

Elliman Report

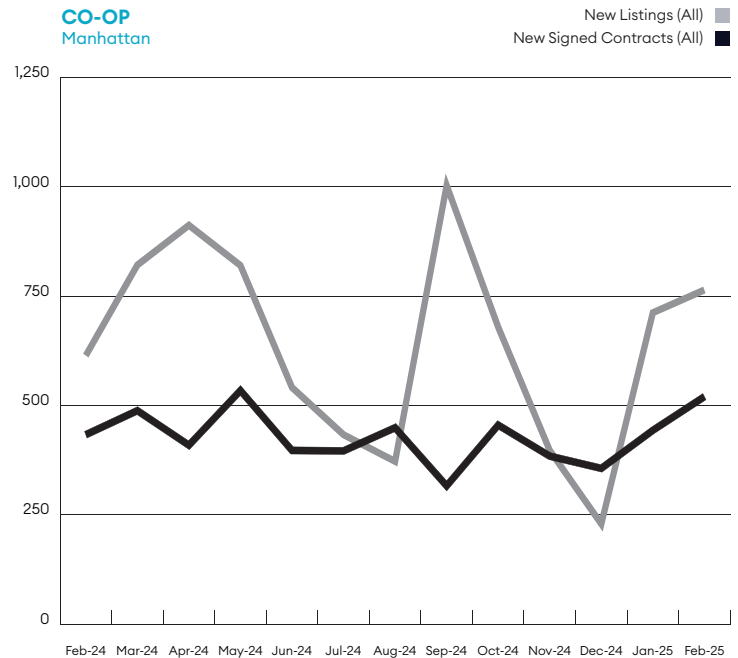
New York

February 2025 New Signed Contracts

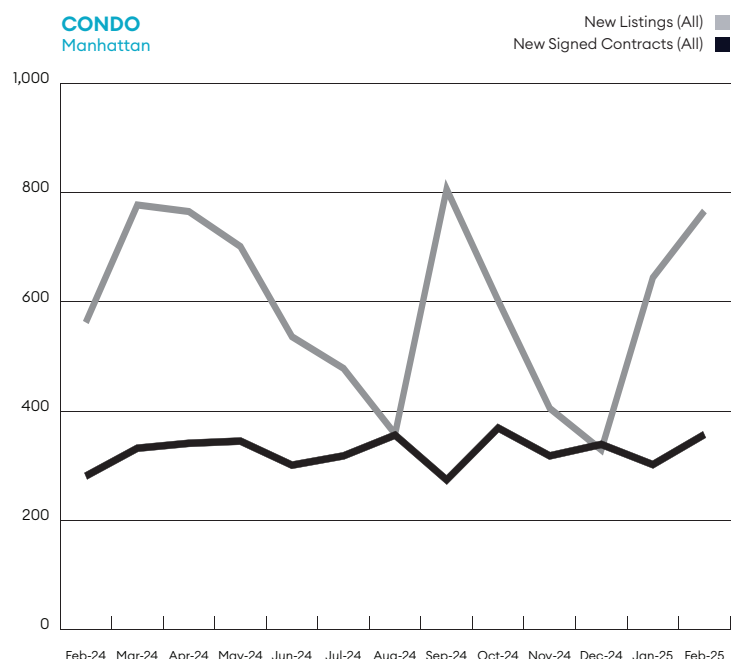
Manhattan

"Since July, the number of newly signed contracts for co-ops, condos, and 1-3 family homes combined has continued to rise annually. The increase in new listings over the past three months has further supported this year-over-year growth. Luxury contracts and new listings above the \$4 million threshold have increased at a higher rate than what has been observed in the overall market."

