

# Elliman Report

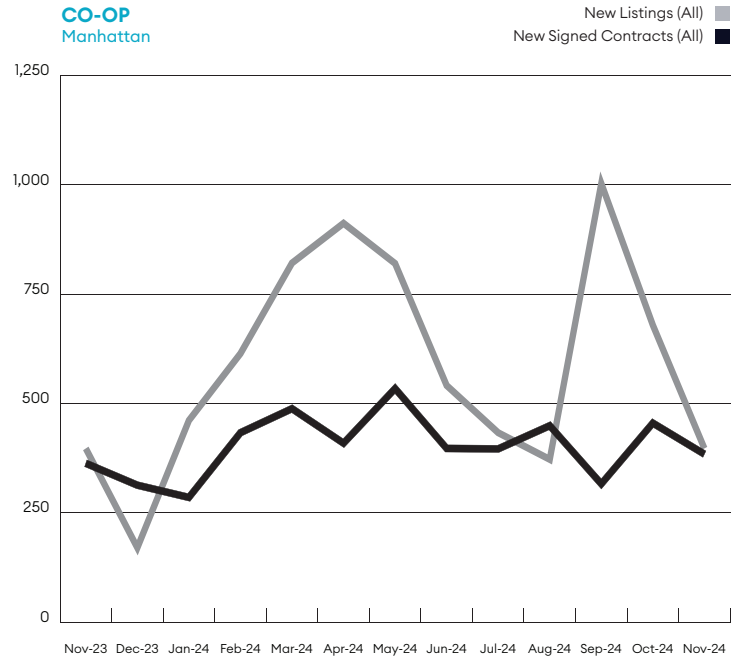
New York

November 2024 New Signed Contracts

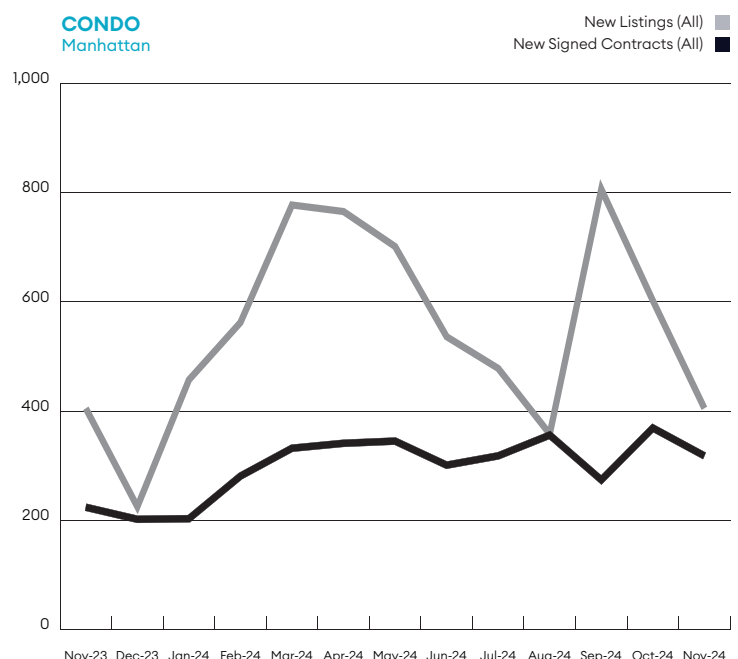
## Manhattan

"Newly signed contracts have continued their significant annual gains, a trend that began in July and persisted past the presidential election. After four months of growth, new listings stalled, remaining essentially unchanged from the same period a year ago. The luxury market's new contract signings experienced an annual surge that was triple the rate of the overall market."

