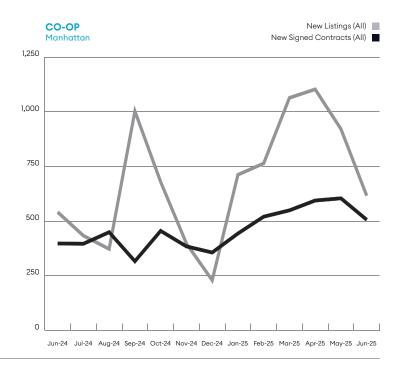
EllimanReport

New York June 2025 New Signed Contracts

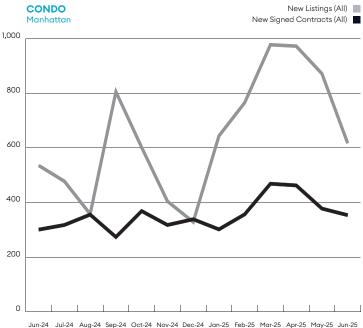
Manhattan

"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	%∆ (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%



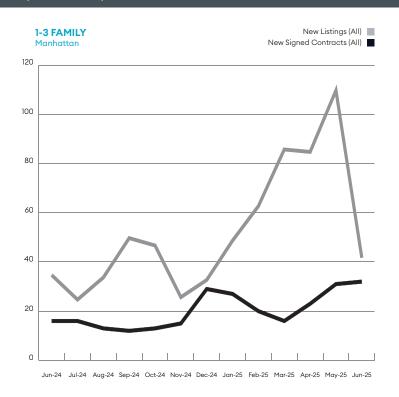
JUNE 2025	JUNE 2024	%∆ (YR)
354	301	17.6%
7	10	-30.0%
73	66	10.6%
104	85	22.4%
104	83	25.3%
11	19	-42.1%
41	31	32.3%
11	5	120.0%
3	2	50.0%
617	536	15.1%
13	12	8.3%
160	115	39.1%
182	167	9.0%
154	129	19.4%
21	29	-27.6%
62	50	24.0%
19	28	-32.1%
6	6	0.0%
	2025 354 7 73 104 104 11 41 11 3 617 13 160 182 154 21 62 19	2025 2024 354 301 7 10 73 66 104 85 104 83 11 19 41 31 11 5 3 2 617 536 13 12 160 115 182 167 154 129 21 29 62 50 19 28





Manhattan (continued)

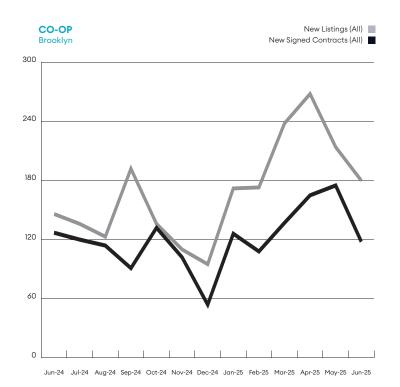
1-3 FAMILY MATRIX Manhattan	JUNE 2025	JUNE 2024	%∆ (yr)
New Signed Contracts (All)	31	15	106.7%
<\$500K	0	0	
\$500K - \$999K	1	0	
\$1M - \$1.99M	3	0	
\$2M - \$3.99M	1	4	-75.0%
\$4M - \$4.99M	2	3	-33.3%
\$5M - \$9.99M	14	6	133.3%
\$10M - \$19.99M	9	2	350.0%
≥\$20M	1	0	
New Listings (All)	40	33	21.2%
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



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."

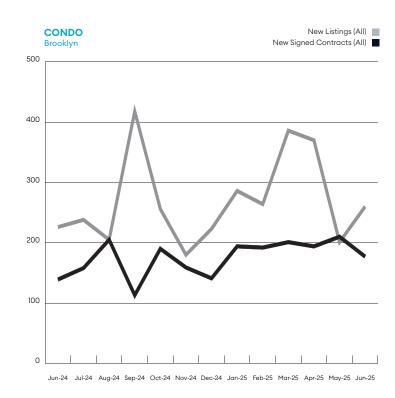
JUNE 2024 127 67 39	%Δ (yr) -7.1% -34.3% 17.9%
67 39	-34.3%
39	
	17.9%
18	
	22.2%
3	66.7%
0	
0	
0	
0	
146	23.3%
61	45.9%
61	13.1%
20	0.0%
4	-75.0%
0	
0	
0	
0	
	0 0 0 0 146 61 61 20 4 0



