

Elliman Report

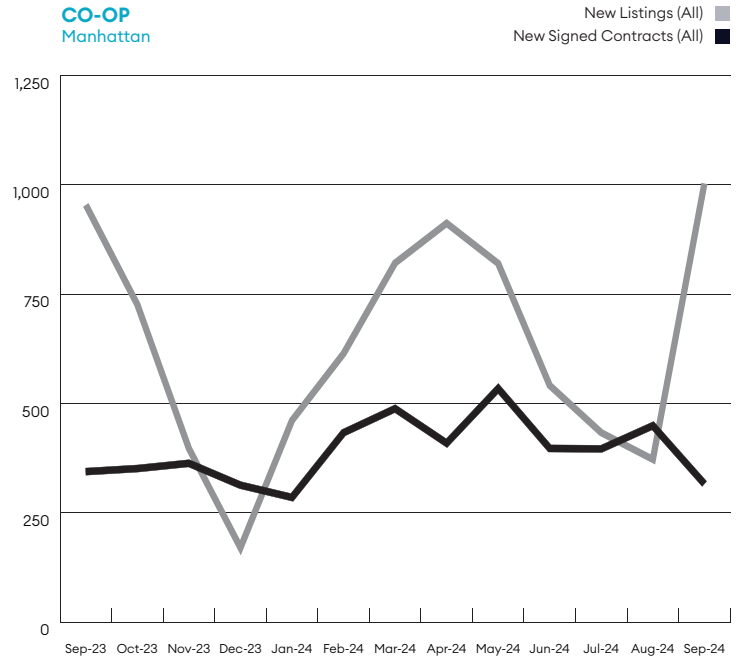
New York

September 2024 New Signed Contracts

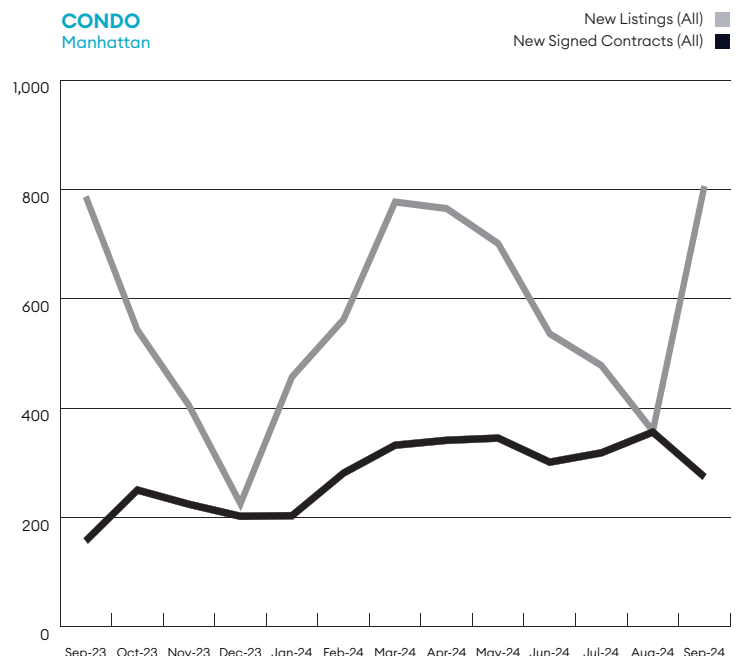
Manhattan

"Newly signed contracts for condos surged year over year for the third time, outpacing the gain in new listings. New signed contracts above the \$4 million threshold for all three property types more than doubled year over year, yet new listings only experienced a modest gain."

CO-OP MATRIX Manhattan	SEP 2024	SEP 2023	%Δ (YR)
New Signed Contracts (All)	316	344	-8.1%
< \$500K	50	49	2.0%
\$500K - \$999K	143	100	43.0%
\$1M - \$1.99M	75	155	-51.6%
\$2M - \$3.99M	34	34	0.0%
\$4M - \$4.99M	7	0	
\$5M - \$9.99M	5	5	0.0%
\$10M - \$19.99M	1	1	0.0%
≥ \$20M	1	0	
New Listings (All)	1,003	954	5.1%
< \$500K	135	155	-12.9%
\$500K - \$999K	392	347	13.0%
\$1M - \$1.99M	247	237	4.2%
\$2M - \$3.99M	139	128	8.6%
\$4M - \$4.99M	26	23	13.0%
\$5M - \$9.99M	42	51	-17.6%
\$10M - \$19.99M	16	9	77.8%
≥ \$20M	6	4	50.0%



