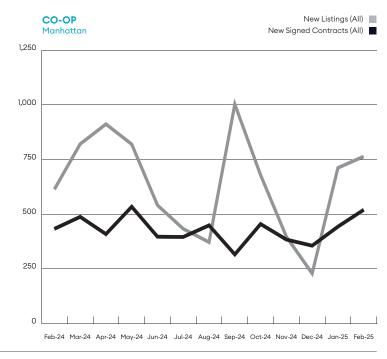
Elliman Report New York February 2025 New Signed Contracts

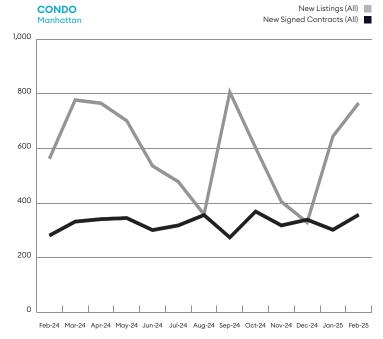
Manhattan

"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	%∆ (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	%∆ (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%

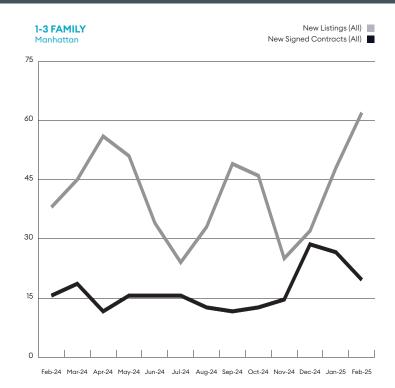






Manhattan (continued)

I-3 FAMILY MATRIX Manhattan	FEB 2025	FEB 2024	%∆ (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%

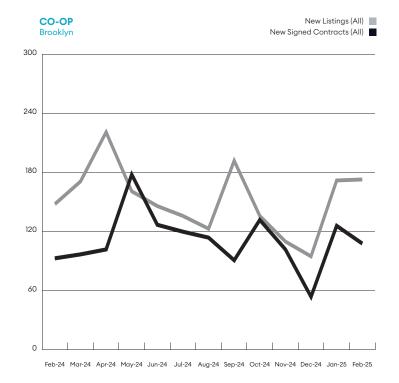


Source: Douglas Elliman Real Estate

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."

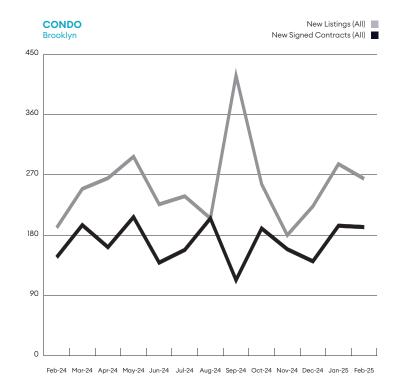
CO-OP MATRIX Brooklyn	FEB 2025	FEB 2024	%∆ (yr)
New Signed Contracts (All)	108	93	16.1%
< \$500K	45	38	18.4%
\$500K – \$999K	43	36	19.4%
\$1M - \$1.99M	9	15	-40.0%
\$2M - \$3.99M	11	4	175.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥\$20M	0	0	
New Listings (All)	173	148	16.9%
< \$500K	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	



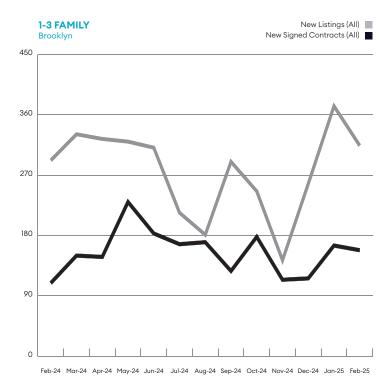
🚯 Douglas Elliman

Brooklyn (continued)

<\$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 0 \$20M 0 0 0 \$20M 0 0 0 \$10M - \$19.99M 0 0 0 \$20M 0 0 0 \$2500K 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%	CONDO MATRIX Brooklyn	FEB 2025	FEB 2024	%∆ (yr)
\$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 0 \$20M 0 0 0 \$20M 0 0 0 \$20M 0 0 0 \$\$20M 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%	New Signed Contracts (All)	192	147	30.6%
\$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 0 ≥\$20M 0 0 0 ≥\$20M 0 0 0 ≥\$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%	<\$500K	10	9	11.1%
\$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 0 ≥\$20M 0 0 0 New Listings (All) 264 191 38.2% <\$500K - \$999K	\$500K - \$999K	61	44	38.6%
\$4M - \$4.99M 0 4 -100.0% \$5M - \$9.99M 0 1 -100.0% \$10M - \$19.99M 0 0 0 ≥ \$20M 0 0 0 New Listings (All) 264 191 38.2% < \$500K	\$1M - \$1.99M	80	60	33.3%
\$5M - \$9.99M 0 1 -100.0% \$10M - \$19.99M 0 0 0 \$220M 0 0 0 New Listings (All) 264 191 38.2% <\$500K	\$2M - \$3.99M	41	29	41.4%
\$10M - \$19.99M 0 0 ≥ \$20M 0 0 New Listings (All) 264 191 38.2% < \$500K	\$4M - \$4.99M	0	4	-100.0%
≥ \$20M 0 0 New Listings (All) 264 191 38.2% < \$500K	\$5M - \$9.99M	0	1	-100.0%
New Listings (All) 264 191 38.2% <\$500K	\$10M - \$19.99M	0	0	
<\$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%	≥\$20M	0	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%	New Listings (All)	264	191	38.2%
\$1M - \$1.99M 107 70 52.9% \$2M - \$3.99M 39 25 56.0% \$4M - \$4.99M 5 2 150.0%	<\$500K	11	10	10.0%
\$2M - \$3.99M 39 25 56.0% \$4M - \$4.99M 5 2 150.0%	\$500K - \$999K	98	80	22.5%
\$4M - \$4.99M 5 2 150.0%	\$1M - \$1.99M	107	70	52.9%
	\$2M - \$3.99M	39	25	56.0%
\$5M - \$9.99M 4 4 0.0%	\$4M - \$4.99M	5	2	150.0%
	\$5M - \$9.99M	4	4	0.0%
\$10M - \$19.99M 0 0	\$10M - \$19.99M	0	0	
≥\$20M 0 0	≥\$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	FEB 2025	FEB 2024	%∆ (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

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