

Elliman Report

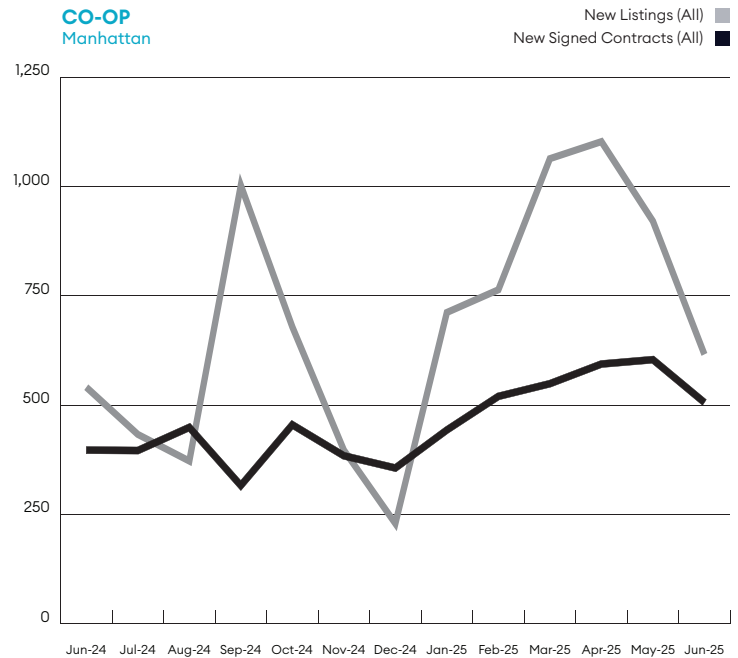
New York

June 2025 New Signed Contracts

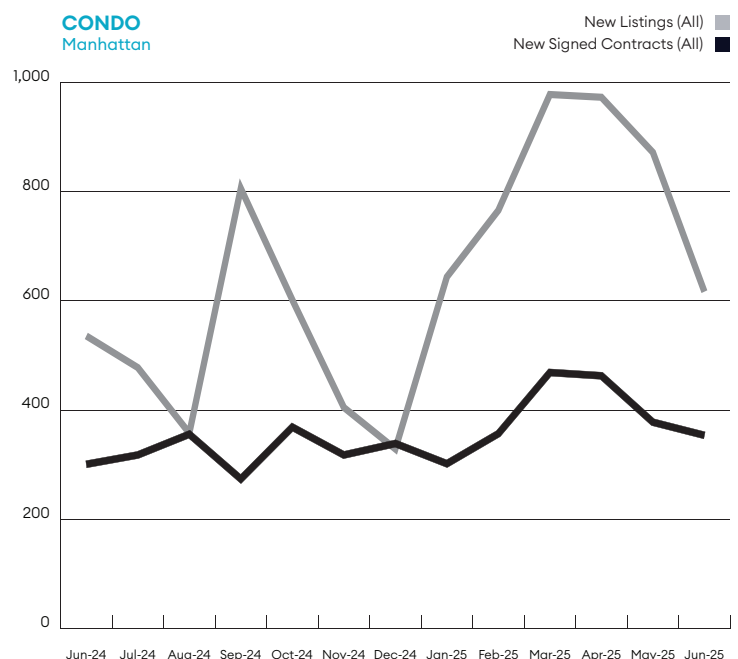
Manhattan

"Newly signed contracts for co-ops, condos, and one to three-family homes increased year over year for the twelfth time. Luxury contracts also continued to see substantial annual gains over the past year, more than doubling in the last two months alone. New listings have increased annually every month since last December, but at a slowing growth rate."

