

Elliman Report

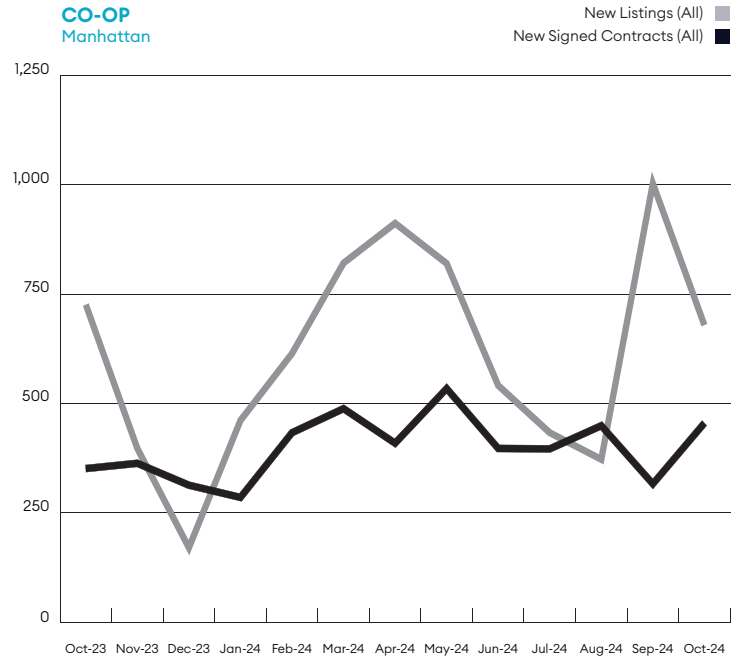
New York

October 2024 New Signed Contracts

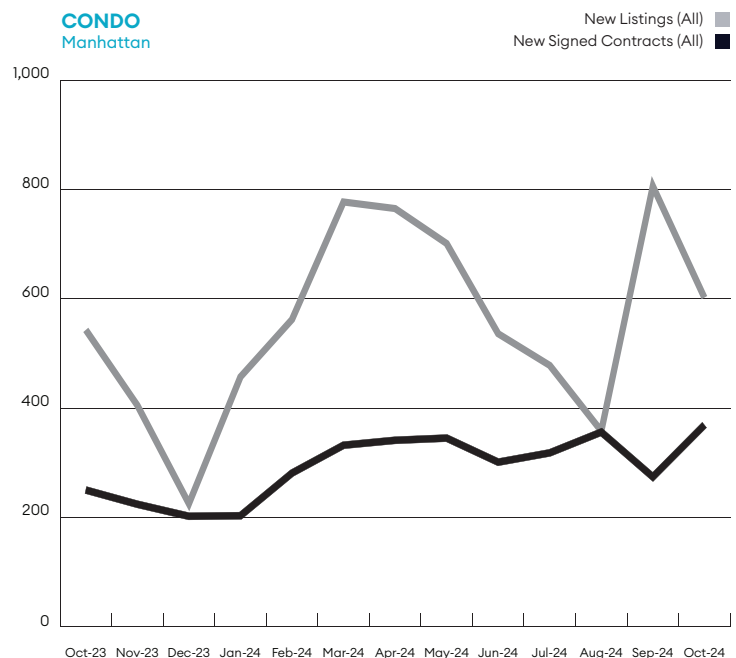
Manhattan

"October saw the continued year over year surge in newly signed contracts, which began in July. Annual signings above the \$4 million threshold outpaced the overall market for the third month. New listings declined from the same period last year for the second time in three months."