CO-OP MATRIX Manhattan	FEB 2025	FEB 2024	%Δ (YR)
New Signed Contracts (All)	520	433	20.1%
< \$500K	96	75	28.0%
\$500K - \$999K	207	174	19.0%
\$1M - \$1.99M	130	109	19.3%
\$2M - \$3.99M	61	55	10.9%
\$4M - \$4.99M	8	6	33.3%
\$5M - \$9.99M	16	12	33.3%
\$10M - \$19.99M	2	2	0.0%
≥ \$20M	0	0	
New Listings (All)	764	614	24.4%
< \$500K	130	107	21.5%
\$500K - \$999K	319	239	33.5%
\$1M - \$1.99M	168	137	22.6%
\$2M - \$3.99M	97	81	19.8%
\$4M - \$4.99M	14	15	-6.7%
\$5M - \$9.99M	26	19	36.8%
\$10M - \$19.99M	6	13	-53.8%
≥ \$20M	4	3	33.3%



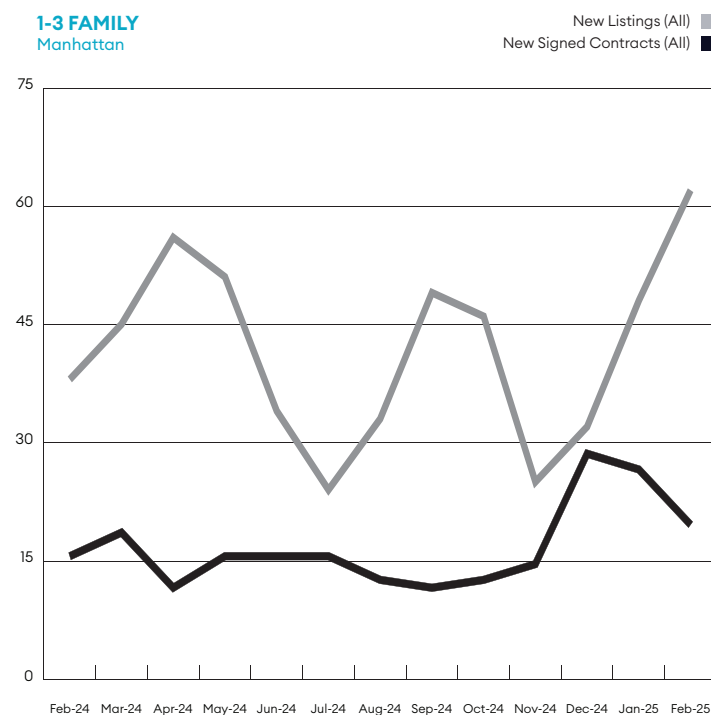
CONDO MATRIX Manhattan	FEB 2025	FEB 2024	%Δ (YR)
New Signed Contracts (All)	357	281	27.0%
< \$500K	5	4	25.0%
\$500K - \$999K	75	67	11.9%
\$1M - \$1.99M	108	76	42.1%
\$2M - \$3.99M	93	81	14.8%
\$4M - \$4.99M	14	18	-22.2%
\$5M - \$9.99M	46	26	76.9%
\$10M - \$19.99M	10	6	66.7%
≥ \$20M	6	3	100.0%
New Listings (All)	766	562	36.3%
< \$500K	5	11	-54.5%
\$500K - \$999K	174	126	38.1%
\$1M - \$1.99M	206	160	28.8%
\$2M - \$3.99M	180	148	21.6%
\$4M - \$4.99M	92	30	206.7%
\$5M - \$9.99M	80	51	56.9%
\$10M - \$19.99M	15	29	-48.3%
≥ \$20M	14	7	100.0%



Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	FEB 2025	FEB 2024	%Δ (YR)
New Signed Contracts (All)	19	15	26.7%
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	3	0	
\$2M - \$3.99M	4	3	33.3%
\$4M - \$4.99M	1	0	
\$5M - \$9.99M	9	6	50.0%
\$10M - \$19.99M	1	6	-83.3%
≥ \$20M	1	0	
New Listings (All)	61	37	64.9%
< \$500K	0	1	-100.0%
\$500K - \$999K	1	0	
\$1M - \$1.99M	7	2	250.0%
\$2M - \$3.99M	10	9	11.1%
\$4M - \$4.99M	8	1	700.0%
\$5M - \$9.99M	15	9	66.7%
\$10M - \$19.99M	15	11	36.4%
≥ \$20M	5	4	25.0%

