

# Elliman Report

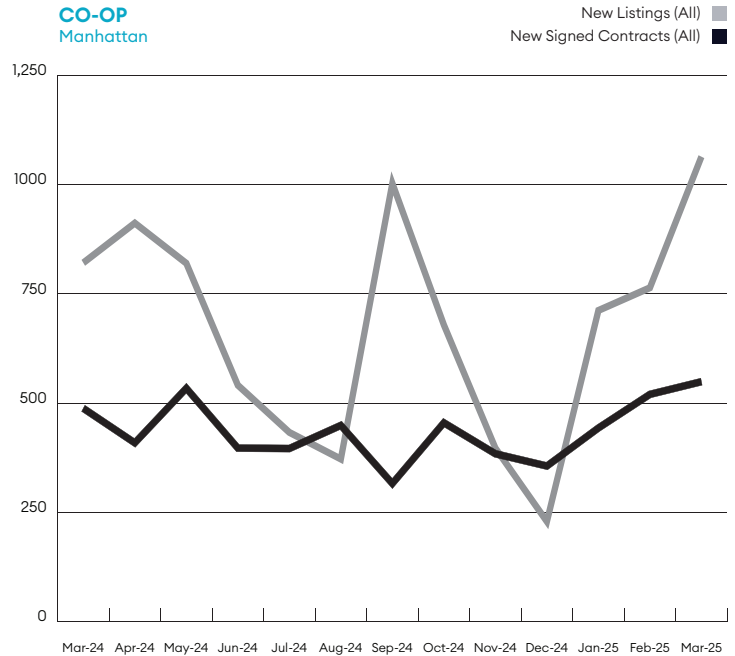
New York

March 2025 New Signed Contracts

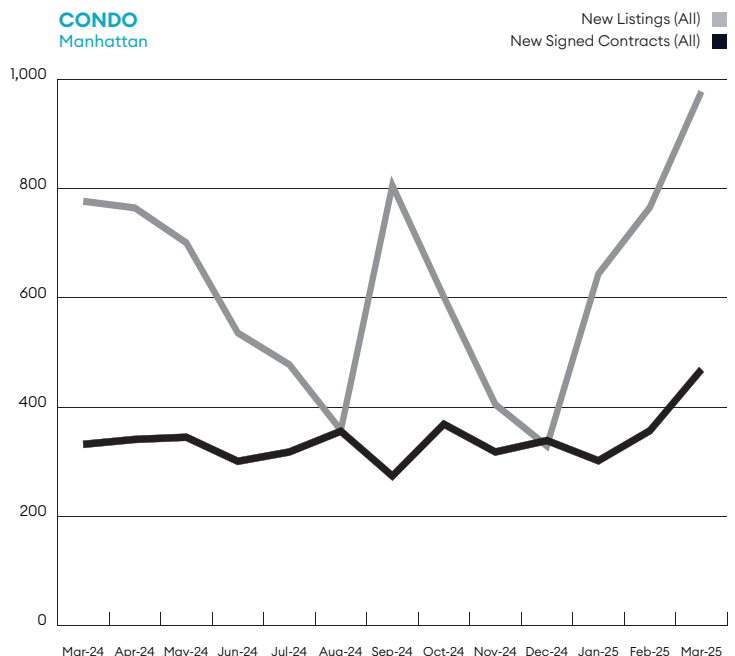
## Manhattan

"The number of newly signed contracts has continued to grow year over year since the summer. Following the fall elections, new listings have also risen annually, further facilitating additional sales. The increase in luxury contracts, which typically exceed the \$4 million threshold, has continued to experience gains that surpass those of the overall market."