CO-OP MATRIX Manhattan	NOV 2024	NOV 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>384</b>	<b>363</b>	<b>5.8%</b>
< \$500K	64	62	3.2%
\$500K - \$999K	143	145	-1.4%
\$1M - \$1.99M	96	85	12.9%
\$2M - \$3.99M	52	52	0.0%
\$4M - \$4.99M	9	7	28.6%
\$5M - \$9.99M	14	8	75.0%
\$10M - \$19.99M	6	2	200.0%
≥ \$20M	0	2	-100.0%
<b>New Listings (All)</b>	<b>397</b>	<b>397</b>	<b>0.0%</b>
< \$500K	68	73	-6.8%
\$500K - \$999K	172	155	11.0%
\$1M - \$1.99M	74	79	-6.3%
\$2M - \$3.99M	49	55	-10.9%
\$4M - \$4.99M	6	9	-33.3%
\$5M - \$9.99M	19	19	0.0%
\$10M - \$19.99M	8	7	14.3%
≥ \$20M	1	0	



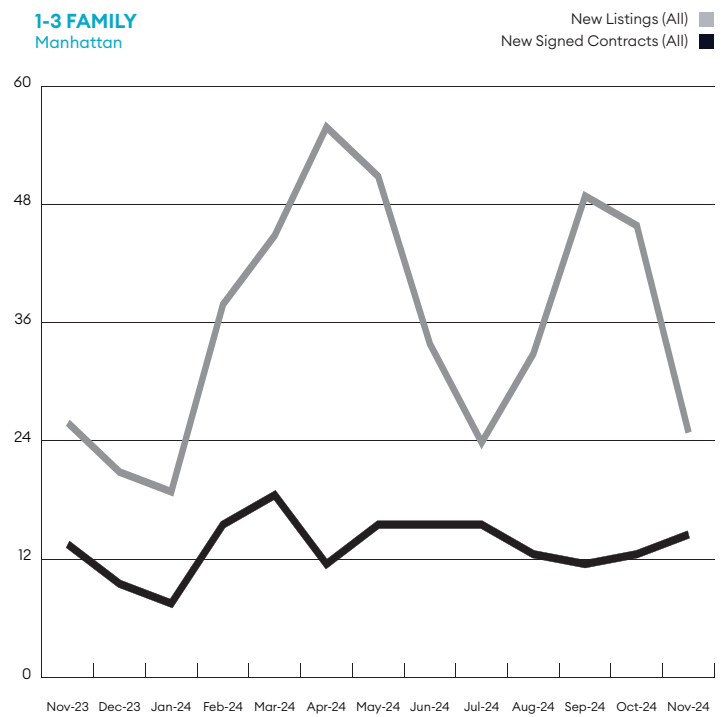
CONDO MATRIX Manhattan	NOV 2024	NOV 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>318</b>	<b>224</b>	<b>42.0%</b>
< \$500K	3	5	-40.0%
\$500K - \$999K	66	50	32.0%
\$1M - \$1.99M	99	69	43.5%
\$2M - \$3.99M	73	56	30.4%
\$4M - \$4.99M	17	12	41.7%
\$5M - \$9.99M	47	24	95.8%
\$10M - \$19.99M	8	6	33.3%
≥ \$20M	5	2	150.0%
<b>New Listings (All)</b>	<b>405</b>	<b>405</b>	<b>0.0%</b>
< \$500K	4	4	0.0%
\$500K - \$999K	86	74	16.2%
\$1M - \$1.99M	114	121	-5.8%
\$2M - \$3.99M	119	104	14.4%
\$4M - \$4.99M	18	26	-30.8%
\$5M - \$9.99M	38	58	-34.5%
\$10M - \$19.99M	20	11	81.8%
≥ \$20M	6	7	-14.3%



## Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	NOV 2024	NOV 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>14</b>	<b>13</b>	<b>7.7%</b>
< \$500K	1	0	
\$500K - \$999K	1	0	
\$1M - \$1.99M	1	1	0.0%
\$2M - \$3.99M	1	3	-66.7%
\$4M - \$4.99M	1	1	0.0%
\$5M - \$9.99M	4	4	0.0%
\$10M - \$19.99M	5	4	25.0%
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>24</b>	<b>25</b>	<b>-4.0%</b>
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	0	0	
\$2M - \$3.99M	7	7	0.0%
\$4M - \$4.99M	0	2	-100.0%
\$5M - \$9.99M	9	5	80.0%
\$10M - \$19.99M	4	6	-33.3%
≥ \$20M	4	5	-20.0%

