

Elliman Report

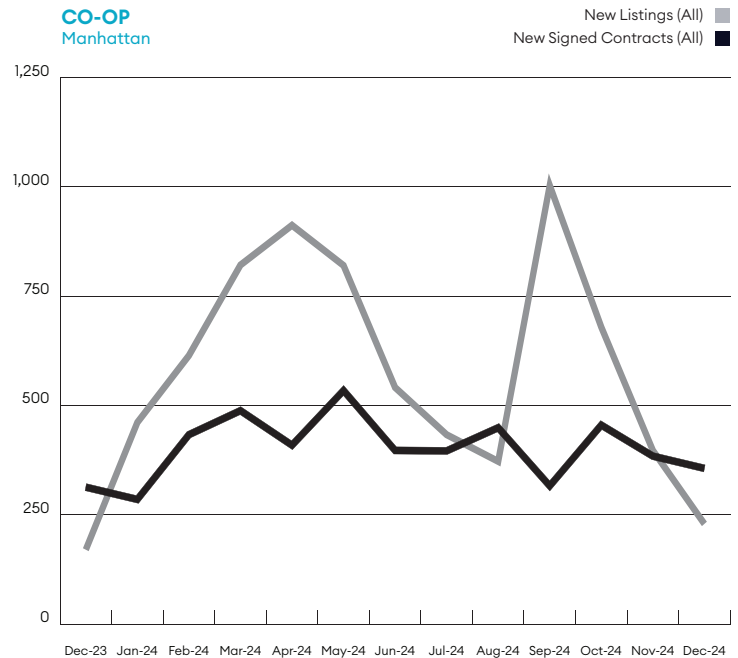
New York

December 2024 New Signed Contracts

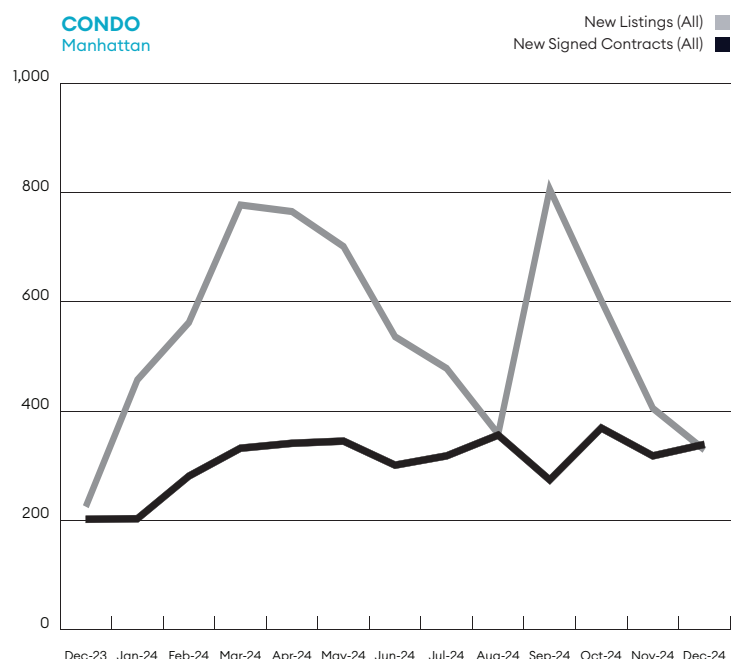
Manhattan

"Since July, signed contracts have continued to see significant year over year gains, with post-election results consistent with pre-election results. Despite stalling in November, new listings surged annually in December, enabling continued contract growth in the coming months. The luxury market, with asking prices above \$4,000,000, has experienced sharper gains than the overall market since August, with December contracts doubling from the same period last year."

