

Elliman Report

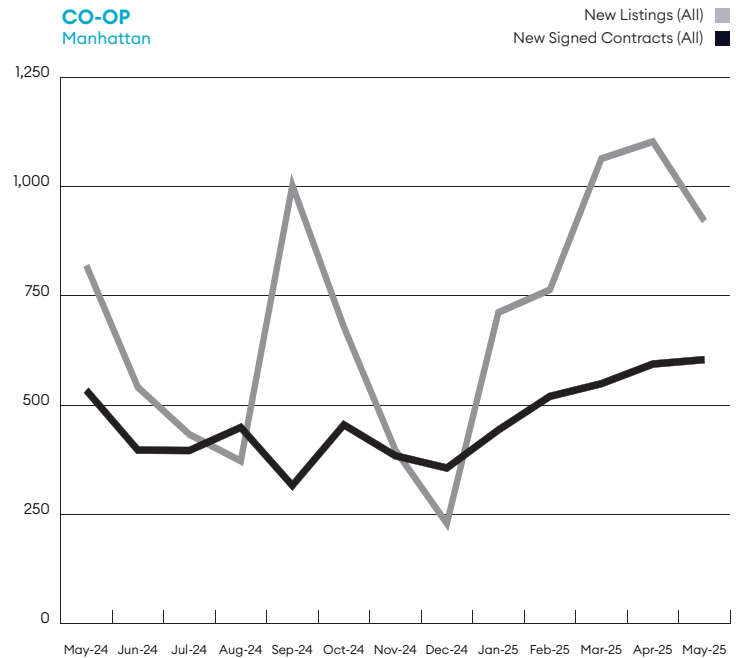
New York

May 2025 New Signed Contracts

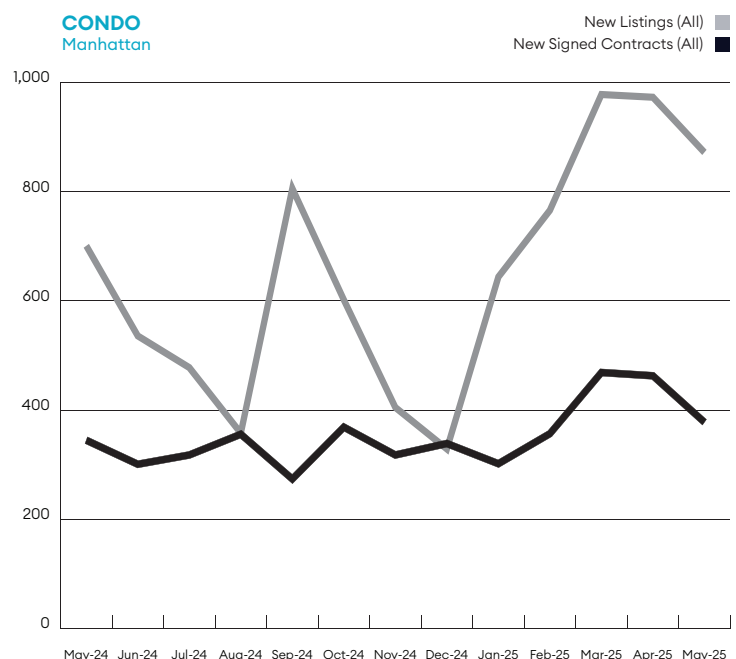
Manhattan

"The market for newly signed contracts continued its upward trend, marking the eleventh consecutive annual increase in overall new signed contracts. New signed contracts exceeding the \$4 million threshold, often referred to as the luxury market, outperformed the rest of the market, achieving a growth rate that was more than double. The annual growth rate for new listings above the luxury threshold remained lower than that of the overall market."