CO-OP MATRIX Manhattan	OCT 2024	OCT 2023	%Δ (YR)
New Signed Contracts (All)	455	351	29.6%
< \$500K	78	73	6.8%
\$500K - \$999K	203	127	59.8%
\$1M - \$1.99M	106	88	20.5%
\$2M - \$3.99M	52	47	10.6%
\$4M - \$4.99M	4	4	0.0%
\$5M - \$9.99M	8	8	0.0%
\$10M - \$19.99M	4	3	33.3%
≥ \$20M	0	1	-100.0%
New Listings (All)	679	726	-6.5%
< \$500K	93	99	-6.1%
\$500K - \$999K	307	275	11.6%
\$1M - \$1.99M	144	175	-17.7%
\$2M - \$3.99M	90	90	0.0%
\$4M - \$4.99M	16	26	-38.5%
\$5M - \$9.99M	22	43	-48.8%
\$10M - \$19.99M	7	14	-50.0%
≥ \$20M	0	4	-100.0%



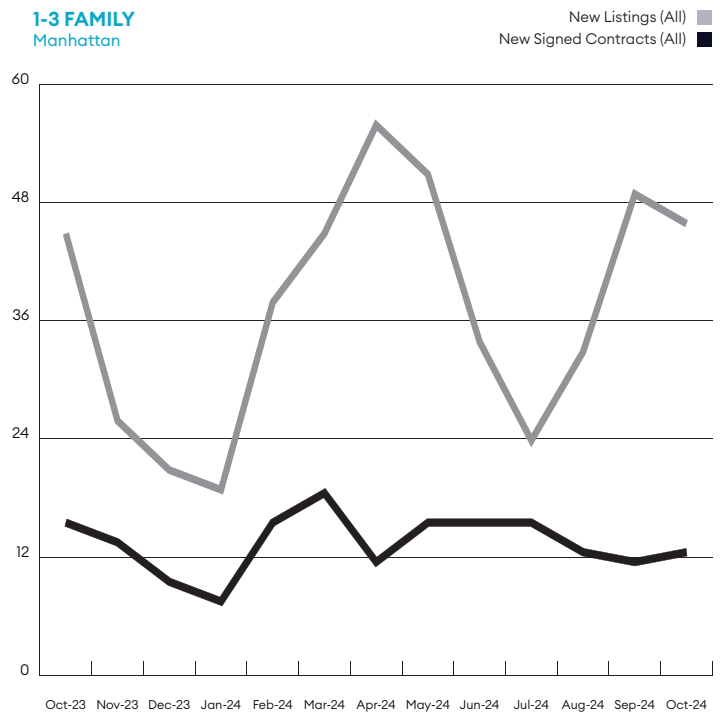
CONDO MATRIX Manhattan	OCT 2024	OCT 2023	%Δ (YR)
New Signed Contracts (All)	369	250	47.6%
< \$500K	3	8	-62.5%
\$500K - \$999K	111	63	76.2%
\$1M - \$1.99M	93	75	24.0%
\$2M - \$3.99M	81	60	35.0%
\$4M - \$4.99M	17	10	70.0%
\$5M - \$9.99M	39	17	129.4%
\$10M - \$19.99M	17	14	21.4%
≥ \$20M	8	3	166.7%
New Listings (All)	602	543	10.9%
< \$500K	12	6	100.0%
\$500K - \$999K	124	119	4.2%
\$1M - \$1.99M	184	157	17.2%
\$2M - \$3.99M	150	125	20.0%
\$4M - \$4.99M	36	34	5.9%
\$5M - \$9.99M	59	65	-9.2%
\$10M - \$19.99M	20	29	-31.0%
≥ \$20M	17	8	112.5%



Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	OCT 2024	OCT 2023	%Δ (yr)
New Signed Contracts (All)	12	15	-20.0%
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	1	0	
\$2M - \$3.99M	3	3	0.0%
\$4M - \$4.99M	1	2	-50.0%
\$5M - \$9.99M	7	7	0.0%
\$10M - \$19.99M	0	1	-100.0%
≥ \$20M	0	2	-100.0%
New Listings (All)	45	44	2.3%
< \$500K	0	0	
\$500K - \$999K	2	0	
\$1M - \$1.99M	5	3	66.7%
\$2M - \$3.99M	6	10	-40.0%
\$4M - \$4.99M	2	2	0.0%
\$5M - \$9.99M	16	14	14.3%
\$10M - \$19.99M	9	9	0.0%
≥ \$20M	5	6	-16.7%