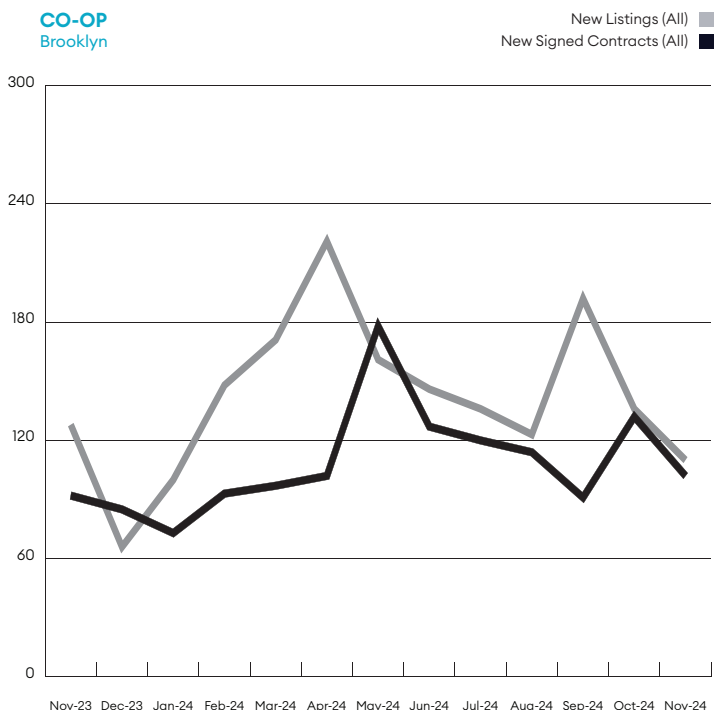
Source: REBNY



## Brooklyn

"Newly signed contracts continued to rise sharply year over year, a trend that began in July and persisted past the presidential election. After five months of growth, new listings fell sharply from the same period a year ago. The market above the \$2 million threshold has been experiencing a significant annual increase in contract signings since April."

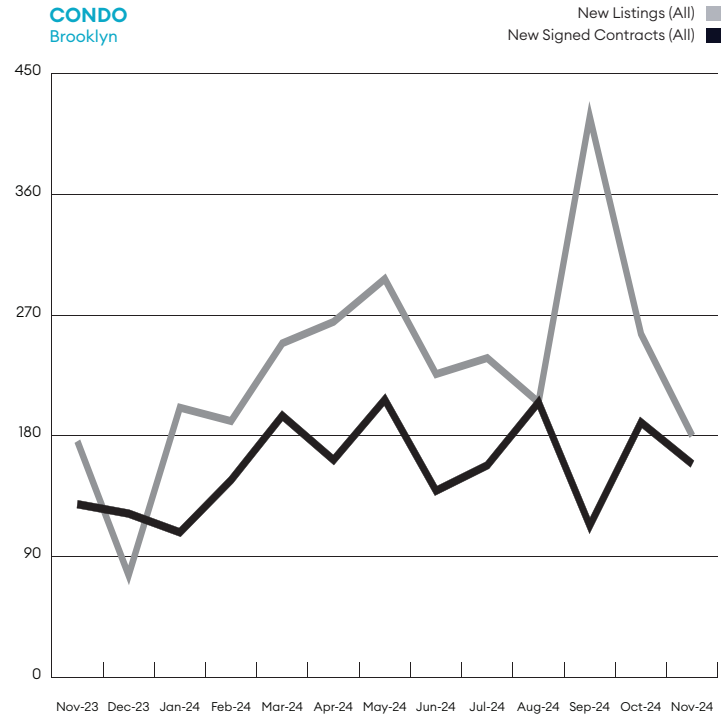
CO-OP MATRIX Brooklyn	NOV 2024	NOV 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>102</b>	<b>92</b>	<b>10.9%</b>
< \$500K	43	45	-4.4%
\$500K - \$999K	33	27	22.2%
\$1M - \$1.99M	17	19	-10.5%
\$2M - \$3.99M	9	1	800.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>110</b>	<b>128</b>	<b>-14.1%</b>
< \$500K	63	85	-25.9%
\$500K - \$999K	34	28	21.4%
\$1M - \$1.99M	8	13	-38.5%
\$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	



