

Elliman Report

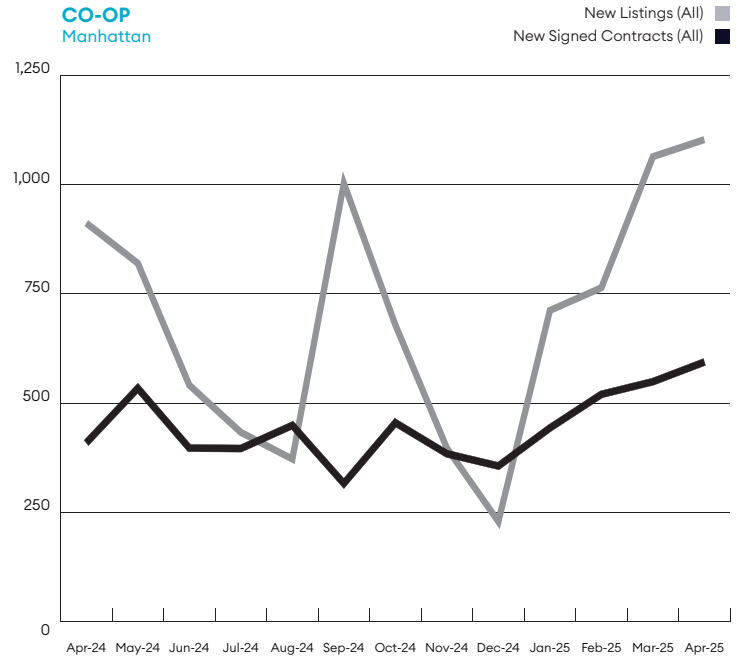
New York

April 2025 New Signed Contracts

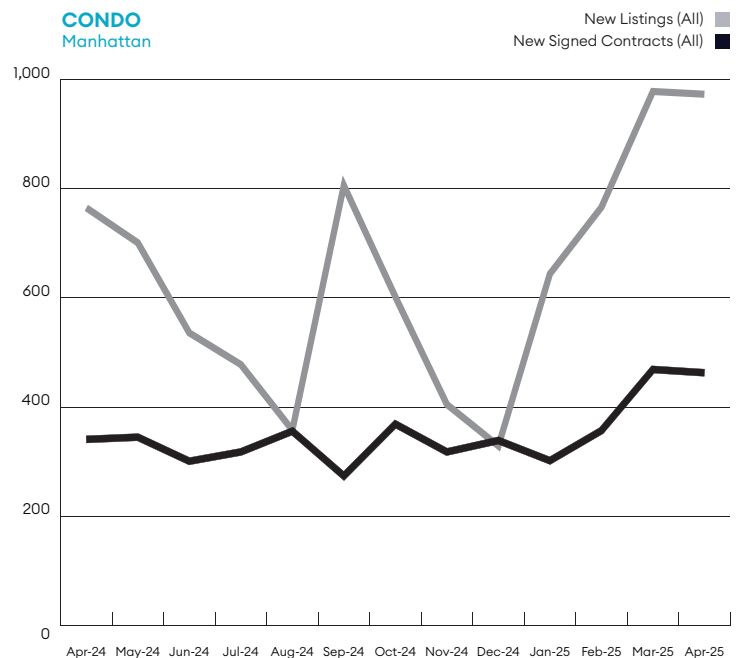
Manhattan

"The overall number of newly signed contracts has continued to grow year over year, enabled by gains in new listings. The rise in new signed contracts exceeding the \$4 million threshold outpaced the annual increases observed in the rest of the market."