CO-OP MATRIX Manhattan	DEC 2024	DEC 2023	%Δ (YR)
New Signed Contracts (All)	356	313	13.7%
< \$500K	68	52	30.8%
\$500K - \$999K	133	129	3.1%
\$1M - \$1.99M	89	68	30.9%
\$2M - \$3.99M	43	43	0.0%
\$4M - \$4.99M	9	7	28.6%
\$5M - \$9.99M	8	11	-27.3%
\$10M - \$19.99M	3	3	0.0%
≥ \$20M	3	0	
New Listings (All)	229	170	34.7%
< \$500K	52	42	23.8%
\$500K - \$999K	99	70	41.4%
\$1M - \$1.99M	45	28	60.7%
\$2M - \$3.99M	20	17	17.6%
\$4M - \$4.99M	3	4	-25.0%
\$5M - \$9.99M	7	6	16.7%
\$10M - \$19.99M	1	1	0.0%
≥ \$20M	2	2	0.0%



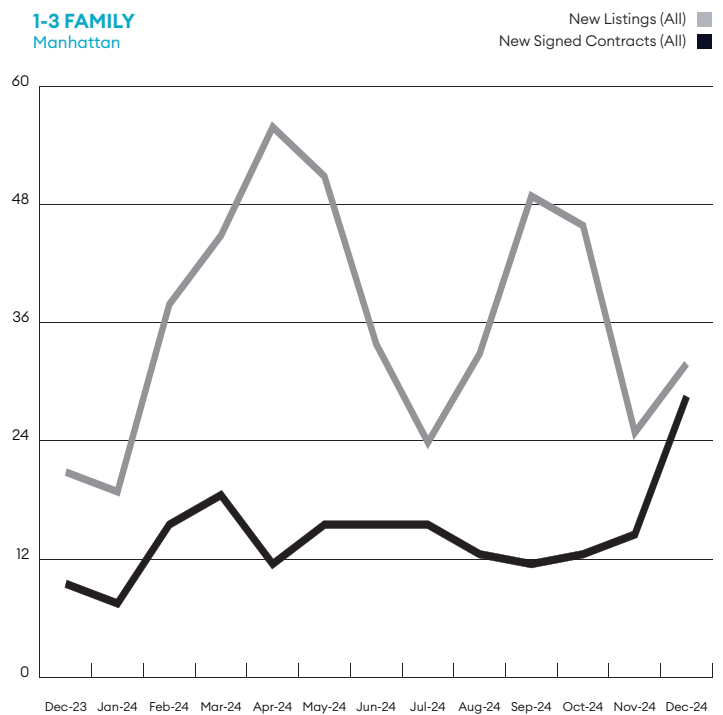
CONDO MATRIX Manhattan	DEC 2024	DEC 2023	%Δ (YR)
New Signed Contracts (All)	339	202	67.8%
< \$500K	6	4	50.0%
\$500K - \$999K	59	51	15.7%
\$1M - \$1.99M	96	68	41.2%
\$2M - \$3.99M	90	46	95.7%
\$4M - \$4.99M	32	8	300.0%
\$5M - \$9.99M	36	21	71.4%
\$10M - \$19.99M	18	2	800.0%
≥ \$20M	2	2	0.0%
New Listings (All)	329	225	46.2%
< \$500K	7	5	40.0%
\$500K - \$999K	68	49	38.8%
\$1M - \$1.99M	102	62	64.5%
\$2M - \$3.99M	67	63	6.3%
\$4M - \$4.99M	21	7	200.0%
\$5M - \$9.99M	31	23	34.8%
\$10M - \$19.99M	18	11	63.6%
≥ \$20M	15	5	200.0%



Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	DEC 2024	DEC 2023	%Δ (yr)
New Signed Contracts (All)	28	9	211.1%
< \$500K	0	0	
\$500K - \$999K	3	0	
\$1M - \$1.99M	3	0	
\$2M - \$3.99M	8	5	60.0%
\$4M - \$4.99M	4	2	100.0%
\$5M - \$9.99M	7	0	
\$10M - \$19.99M	2	1	100.0%
≥ \$20M	1	1	0.0%
New Listings (All)	31	20	55.0%
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	0	1	-100.0%
\$2M - \$3.99M	7	4	75.0%
\$4M - \$4.99M	4	2	100.0%
\$5M - \$9.99M	7	7	0.0%
\$10M - \$19.99M	6	3	100.0%
≥ \$20M	7	3	133.3%