CO-OP MATRIX Manhattan	MAR 2025	MAR 2024	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>549</b>	<b>488</b>	<b>12.5%</b>
< \$500K	101	82	23.2%
\$500K - \$999K	226	200	13.0%
\$1M - \$1.99M	124	128	-3.1%
\$2M - \$3.99M	73	58	25.9%
\$4M - \$4.99M	10	8	25.0%
\$5M - \$9.99M	13	11	18.2%
\$10M - \$19.99M	2	1	100.0%
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>1,064</b>	<b>821</b>	<b>29.6%</b>
< \$500K	152	132	15.2%
\$500K - \$999K	403	318	26.7%
\$1M - \$1.99M	293	194	51.0%
\$2M - \$3.99M	134	107	25.2%
\$4M - \$4.99M	38	19	100.0%
\$5M - \$9.99M	29	32	-9.4%
\$10M - \$19.99M	10	16	-37.5%
≥ \$20M	5	3	66.7%



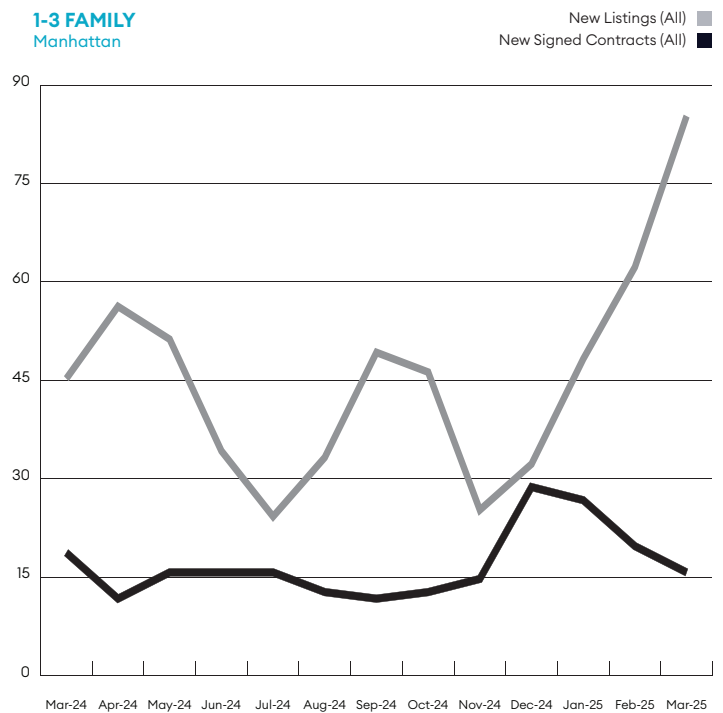
CONDO MATRIX Manhattan	MAR 2025	MAR 2024	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>469</b>	<b>332</b>	<b>41.3%</b>
< \$500K	6	5	20.0%
\$500K - \$999K	86	64	34.4%
\$1M - \$1.99M	153	98	56.1%
\$2M - \$3.99M	110	87	26.4%
\$4M - \$4.99M	28	31	-9.7%
\$5M - \$9.99M	58	38	52.6%
\$10M - \$19.99M	16	5	220.0%
≥ \$20M	12	4	200.0%
<b>New Listings (All)</b>	<b>978</b>	<b>777</b>	<b>25.9%</b>
< \$500K	15	11	36.4%
\$500K - \$999K	222	176	26.1%
\$1M - \$1.99M	293	223	31.4%
\$2M - \$3.99M	270	204	32.4%
\$4M - \$4.99M	55	56	-1.8%
\$5M - \$9.99M	103	84	22.6%
\$10M - \$19.99M	16	17	-5.9%
≥ \$20M	4	6	-33.3%



## Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	MAR 2025	MAR 2024	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>15</b>	<b>18</b>	<b>-16.7%</b>
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	1	1	0.0%
\$2M - \$3.99M	2	3	-33.3%
\$4M - \$4.99M	2	0	
\$5M - \$9.99M	4	10	-60.0%
\$10M - \$19.99M	5	4	25.0%
≥ \$20M	1	0	
<b>New Listings (All)</b>	<b>84</b>	<b>44</b>	<b>90.9%</b>
< \$500K	0	1	-100.0%
\$500K - \$999K	0	0	
\$1M - \$1.99M	4	2	100.0%
\$2M - \$3.99M	20	8	150.0%
\$4M - \$4.99M	7	2	250.0%
\$5M - \$9.99M	22	18	22.2%
\$10M - \$19.99M	21	8	162.5%
≥ \$20M	10	5	100.0%