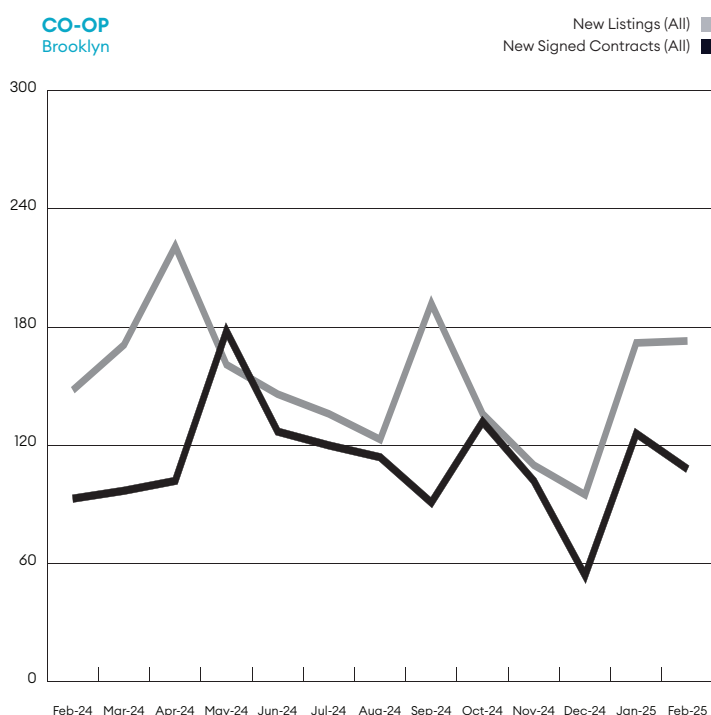
Source: Douglas Elliman Real Estate



Brooklyn

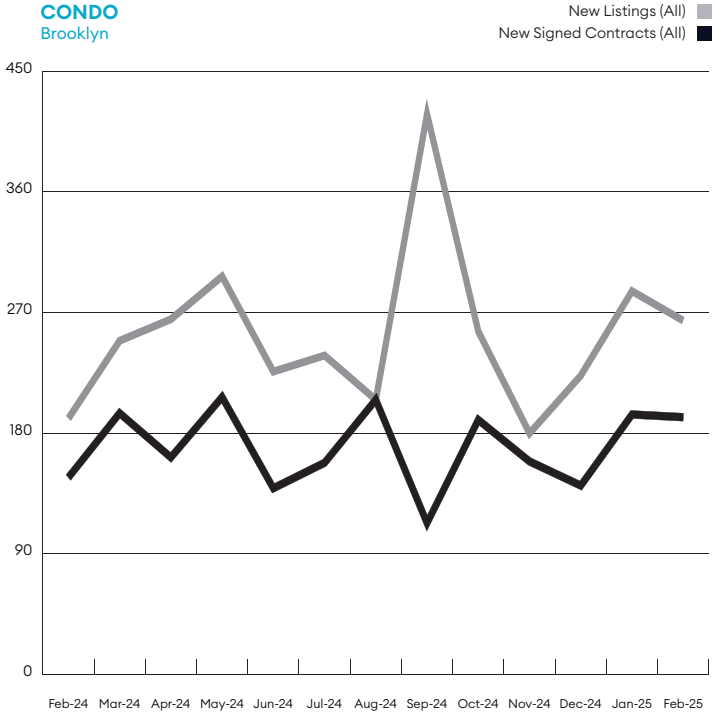
"Since April, the number of newly signed contracts for co-ops, condos, and 1-3 family homes combined has increased each month on a year over year basis. The rise in new listings over the past three months has further bolstered the growth. Luxury contracts above the \$2 million threshold have escalated at a faster rate than that observed in the overall market."