CO-OP MATRIX Manhattan	JUNE 2025	JUNE 2024	%Δ (YR)
New Signed Contracts (All)	506	397	27.5%
< \$500K	70	63	11.1%
\$500K – \$999K	188	149	26.2%
\$1M – \$1.99M	140	106	32.1%
\$2M – \$3.99M	76	55	38.2%
\$4M – \$4.99M	11	3	266.7%
\$5M – \$9.99M	17	12	41.7%
\$10M – \$19.99M	4	9	-55.6%
≥ \$20M	0	0	
New Listings (All)	616	541	13.9%
< \$500K	116	98	18.4%
\$500K – \$999K	252	213	18.3%
\$1M – \$1.99M	147	127	15.7%
\$2M – \$3.99M	69	76	-9.2%
\$4M – \$4.99M	13	12	8.3%
\$5M – \$9.99M	10	12	-16.7%
\$10M – \$19.99M	6	2	200.0%
≥ \$20M	3	1	200.0%



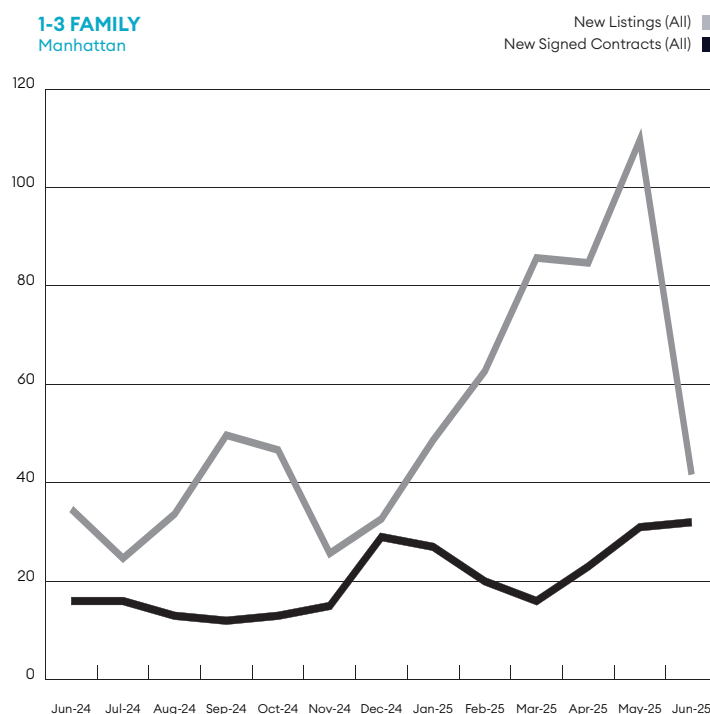
CONDO MATRIX Manhattan	JUNE 2025	JUNE 2024	%Δ (YR)
New Signed Contracts (All)	354	301	17.6%
< \$500K	7	10	-30.0%
\$500K – \$999K	73	66	10.6%
\$1M – \$1.99M	104	85	22.4%
\$2M – \$3.99M	104	83	25.3%
\$4M – \$4.99M	11	19	-42.1%
\$5M – \$9.99M	41	31	32.3%
\$10M – \$19.99M	11	5	120.0%
≥ \$20M	3	2	50.0%
New Listings (All)	617	536	15.1%
< \$500K	13	12	8.3%
\$500K – \$999K	160	115	39.1%
\$1M – \$1.99M	182	167	9.0%
\$2M – \$3.99M	154	129	19.4%
\$4M – \$4.99M	21	29	-27.6%
\$5M – \$9.99M	62	50	24.0%
\$10M – \$19.99M	19	28	-32.1%
≥ \$20M	6	6	0.0%



Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	JUNE 2025	JUNE 2024	%Δ (YR)
New Signed Contracts (All)	31	15	106.7%
< \$500K	0	0	
\$500K - \$999K	1	0	
\$1M - \$1.99M	3	0	
\$2M - \$3.99M	1	4	-75.0%
\$4M - \$4.99M	2	3	-33.3%
\$5M - \$9.99M	14	6	133.3%
\$10M - \$19.99M	9	2	350.0%
≥ \$20M	1	0	
New Listings (All)	40	33	21.2%
< \$500K	0	0	
\$500K - \$999K	3	1	200.0%
\$1M - \$1.99M	4	2	100.0%
\$2M - \$3.99M	7	10	-30.0%
\$4M - \$4.99M	1	2	-50.0%
\$5M - \$9.99M	12	14	-14.3%
\$10M - \$19.99M	8	4	100.0%
≥ \$20M	5	0	