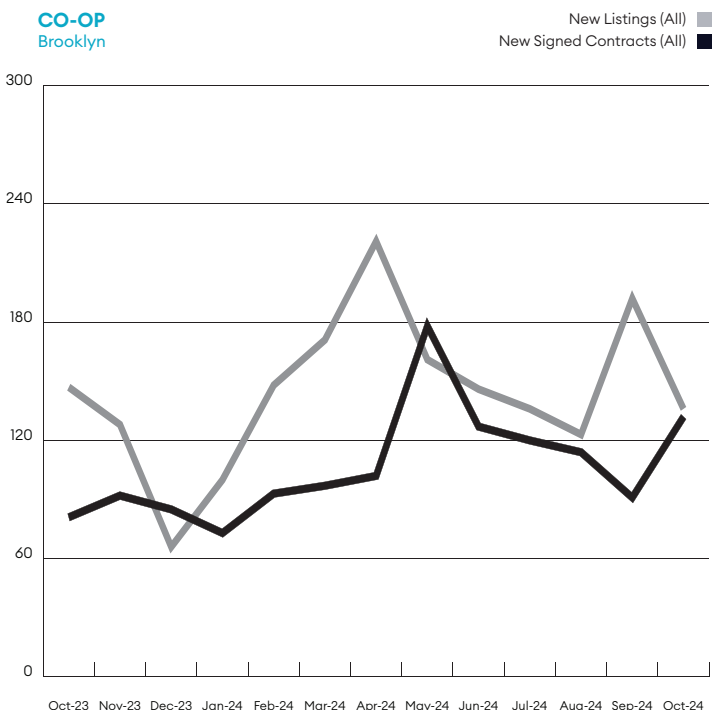
Source: REBNY



Brooklyn

"New signed contracts for all three property types combined increased annually for the seventh time and have surged since July. Annual signings above the \$4 million threshold have increased sharply year over year since June. New listings have expanded for the fifth time from the same period last year."

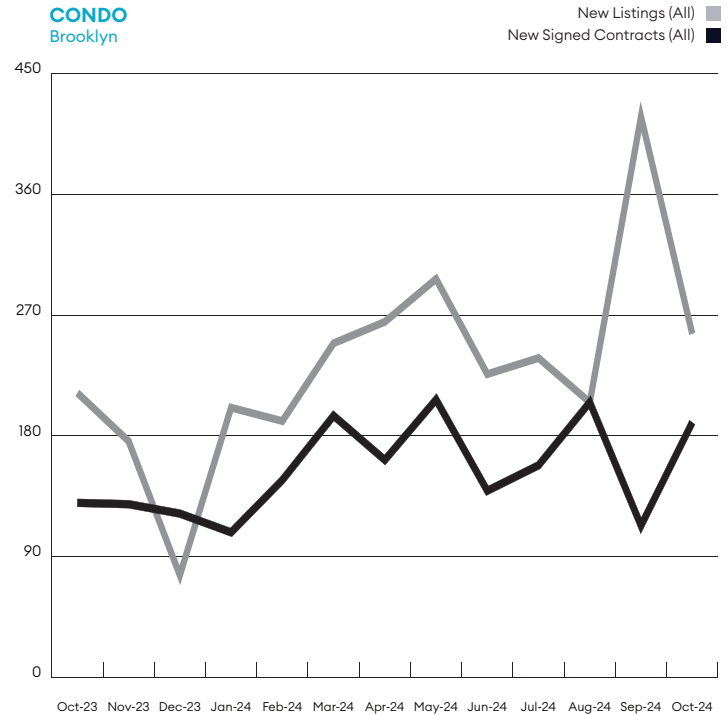
CO-OP MATRIX Brooklyn	OCT 2024	OCT 2023	%Δ (yr)
New Signed Contracts (All)	132	81	63.0%
< \$500K	58	38	52.6%
\$500K - \$999K	45	29	55.2%
\$1M - \$1.99M	24	12	100.0%
\$2M - \$3.99M	5	2	150.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	136	147	-7.5%
< \$500K	72	87	-17.2%
\$500K - \$999K	43	40	7.5%
\$1M - \$1.99M	14	20	-30.0%
\$2M - \$3.99M	7	0	
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