CO-OP MATRIX Manhattan	APR 2025	APR 2024	%Δ (YR)
New Signed Contracts (All)	594	409	45.2%
< \$500K	105	74	41.9%
\$500K - \$999K	228	167	36.5%
\$1M - \$1.99M	138	102	35.3%
\$2M - \$3.99M	91	55	65.5%
\$4M - \$4.99M	12	4	200.0%
\$5M - \$9.99M	20	6	233.3%
\$10M - \$19.99M	0	0	
≥ \$20M	0	1	-100.0%
New Listings (All)	1,103	912	20.9%
< \$500K	157	133	18.0%
\$500K - \$999K	427	346	23.4%
\$1M - \$1.99M	260	224	16.1%
\$2M - \$3.99M	177	147	20.4%
\$4M - \$4.99M	32	23	39.1%
\$5M - \$9.99M	41	33	24.2%
\$10M - \$19.99M	5	4	25.0%
≥ \$20M	4	2	100.0%



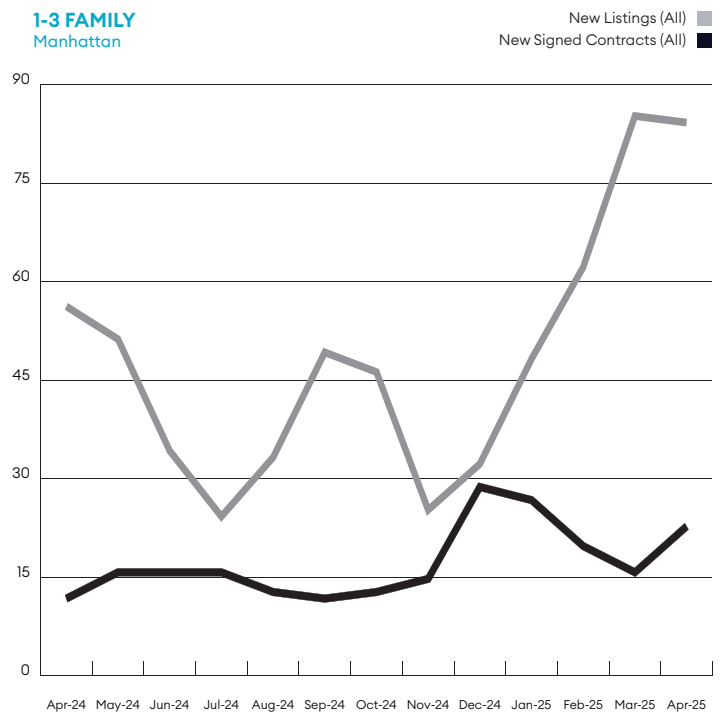
CONDO MATRIX Manhattan	APR 2025	APR 2024	%Δ (YR)
New Signed Contracts (All)	463	341	35.8%
< \$500K	5	5	0.0%
\$500K - \$999K	91	73	24.7%
\$1M - \$1.99M	165	111	48.6%
\$2M - \$3.99M	118	90	31.1%
\$4M - \$4.99M	22	17	29.4%
\$5M - \$9.99M	54	34	58.8%
\$10M - \$19.99M	6	9	-33.3%
≥ \$20M	2	2	0.0%
New Listings (All)	973	765	27.2%
< \$500K	10	12	-16.7%
\$500K - \$999K	220	175	25.7%
\$1M - \$1.99M	272	216	25.9%
\$2M - \$3.99M	261	193	35.2%
\$4M - \$4.99M	53	40	32.5%
\$5M - \$9.99M	109	88	23.9%
\$10M - \$19.99M	35	30	16.7%
≥ \$20M	13	11	18.2%



Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	APR 2025	APR 2024	%Δ (yr)
New Signed Contracts (All)	22	11	100.0%
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	3	0	
\$2M - \$3.99M	4	2	100.0%
\$4M - \$4.99M	1	1	0.0%
\$5M - \$9.99M	9	7	28.6%
\$10M - \$19.99M	4	1	300.0%
≥ \$20M	1	0	
New Listings (All)	83	55	50.9%
< \$500K	2	0	
\$500K - \$999K	1	0	
\$1M - \$1.99M	7	9	-22.2%
\$2M - \$3.99M	18	14	28.6%
\$4M - \$4.99M	5	6	-16.7%
\$5M - \$9.99M	25	7	257.1%
\$10M - \$19.99M	12	16	-25.0%
≥ \$20M	13	3	333.3%

