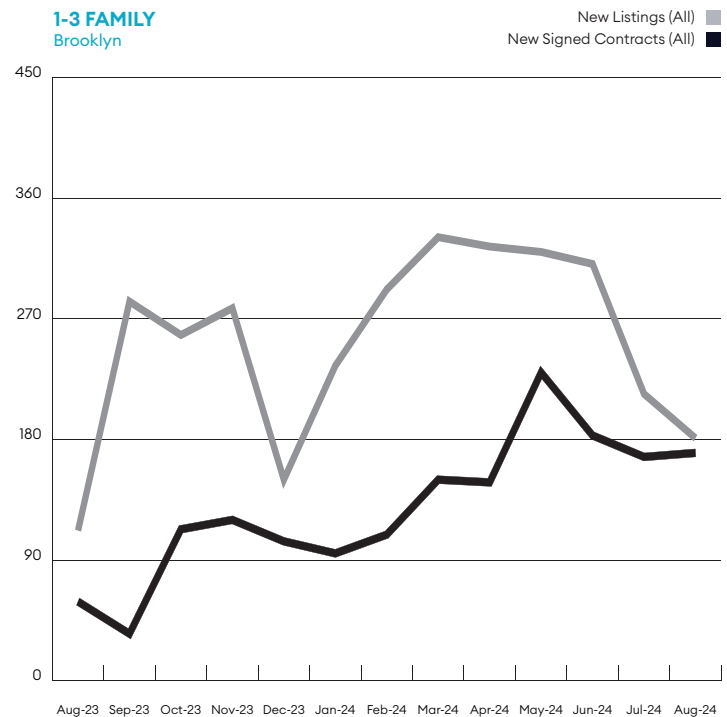
Brooklyn (continued)

"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	AUG 2024	AUG 2023	%Δ (YR)
New Signed Contracts (All)	205	121	69.4%
< \$500K	15	7	114.3%
\$500K - \$999K	83	47	76.6%
\$1M - \$1.99M	79	57	38.6%
\$2M - \$3.99M	23	9	155.6%
\$4M - \$4.99M	4	1	300.0%
\$5M - \$9.99M	1	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	205	124	65.3%
< \$500K	18	8	125.0%
\$500K - \$999K	92	52	76.9%
\$1M - \$1.99M	55	44	25.0%
\$2M - \$3.99M	32	14	128.6%
\$4M - \$4.99M	4	4	0.0%
\$5M - \$9.99M	4	2	100.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	AUG 2024	AUG 2023	%Δ (YR)
New Signed Contracts (All)	170	59	188.1%
< \$500K	2	0	
\$500K - \$999K	55	14	292.9%
\$1M - \$1.99M	79	17	364.7%
\$2M - \$3.99M	26	23	13.0%
\$4M - \$4.99M	3	2	50.0%
\$5M - \$9.99M	5	3	66.7%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	181	112	61.6%
< \$500K	1	1	0.0%
\$500K - \$999K	49	31	58.1%
\$1M - \$1.99M	85	50	70.0%
\$2M - \$3.99M	41	22	86.4%
\$4M - \$4.99M	3	3	0.0%
\$5M - \$9.99M	2	5	-60.0%
\$10M - \$19.99M	0	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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