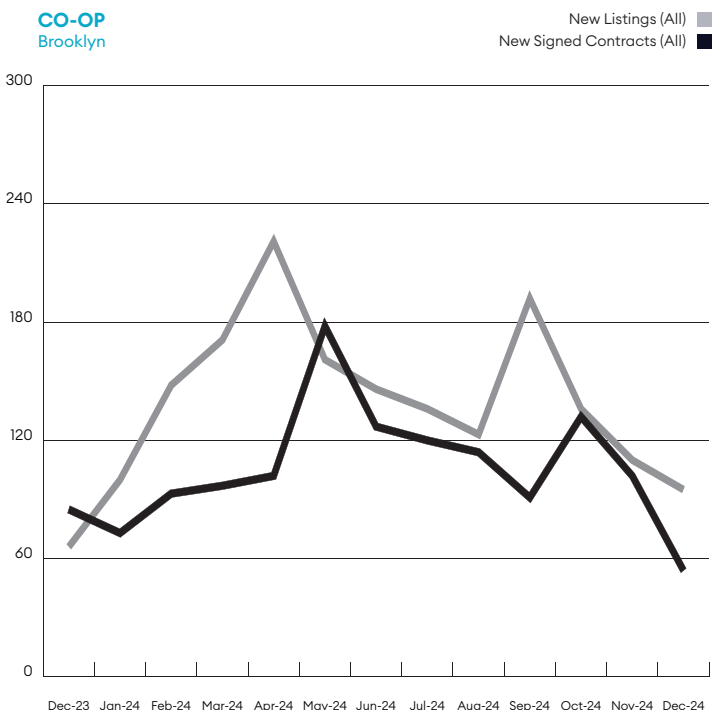
Source: REBNY



Brooklyn

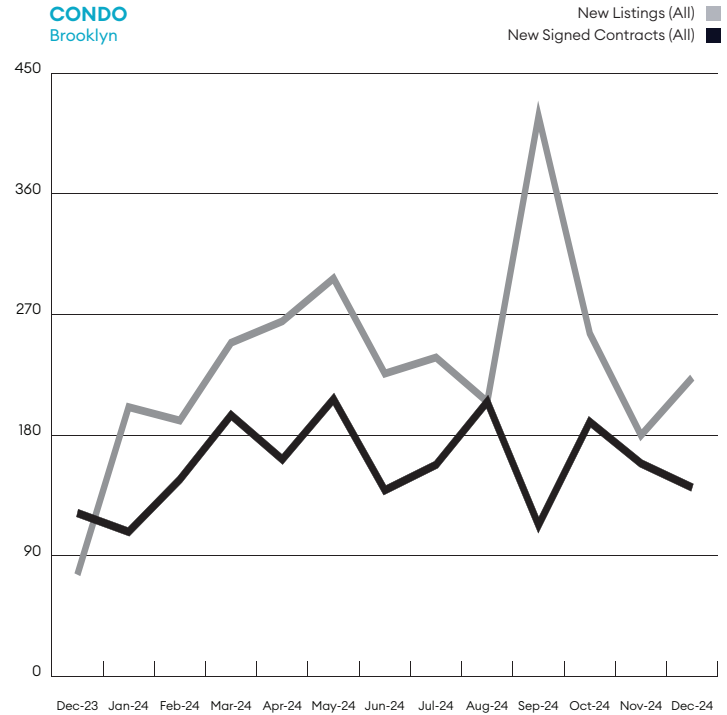
"Signed contracts showed stability year over year in December after seeing significant annual gains since April. New listings soared in December, facilitating ongoing contract growth in the upcoming months. Over the last three months, condo contracts exceeding the \$1 million mark have increased significantly compared to last year."