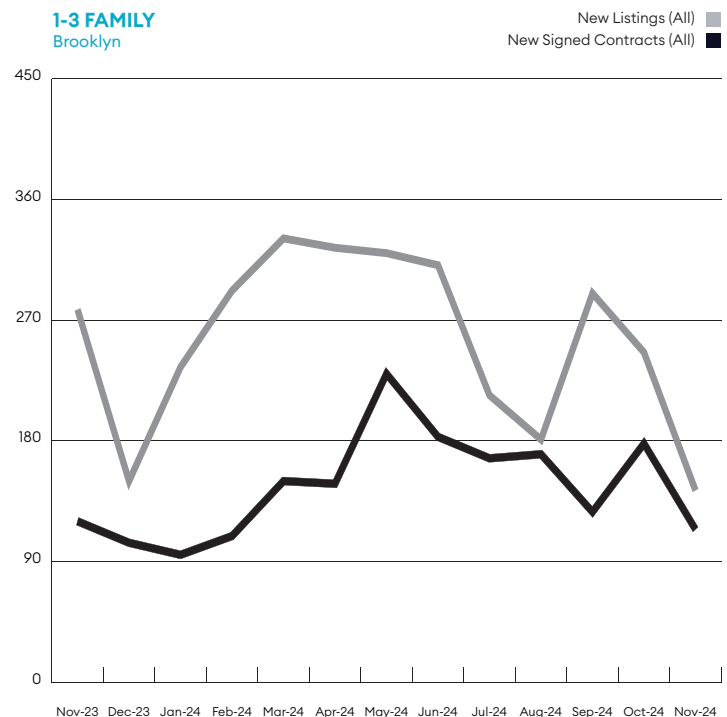
# Brooklyn (continued)

"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	NOV 2024	NOV 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>159</b>	<b>129</b>	<b>23.3%</b>
< \$500K	10	8	25.0%
\$500K – \$999K	48	49	-2.0%
\$1M – \$1.99M	67	49	36.7%
\$2M – \$3.99M	29	17	70.6%
\$4M – \$4.99M	2	2	0.0%
\$5M – \$9.99M	3	4	-25.0%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>180</b>	<b>176</b>	<b>2.3%</b>
< \$500K	9	20	-55.0%
\$500K – \$999K	73	63	15.9%
\$1M – \$1.99M	70	59	18.6%
\$2M – \$3.99M	24	27	-11.1%
\$4M – \$4.99M	3	3	0.0%
\$5M – \$9.99M	1	4	-75.0%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	NOV 2024	NOV 2023	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>114</b>	<b>120</b>	<b>-5.0%</b>
< \$500K	0	0	
\$500K – \$999K	28	42	-33.3%
\$1M – \$1.99M	55	42	31.0%
\$2M – \$3.99M	25	22	13.6%
\$4M – \$4.99M	3	11	-72.7%
\$5M – \$9.99M	3	3	0.0%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>143</b>	<b>278</b>	<b>-48.6%</b>
< \$500K	0	2	-100.0%
\$500K – \$999K	41	63	-34.9%
\$1M – \$1.99M	58	143	-59.4%
\$2M – \$3.99M	39	50	-22.0%
\$4M – \$4.99M	2	12	-83.3%
\$5M – \$9.99M	3	8	-62.5%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	



Source: REBNY

Questions or comments? Email report author  
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