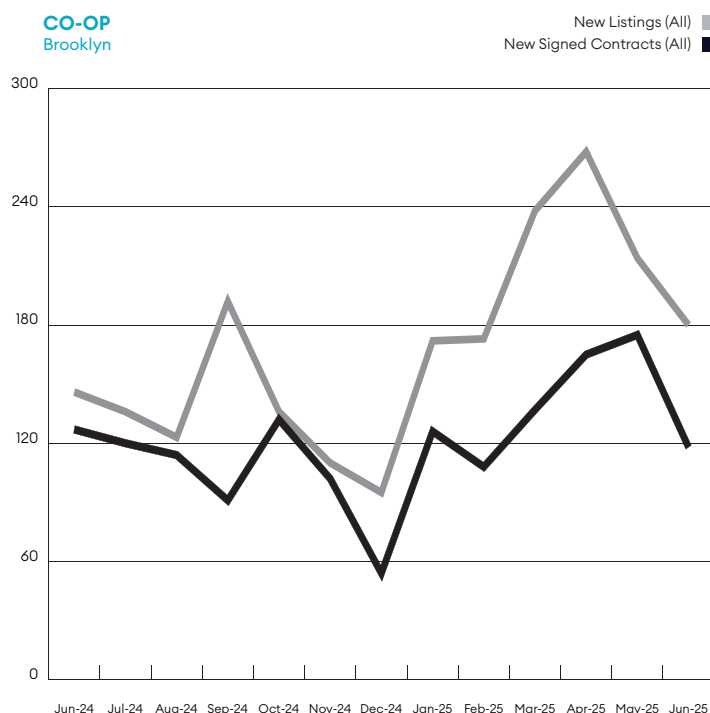
Source: Douglas Elliman Real Estate



Brooklyn

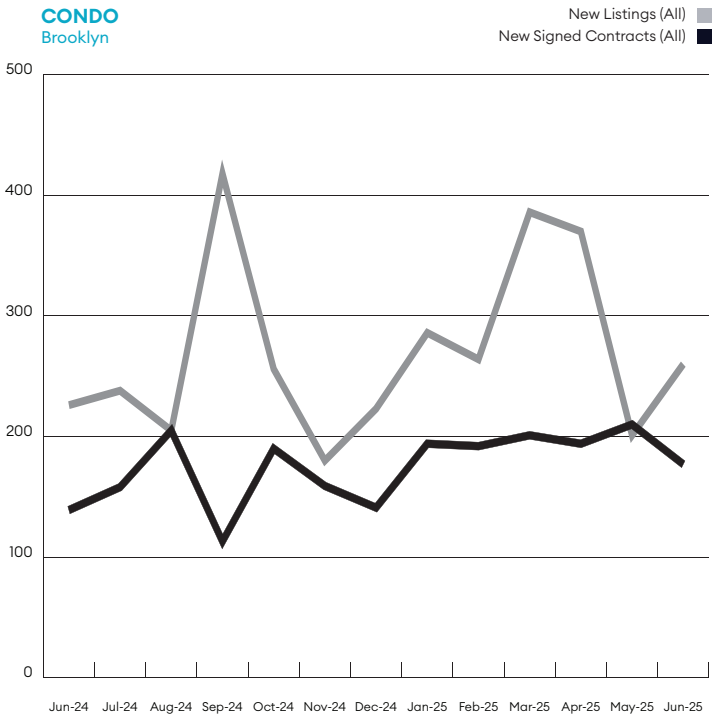
"Newly signed contracts for co-ops, condos, and one to three-family homes increased year over year for the fifth time in six months. Luxury contracts continued to see annual gains that outpaced the overall market for the past nine months. New listings have increased annually every month since last December, with growth easing nearly every month."