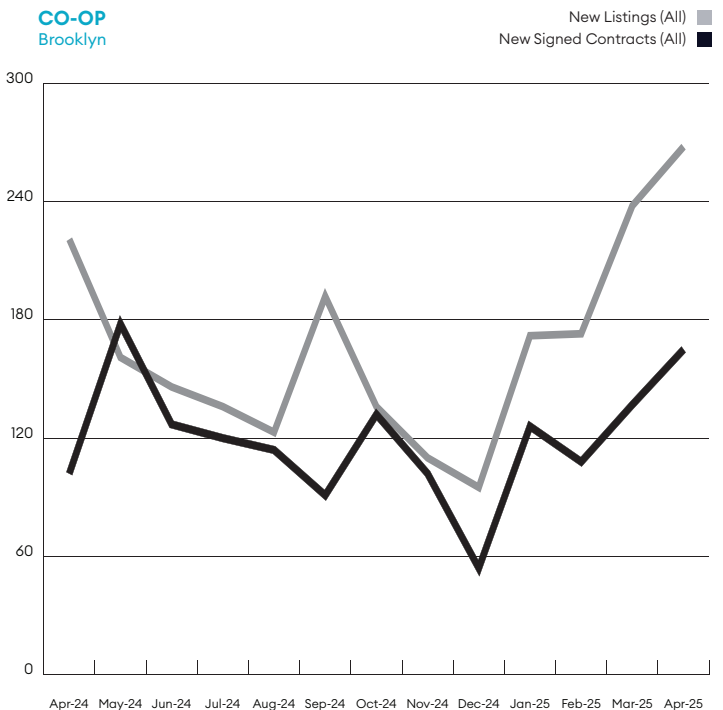
Source: Douglas Elliman Real Estate



Brooklyn

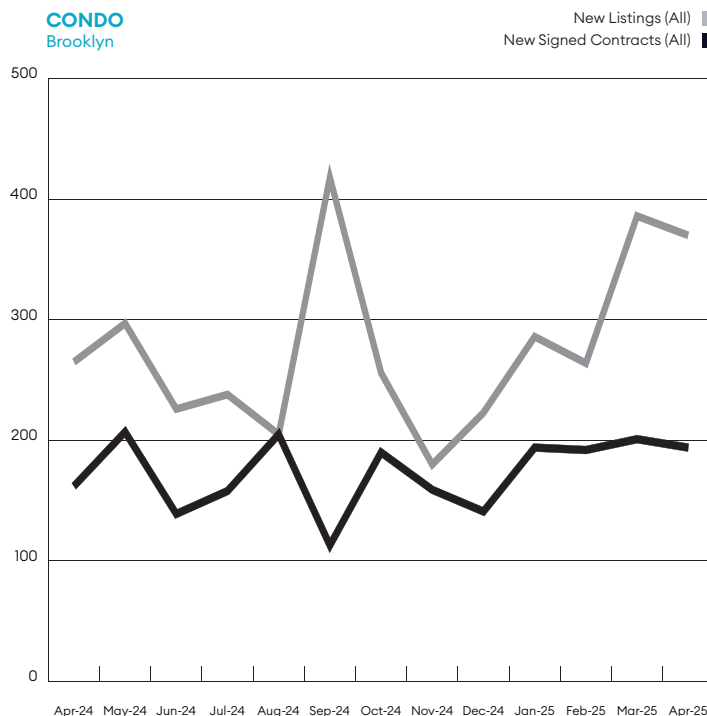
"The overall number of newly signed contracts has continued to grow year over year, enabled by the increase in new listings. Newly signed contracts exceeding the \$2 million threshold outpaced the annual increases observed in the rest of the market."