CO-OP MATRIX Manhattan	MAY 2025	MAY 2024	%Δ (YR)
New Signed Contracts (All)	604	534	13.1%
< \$500K	98	97	1.0%
\$500K – \$999K	213	217	-1.8%
\$1M – \$1.99M	153	115	33.0%
\$2M – \$3.99M	85	75	13.3%
\$4M – \$4.99M	24	10	140.0%
\$5M – \$9.99M	21	15	40.0%
\$10M – \$19.99M	8	5	60.0%
≥ \$20M	2	0	
New Listings (All)	921	820	12.3%
< \$500K	139	141	-1.4%
\$500K – \$999K	349	308	13.3%
\$1M – \$1.99M	223	194	14.9%
\$2M – \$3.99M	141	104	35.6%
\$4M – \$4.99M	30	17	76.5%
\$5M – \$9.99M	30	46	-34.8%
\$10M – \$19.99M	3	5	-40.0%
≥ \$20M	6	5	20.0%



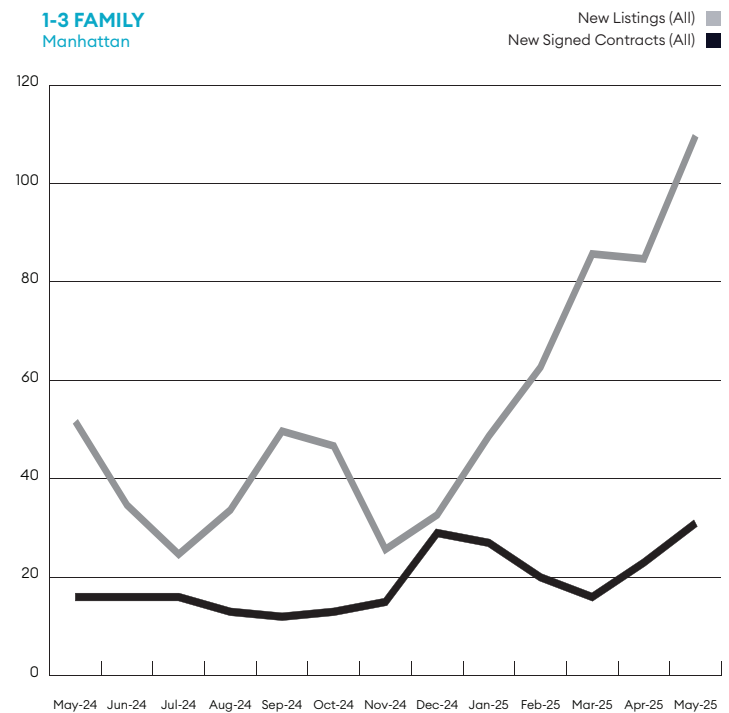
CONDO MATRIX Manhattan	MAY 2025	MAY 2024	%Δ (YR)
New Signed Contracts (All)	378	345	9.6%
< \$500K	6	4	50.0%
\$500K – \$999K	90	88	2.3%
\$1M – \$1.99M	98	95	3.2%
\$2M – \$3.99M	90	87	3.4%
\$4M – \$4.99M	30	11	172.7%
\$5M – \$9.99M	49	45	8.9%
\$10M – \$19.99M	12	11	9.1%
≥ \$20M	3	4	-25.0%
New Listings (All)	872	701	24.4%
< \$500K	17	6	183.3%
\$500K – \$999K	184	151	21.9%
\$1M – \$1.99M	271	203	33.5%
\$2M – \$3.99M	227	188	20.7%
\$4M – \$4.99M	47	36	30.6%
\$5M – \$9.99M	70	77	-9.1%
\$10M – \$19.99M	44	26	69.2%
≥ \$20M	12	14	-14.3%



Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	MAY 2025	MAY 2024	%Δ (YR)
New Signed Contracts (All)	30	15	100.0%
< \$500K	0	0	
\$500K - \$999K	2	0	
\$1M - \$1.99M	5	0	
\$2M - \$3.99M	4	3	33.3%
\$4M - \$4.99M	3	2	50.0%
\$5M - \$9.99M	8	3	166.7%
\$10M - \$19.99M	6	5	20.0%
≥ \$20M	2	2	0.0%
New Listings (All)	108	50	116.0%
< \$500K	2	0	
\$500K - \$999K	10	1	900.0%
\$1M - \$1.99M	9	5	80.0%
\$2M - \$3.99M	28	11	154.5%
\$4M - \$4.99M	2	3	-33.3%
\$5M - \$9.99M	30	15	100.0%
\$10M - \$19.99M	19	11	72.7%
≥ \$20M	8	4	100.0%