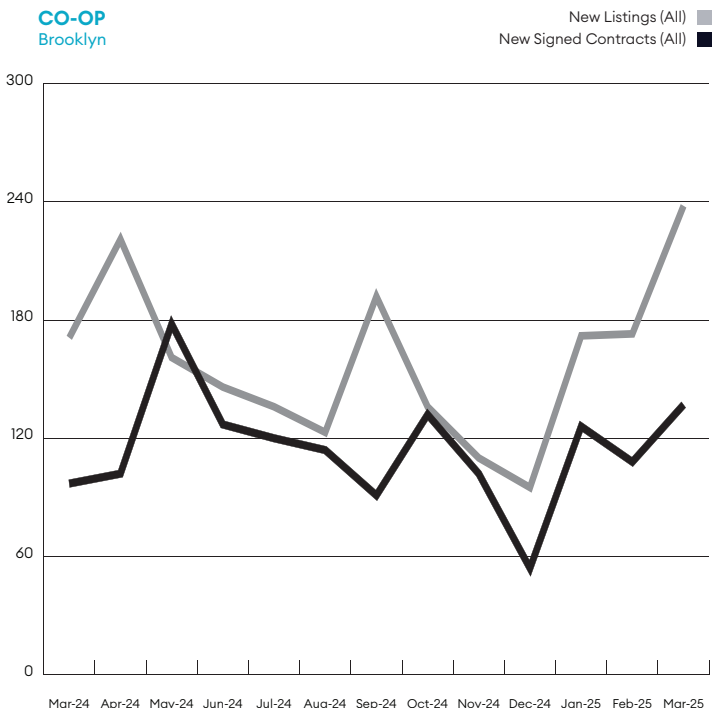
Source: Douglas Elliman Real Estate



## Brooklyn

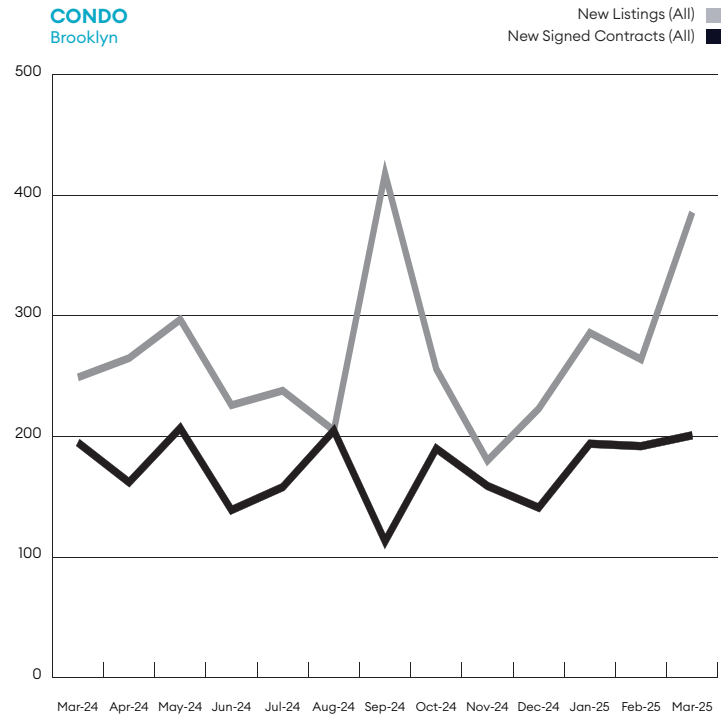
"The number of newly signed contracts has witnessed significant annual growth in the new year. Following the fall elections, new listings have also increased, enabling more sales. The rise in luxury contracts, which generally exceed the \$2 million mark, continues to see gains that exceed the overall market."