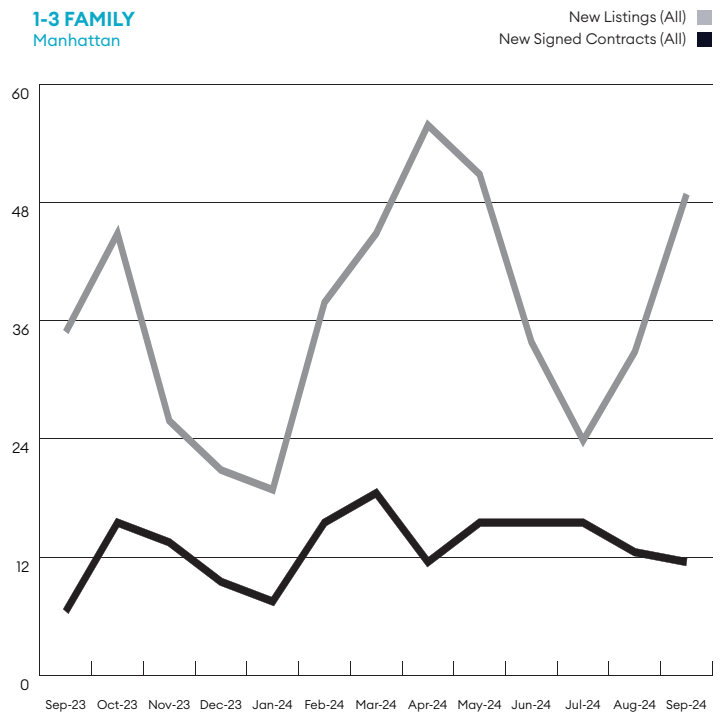
CONDO MATRIX Manhattan	SEP 2024	SEP 2023	%Δ (YR)
New Signed Contracts (All)	274	157	74.5%
< \$500K	4	1	300.0%
\$500K - \$999K	68	35	94.3%
\$1M - \$1.99M	83	42	97.6%
\$2M - \$3.99M	62	52	19.2%
\$4M - \$4.99M	15	8	87.5%
\$5M - \$9.99M	28	15	86.7%
\$10M - \$19.99M	12	1	1100.0%
≥ \$20M	2	3	-33.3%
New Listings (All)	806	787	2.4%
< \$500K	13	9	44.4%
\$500K - \$999K	149	157	-5.1%
\$1M - \$1.99M	226	222	1.8%
\$2M - \$3.99M	220	207	6.3%
\$4M - \$4.99M	56	47	19.1%
\$5M - \$9.99M	96	102	-5.9%
\$10M - \$19.99M	37	28	32.1%
≥ \$20M	9	15	-40.0%



Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	SEP 2024	SEP 2023	%Δ (yr)
New Signed Contracts (All)	11	6	83.3%
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	0	0	
\$2M - \$3.99M	3	1	200.0%
\$4M - \$4.99M	0	3	-100.0%
\$5M - \$9.99M	6	1	500.0%
\$10M - \$19.99M	1	1	0.0%
≥ \$20M	1	0	
New Listings (All)	48	34	41.2%
< \$500K	1	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	2	3	-33.3%
\$2M - \$3.99M	13	6	116.7%
\$4M - \$4.99M	2	1	100.0%
\$5M - \$9.99M	15	9	66.7%
\$10M - \$19.99M	12	12	0.0%
≥ \$20M	3	3	0.0%

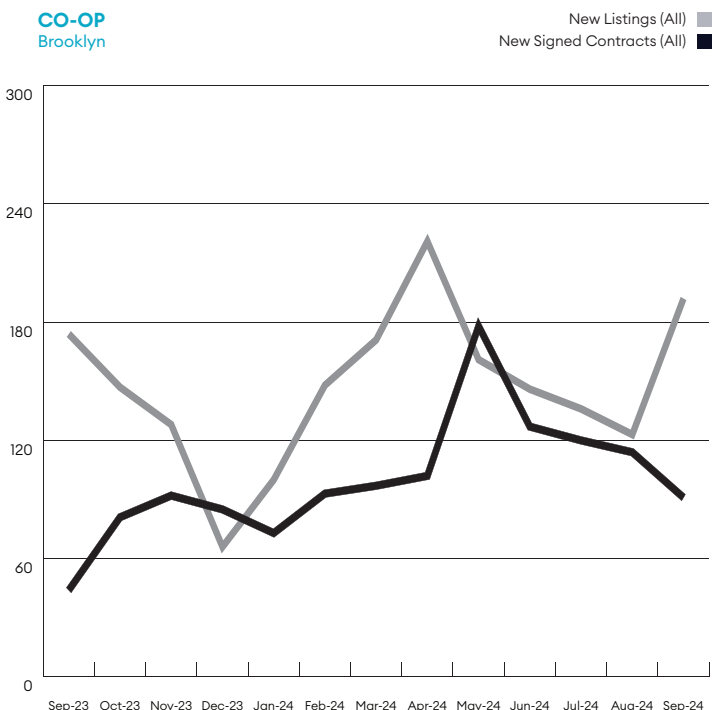
Source: REBNY



Brooklyn

"Newly signed contracts for all property types increased annually at an expanding rate since April, outpacing the gain in new listings. New signed contracts above the \$1 million threshold for all three property types nearly doubled year over year for the third time."