CO-OP MATRIX Brooklyn	APR 2025	APR 2024	%Δ (yr)
New Signed Contracts (All)	165	102	61.8%
< \$500K	70	42	66.7%
\$500K - \$999K	53	40	32.5%
\$1M - \$1.99M	36	15	140.0%
\$2M - \$3.99M	5	5	0.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	1	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	268	221	21.3%
< \$500K	111	114	-2.6%
\$500K - \$999K	116	80	45.0%
\$1M - \$1.99M	34	20	70.0%
\$2M - \$3.99M	7	7	0.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

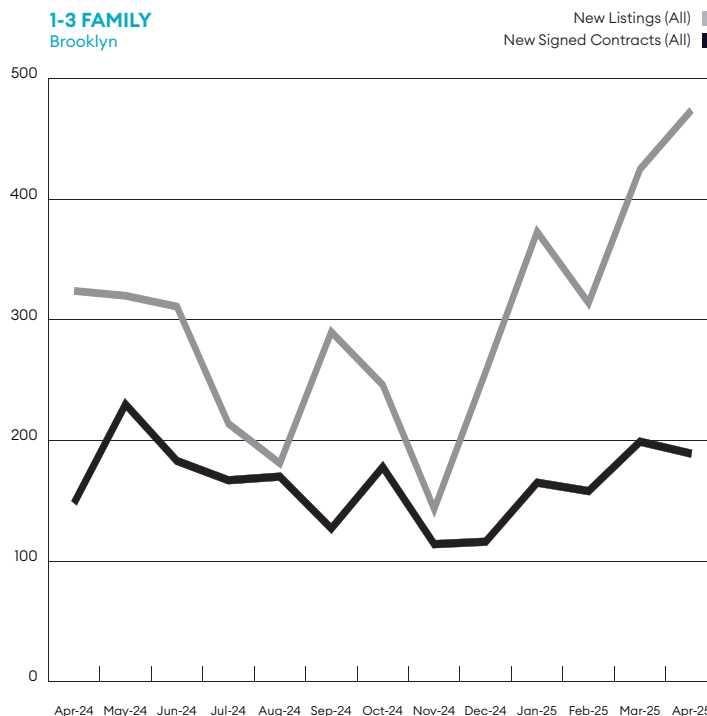


Brooklyn (continued)

CONDO MATRIX Brooklyn	APR 2025	APR 2024	%Δ (YR)
New Signed Contracts (All)	194	162	19.8%
< \$500K	9	9	0.0%
\$500K - \$999K	74	57	29.8%
\$1M - \$1.99M	73	62	17.7%
\$2M - \$3.99M	34	31	9.7%
\$4M - \$4.99M	2	2	0.0%
\$5M - \$9.99M	2	1	100.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	370	265	39.6%
< \$500K	21	12	75.0%
\$500K - \$999K	129	113	14.2%
\$1M - \$1.99M	153	89	71.9%
\$2M - \$3.99M	51	40	27.5%
\$4M - \$4.99M	8	4	100.0%
\$5M - \$9.99M	8	6	33.3%
\$10M - \$19.99M	0	1	-100.0%
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	APR 2025	APR 2024	%Δ (YR)
New Signed Contracts (All)	189	148	27.7%
< \$500K	0	2	-100.0%
\$500K - \$999K	44	48	-8.3%
\$1M - \$1.99M	81	67	20.9%
\$2M - \$3.99M	49	22	122.7%
\$4M - \$4.99M	9	3	200.0%
\$5M - \$9.99M	6	4	50.0%
\$10M - \$19.99M	0	1	-100.0%
≥ \$20M	0	1	-100.0%
New Listings (All)	474	324	46.3%
< \$500K	1	0	
\$500K - \$999K	103	73	41.1%
\$1M - \$1.99M	186	142	31.0%
\$2M - \$3.99M	133	77	72.7%
\$4M - \$4.99M	25	11	127.3%
\$5M - \$9.99M	19	17	11.8%
\$10M - \$19.99M	6	4	50.0%
≥ \$20M	1	0	



Source: Douglas Elliman Real Estate

Questions or comments? Email report author
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Methodology: millersamuel.com/research-reports/methodology

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