CO-OP MATRIX Brooklyn	MAR 2025	MAR 2024	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>137</b>	<b>97</b>	<b>41.2%</b>
< \$500K	60	36	66.7%
\$500K - \$999K	51	45	13.3%
\$1M - \$1.99M	19	16	18.8%
\$2M - \$3.99M	7	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>238</b>	<b>171</b>	<b>39.2%</b>
< \$500K	107	94	13.8%
\$500K - \$999K	85	54	57.4%
\$1M - \$1.99M	31	19	63.2%
\$2M - \$3.99M	13	4	225.0%
\$4M - \$4.99M	1	0	
\$5M - \$9.99M	1	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

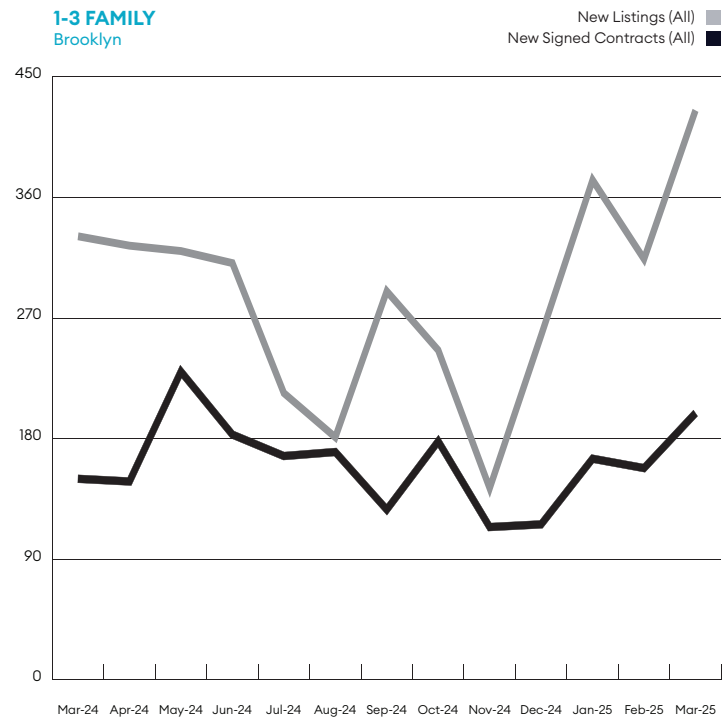


# Brooklyn (continued)

CONDO MATRIX Brooklyn	MAR 2025	MAR 2024	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>201</b>	<b>195</b>	<b>3.1%</b>
< \$500K	9	10	-10.0%
\$500K - \$999K	64	79	-19.0%
\$1M - \$1.99M	91	76	19.7%
\$2M - \$3.99M	30	25	20.0%
\$4M - \$4.99M	5	3	66.7%
\$5M - \$9.99M	1	2	-50.0%
\$10M - \$19.99M	0	0	
≥ \$20M	1	0	
<b>New Listings (All)</b>	<b>386</b>	<b>249</b>	<b>55.0%</b>
< \$500K	18	13	38.5%
\$500K - \$999K	139	89	56.2%
\$1M - \$1.99M	146	103	41.7%
\$2M - \$3.99M	68	39	74.4%
\$4M - \$4.99M	10	4	150.0%
\$5M - \$9.99M	4	1	300.0%
\$10M - \$19.99M	1	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	MAR 2025	MAR 2024	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>199</b>	<b>150</b>	<b>32.7%</b>
< \$500K	0	1	-100.0%
\$500K - \$999K	38	45	-15.6%
\$1M - \$1.99M	93	64	45.3%
\$2M - \$3.99M	47	29	62.1%
\$4M - \$4.99M	7	3	133.3%
\$5M - \$9.99M	12	7	71.4%
\$10M - \$19.99M	2	1	100.0%
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>425</b>	<b>331</b>	<b>28.4%</b>
< \$500K	2	4	-50.0%
\$500K - \$999K	101	71	42.3%
\$1M - \$1.99M	159	147	8.2%
\$2M - \$3.99M	117	80	46.3%
\$4M - \$4.99M	21	14	50.0%
\$5M - \$9.99M	21	14	50.0%
\$10M - \$19.99M	4	1	300.0%
≥ \$20M	0	0	



Source: Douglas Elliman Real Estate

Questions or comments? Email report author  
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Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

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