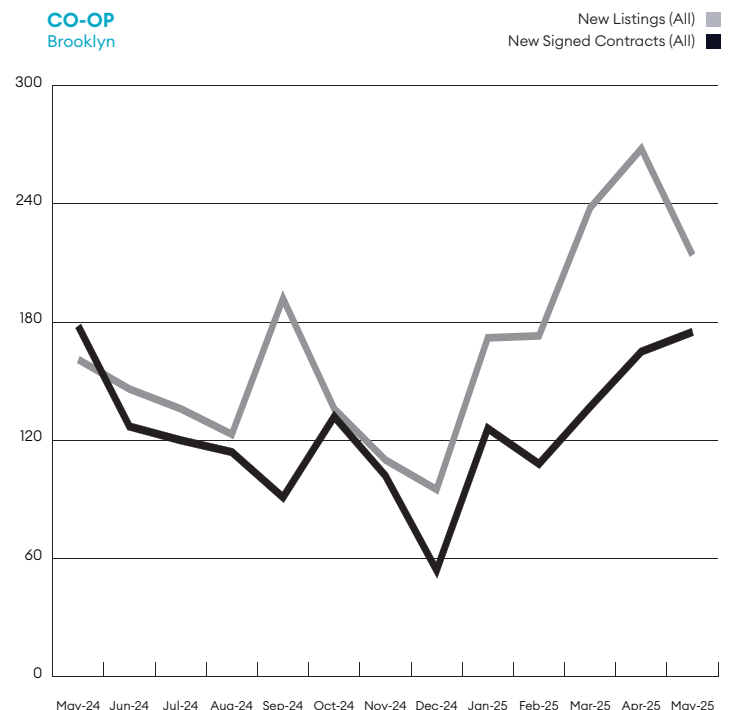
Source: Douglas Elliman Real Estate



Brooklyn

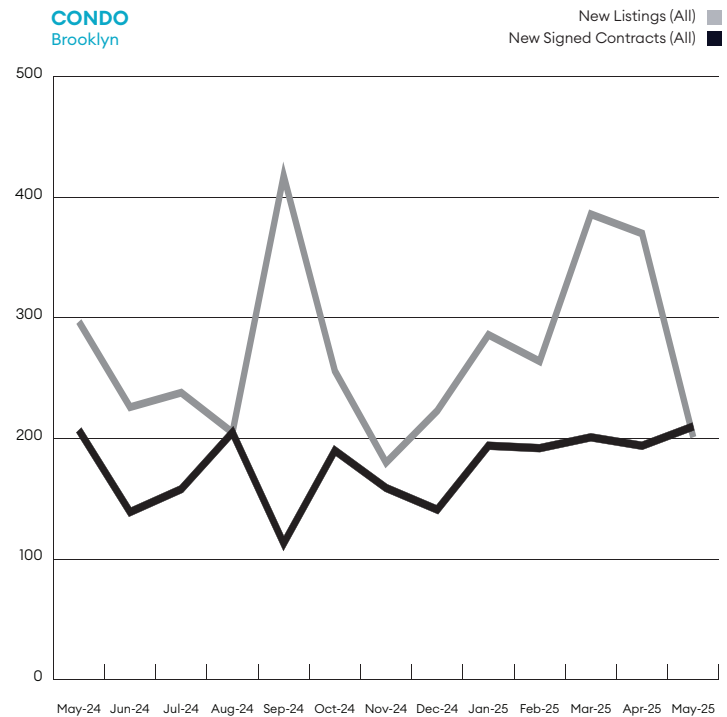
"The market for newly signed contracts declined annually for the first time this year, with condos recording the only overall annual gain. Newly signed contracts exceeding the \$2 million threshold outperformed the rest of the market, achieving a modest increase. However, the annual growth rate for new listings above the luxury threshold was higher than that of the overall market."