CO-OP MATRIX Brooklyn	FEB 2025	FEB 2024	%Δ (YR)
New Signed Contracts (All)	108	93	16.1%
< \$500K	45	38	18.4%
\$500K - \$999K	43	36	19.4%
\$1M - \$1.99M	9	15	-40.0%
\$2M - \$3.99M	11	4	175.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	173	148	16.9%
< \$500K	91	73	24.7%
\$500K - \$999K	63	53	18.9%
\$1M - \$1.99M	15	15	0.0%
\$2M - \$3.99M	3	7	-57.1%
\$4M - \$4.99M	1	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

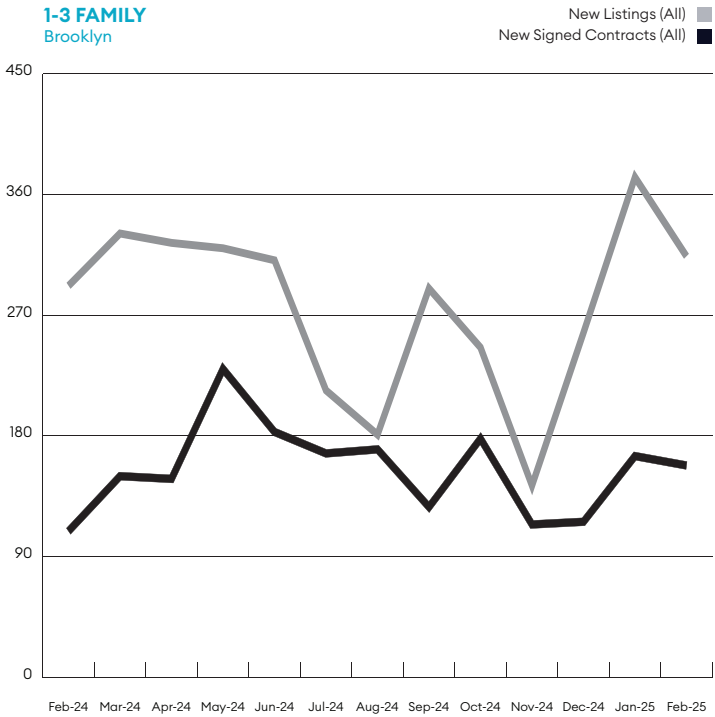


Brooklyn (continued)

CONDO MATRIX Brooklyn	FEB 2025	FEB 2024	%Δ (YR)
New Signed Contracts (All)	192	147	30.6%
< \$500K	10	9	11.1%
\$500K – \$999K	61	44	38.6%
\$1M – \$1.99M	80	60	33.3%
\$2M – \$3.99M	41	29	41.4%
\$4M – \$4.99M	0	4	-100.0%
\$5M – \$9.99M	0	1	-100.0%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	264	191	38.2%
< \$500K	11	10	10.0%
\$500K – \$999K	98	80	22.5%
\$1M – \$1.99M	107	70	52.9%
\$2M – \$3.99M	39	25	56.0%
\$4M – \$4.99M	5	2	150.0%
\$5M – \$9.99M	4	4	0.0%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	FEB 2025	FEB 2024	%Δ (YR)
New Signed Contracts (All)	158	109	45.0%
< \$500K	0	1	-100.0%
\$500K – \$999K	45	28	60.7%
\$1M – \$1.99 M	68	55	23.6%
\$2M – \$3.99M	36	20	80.0%
\$4M – \$4.99M	3	3	0.0%
\$5M – \$9.99M	6	1	500.0%
\$10M – \$19.99M	0	1	-100.0%
≥ \$20M	0	0	
New Listings (All)	314	292	7.5%
< \$500K	0	2	-100.0%
\$500K – \$999K	74	63	17.5%
\$1M – \$1.99M	147	137	7.3%
\$2M – \$3.99M	79	68	16.2%
\$4M – \$4.99M	5	6	-16.7%
\$5M – \$9.99M	6	14	-57.1%
\$10M – \$19.99M	2	2	0.0%
≥ \$20M	1	0	



Source: Douglas Elliman Real Estate

Questions or comments? Email report author
Jonathan Miller at jmiller@millersamuel.com
Methodology: millersamuel.com/research-reports/methodology

Douglas Elliman Real Estate
575 Madison Avenue, New York, NY 10022
212.891.7000 • elliman.com

Miller Samuel Real Estate Appraisers & Consultants
21 West 38th Street, New York, NY 10018
212.768.8100 • millersamuel.com