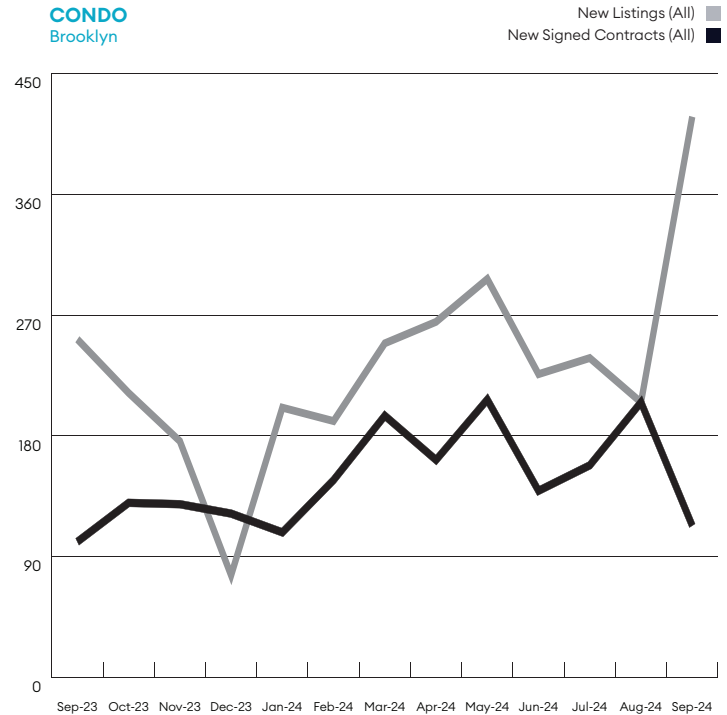
CO-OP MATRIX Brooklyn	SEP 2024	SEP 2023	%Δ (yr)
New Signed Contracts (All)	91	44	106.8%
< \$500K	52	24	116.7%
\$500K - \$999K	28	12	133.3%
\$1M - \$1.99M	9	6	50.0%
\$2M - \$3.99M	2	2	0.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	192	174	10.3%
< \$500K	88	79	11.4%
\$500K - \$999K	64	55	16.4%
\$1M - \$1.99M	35	32	9.4%
\$2M - \$3.99M	5	8	-37.5%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



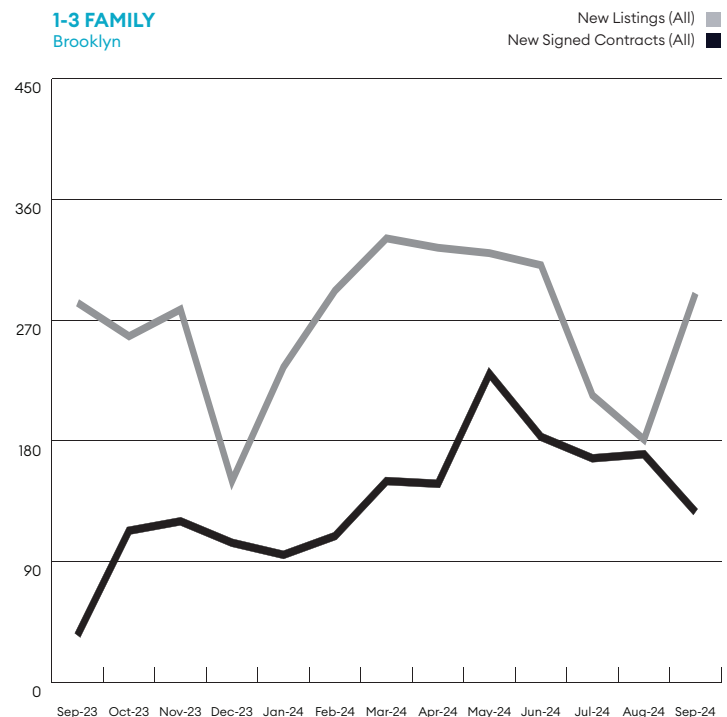
Brooklyn (continued)

"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	SEP 2024	SEP 2023	%Δ (YR)
New Signed Contracts (All)	113	101	11.9%
< \$500K	10	7	42.9%
\$500K - \$999K	47	38	23.7%
\$1M - \$1.99M	36	39	-7.7%
\$2M - \$3.99M	17	13	30.8%
\$4M - \$4.99M	2	3	-33.3%
\$5M - \$9.99M	1	1	0.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	418	252	65.9%
< \$500K	11	12	-8.3%
\$500K - \$999K	142	91	56.0%
\$1M - \$1.99M	164	104	57.7%
\$2M - \$3.99M	84	39	115.4%
\$4M - \$4.99M	12	4	200.0%
\$5M - \$9.99M	5	2	150.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	SEP 2024	SEP 2023	%Δ (YR)
New Signed Contracts (All)	127	35	262.9%
< \$500K	3	1	200.0%
\$500K - \$999K	38	8	375.0%
\$1M - \$1.99M	52	12	333.3%
\$2M - \$3.99M	31	13	138.5%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	2	1	100.0%
\$10M - \$19.99M	1	0	
≥ \$20M	0	0	
New Listings (All)	290	283	2.5%
< \$500K	1	0	
\$500K - \$999K	42	61	-31.1%
\$1M - \$1.99M	125	122	2.5%
\$2M - \$3.99M	95	69	37.7%
\$4M - \$4.99M	10	17	-41.2%
\$5M - \$9.99M	10	12	-16.7%
\$10M - \$19.99M	7	2	250.0%
≥ \$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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