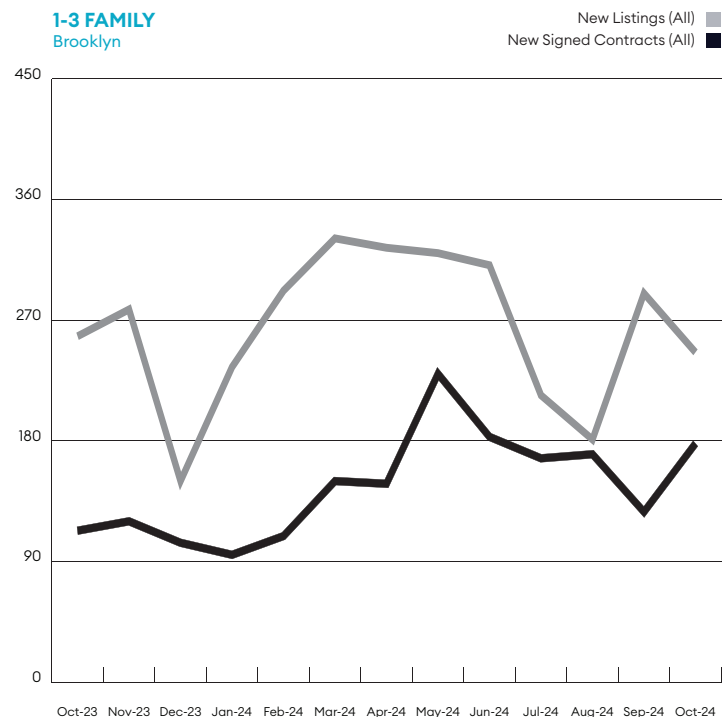
Brooklyn (continued)

"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	OCT 2024	OCT 2023	%Δ (YR)
New Signed Contracts (All)	190	130	46.2%
< \$500K	10	8	25.0%
\$500K - \$999K	66	51	29.4%
\$1M - \$1.99M	83	50	66.0%
\$2M - \$3.99M	29	20	45.0%
\$4M - \$4.99M	2	0	
\$5M - \$9.99M	0	1	-100.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	256	212	20.8%
< \$500K	23	14	64.3%
\$500K - \$999K	81	68	19.1%
\$1M - \$1.99M	93	101	-7.9%
\$2M - \$3.99M	47	24	95.8%
\$4M - \$4.99M	8	3	166.7%
\$5M - \$9.99M	4	2	100.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	OCT 2024	OCT 2023	%Δ (YR)
New Signed Contracts (All)	178	113	57.5%
< \$500K	0	1	-100.0%
\$500K - \$999K	44	26	69.2%
\$1M - \$1.99 M	76	57	33.3%
\$2M - \$3.99M	40	19	110.5%
\$4M - \$4.99M	12	7	71.4%
\$5M - \$9.99M	5	3	66.7%
\$10M - \$19.99M	1	0	
≥ \$20M	0	0	
New Listings (All)	246	258	-4.7%
< \$500K	1	2	-50.0%
\$500K - \$999K	57	63	-9.5%
\$1M - \$1.99M	108	118	-8.5%
\$2M - \$3.99M	64	56	14.3%
\$4M - \$4.99M	6	9	-33.3%
\$5M - \$9.99M	9	9	0.0%
\$10M - \$19.99M	1	1	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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