CO-OP MATRIX Brooklyn	MAY 2025	MAY 2024	%Δ (YR)
New Signed Contracts (All)	175	178	-1.7%
< \$500K	70	104	-32.7%
\$500K - \$999K	64	47	36.2%
\$1M - \$1.99M	28	15	86.7%
\$2M - \$3.99M	13	12	8.3%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	214	161	32.9%
< \$500K	92	79	16.5%
\$500K - \$999K	67	54	24.1%
\$1M - \$1.99M	34	21	61.9%
\$2M - \$3.99M	17	5	240.0%
\$4M - \$4.99M	3	2	50.0%
\$5M - \$9.99M	1	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

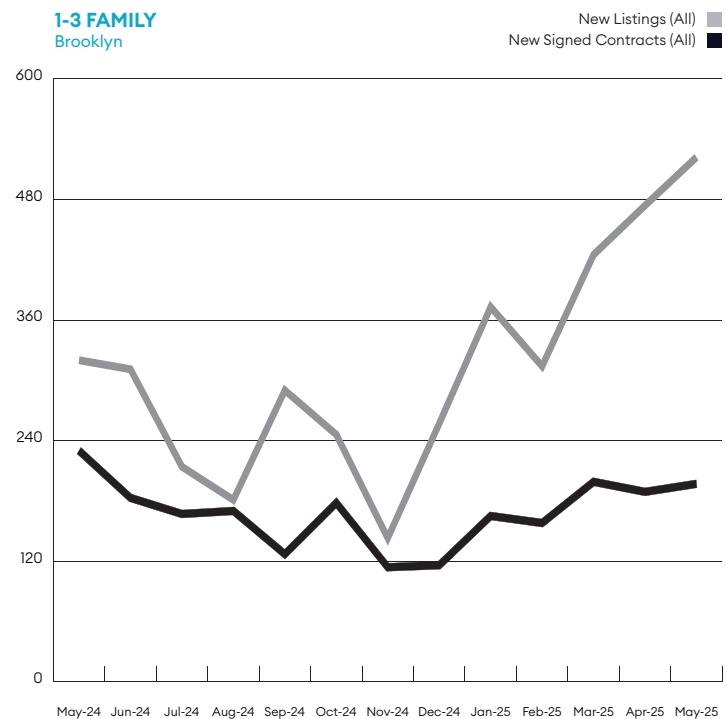


Brooklyn (continued)

CONDO MATRIX Brooklyn	MAY 2025	MAY 2024	%Δ (YR)
New Signed Contracts (All)	210	207	1.4%
< \$500K	9	9	0.0%
\$500K – \$999K	84	78	7.7%
\$1M – \$1.99M	86	87	-1.1%
\$2M – \$3.99M	29	29	0.0%
\$4M – \$4.99M	0	2	-100.0%
\$5M – \$9.99M	2	2	0.0%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	201	297	-32.3%
< \$500K	21	8	162.5%
\$500K – \$999K	112	102	9.8%
\$1M – \$1.99M	0	114	-100.0%
\$2M – \$3.99M	62	61	1.6%
\$4M – \$4.99M	3	8	-62.5%
\$5M – \$9.99M	2	4	-50.0%
\$10M – \$19.99M	1	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	MAY 2025	MAY 2024	%Δ (YR)
New Signed Contracts (All)	197	230	-14.3%
< \$500K	2	2	0.0%
\$500K – \$999K	52	62	-16.1%
\$1M – \$1.99M	79	104	-24.0%
\$2M – \$3.99M	54	53	1.9%
\$4M – \$4.99M	5	4	25.0%
\$5M – \$9.99M	4	4	0.0%
\$10M – \$19.99M	1	1	0.0%
≥ \$20M	0	0	
New Listings (All)	522	320	63.1%
< \$500K	3	2	50.0%
\$500K – \$999K	122	86	41.9%
\$1M – \$1.99M	201	139	44.6%
\$2M – \$3.99M	155	69	124.6%
\$4M – \$4.99M	12	11	9.1%
\$5M – \$9.99M	24	11	118.2%
\$10M – \$19.99M	5	2	150.0%
≥ \$20M	0	0	



Source: Douglas Elliman Real Estate

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

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