CO-OP MATRIX Brooklyn	DEC 2024	DEC 2023	%Δ (yr)
New Signed Contracts (All)	54	85	-36.5%
< \$500K	16	41	-61.0%
\$500K - \$999K	29	29	0.0%
\$1M - \$1.99M	7	11	-36.4%
\$2M - \$3.99M	1	4	-75.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	1	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	95	66	43.9%
< \$500K	45	42	7.1%
\$500K - \$999K	26	16	62.5%
\$1M - \$1.99M	14	5	180.0%
\$2M - \$3.99M	4	2	100.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	6	1	500.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

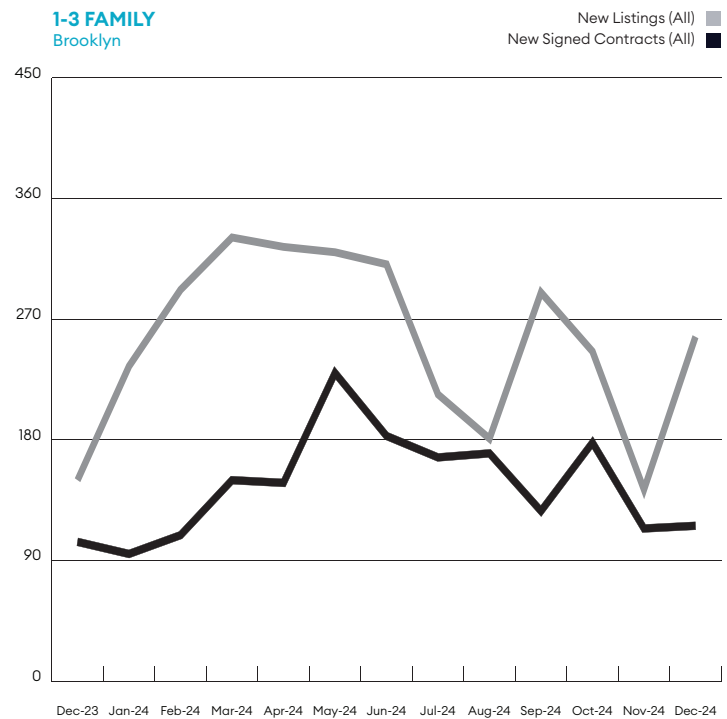


Brooklyn (continued)

CONDO MATRIX Brooklyn	DEC 2024	DEC 2023	%Δ (YR)
New Signed Contracts (All)	141	122	15.6%
< \$500K	6	8	-25.0%
\$500K - \$999K	47	57	-17.5%
\$1M - \$1.99M	59	36	63.9%
\$2M - \$3.99M	22	16	37.5%
\$4M - \$4.99M	2	4	-50.0%
\$5M - \$9.99M	5	1	400.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	223	76	193.4%
< \$500K	7	6	16.7%
\$500K - \$999K	66	39	69.2%
\$1M - \$1.99M	86	23	273.9%
\$2M - \$3.99M	57	4	1325.0%
\$4M - \$4.99M	5	1	400.0%
\$5M - \$9.99M	2	3	-33.3%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	DEC 2024	DEC 2023	%Δ (YR)
New Signed Contracts (All)	116	104	11.5%
< \$500K	1	2	-50.0%
\$500K - \$999K	24	30	-20.0%
\$1M - \$1.99M	41	44	-6.8%
\$2M - \$3.99M	40	22	81.8%
\$4M - \$4.99M	2	0	
\$5M - \$9.99M	6	6	0.0%
\$10M - \$19.99M	2	0	
≥ \$20M	0	0	
New Listings (All)	257	150	71.3%
< \$500K	2	2	0.0%
\$500K - \$999K	57	47	21.3%
\$1M - \$1.99M	115	71	62.0%
\$2M - \$3.99M	73	20	265.0%
\$4M - \$4.99M	2	5	-60.0%
\$5M - \$9.99M	5	4	25.0%
\$10M - \$19.99M	3	1	200.0%
≥ \$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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