CO-OP MATRIX Brooklyn	JUNE 2025	JUNE 2024	%Δ (YR)
New Signed Contracts (All)	118	127	-7.1%
< \$500K	44	67	-34.3%
\$500K - \$999K	46	39	17.9%
\$1M - \$1.99M	22	18	22.2%
\$2M - \$3.99M	5	3	66.7%
\$4M - \$4.99M	1	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	180	146	23.3%
< \$500K	89	61	45.9%
\$500K - \$999K	69	61	13.1%
\$1M - \$1.99M	20	20	0.0%
\$2M - \$3.99M	1	4	-75.0%
\$4M - \$4.99M	1	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

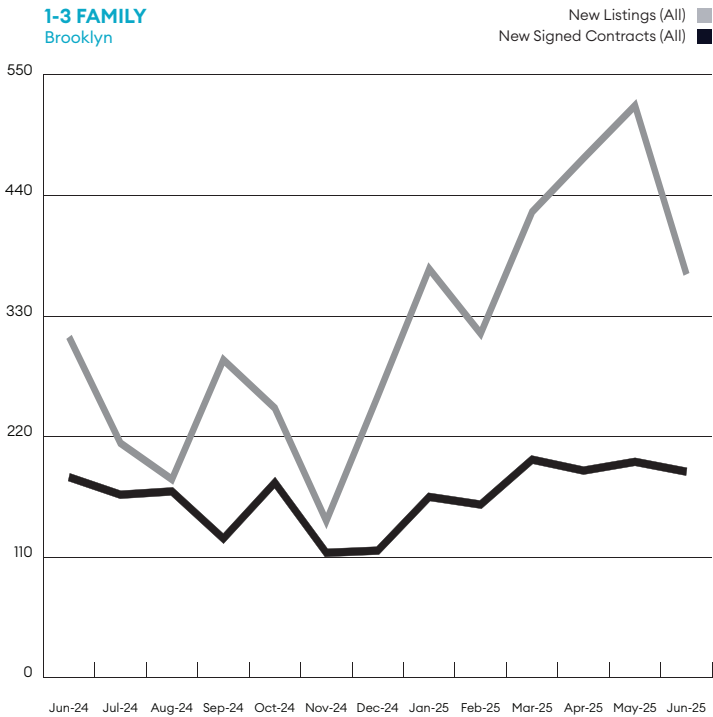


Brooklyn (continued)

CONDO MATRIX Brooklyn	JUNE 2025	JUNE 2024	%Δ (YR)
New Signed Contracts (All)	177	139	27.3%
< \$500K	8	8	0.0%
\$500K – \$999K	62	60	3.3%
\$1M – \$1.99M	77	44	75.0%
\$2M – \$3.99M	29	23	26.1%
\$4M – \$4.99M	0	4	-100.0%
\$5M – \$9.99M	1	0	
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	260	226	15.0%
< \$500K	15	15	0.0%
\$500K – \$999K	90	79	13.9%
\$1M – \$1.99M	101	88	14.8%
\$2M – \$3.99M	49	38	28.9%
\$4M – \$4.99M	3	3	0.0%
\$5M – \$9.99M	0	3	-100.0%
\$10M – \$19.99M	2	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	JUNE 2025	JUNE 2024	%Δ (YR)
New Signed Contracts (All)	188	183	2.7%
< \$500K	0	2	-100.0%
\$500K – \$999K	54	62	-12.9%
\$1M – \$1.99M	59	71	-16.9%
\$2M – \$3.99M	58	35	65.7%
\$4M – \$4.99M	9	5	80.0%
\$5M – \$9.99M	6	7	-14.3%
\$10M – \$19.99M	2	1	100.0%
≥ \$20M	0	0	
New Listings (All)	368	311	18.3%
< \$500K	3	1	200.0%
\$500K – \$999K	90	93	-3.2%
\$1M – \$1.99M	142	126	12.7%
\$2M – \$3.99M	110	65	69.2%
\$4M – \$4.99M	11	11	0.0%
\$5M – \$9.99M	12	12	0.0%
\$10M – \$19.99M	0	3	-100.0%
≥ \$20M	0	0	



Source: Douglas Elliman Real Estate

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

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