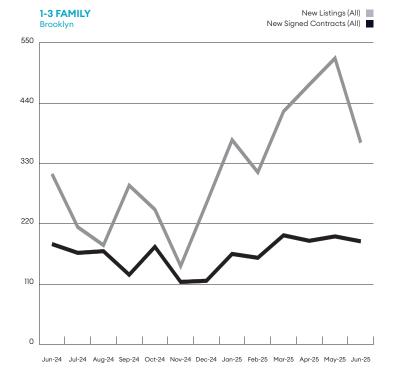


Brooklyn (continued)

CONDO MATRIX Brooklyn	JUNE 2025	JUNE 2024	%∆ (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	



<\$500K 0 2 -100.09 \$500K - \$999K 54 62 -12.99 \$1M - \$1.99 M 59 71 -16.99 \$2M - \$3.99M 58 35 65.79 \$4M - \$4.99M 9 5 80.09 \$5M - \$9.99M 6 7 -14.39 \$10M - \$19.99M 2 1 100.09 ≥ \$20M 0 0 New Listings (All) 368 311 18.39 < \$500K 3 1 200.09 \$500K - \$999K 90 93 -3.29 \$1M - \$1.99M 142 126 12.79 \$2M - \$3.99M 110 65 69.29 \$4M - \$4.99M 11 11 10.09 \$5M - \$9.99M 12 12 0.09	1-3 FAMILY MATRIX Brooklyn	JUNE 2025	JUNE 2024	%∆ (YR)
\$500K - \$999K 54 62 -12.99 \$1M - \$1.99 M 59 71 -16.99 \$2M - \$3.99M 58 35 65.79 \$4M - \$4.99M 9 5 80.09 \$5M - \$9.99M 6 7 -14.39 \$10M - \$19.99M 2 1 100.09 2 \$20M 0 0 New Listings (All) 368 311 18.39 <\$500K 3 1 200.09 \$500K 9999K 90 93 -3.29 \$1M - \$1.99M 142 126 12.79 \$2M - \$3.99M 110 65 69.29 \$4M - \$4.99M 11 11 0.09 \$5M - \$9.99M 12 12 0.09	New Signed Contracts (All)	188	183	2.7%
\$1M - \$1.99 M 59 71 -16.99 \$2M - \$3.99M 58 35 65.79 \$4M - \$4.99M 9 5 80.09 \$5M - \$9.99M 6 7 -14.39 \$10M - \$19.99M 2 1 100.09 2 \$20M 0 0 New Listings (All) 368 311 18.39 <\$500K 3 1 200.09 \$500K 3 1 200.09 \$500K 90 93 -3.29 \$1M - \$1.99M 142 126 12.79 \$2M - \$3.99M 110 65 69.29 \$4M - \$4.99M 11 11 0.09 \$5M - \$9.99M 12 12 0.09	<\$500K	0	2	-100.0%
\$2M - \$3.99M 58 35 65.79 \$4M - \$4.99M 9 5 80.09 \$5M - \$9.99M 6 7 -14.39 \$10M - \$19.99M 2 1 100.09 \$2\$20M 0 0 New Listings (All) 368 311 18.39 \$500K 3 1 200.09 \$500K 9999K 90 93 -3.29 \$1M - \$1.99M 142 126 12.79 \$2M - \$3.99M 110 65 69.29 \$4M - \$4.99M 11 11 0.09 \$5M - \$9.99M 12 12 0.09	\$500K - \$999K	54	62	-12.9%
\$4M - \$4.99M 9 5 80.09 \$5M - \$9.99M 6 7 -14.39 \$10M - \$19.99M 2 1 100.09 2 \$20M 0 0 New Listings (All) 368 311 18.39 < \$500K 3 1 200.09 \$500K 9999K 90 93 -3.29 \$1M - \$1.99M 142 126 12.79 \$2M - \$3.99M 110 65 69.29 \$4M - \$4.99M 11 11 0.09 \$5M - \$9.99M 12 12 0.09	\$1M - \$1.99 M	59	71	-16.9%
\$5M - \$9.99M 6 7 -14.39 \$10M - \$19.99M 2 1 100.09 \$\frac{2}{2}\$	\$2M - \$3.99M	58	35	65.7%
\$10M - \$19.99M 2 1 100.09 2 \$20M 0 0 New Listings (All) 368 311 18.39 < \$500K 3 1 200.09 \$500K 9999K 90 93 -3.29 \$1M - \$1.99M 142 126 12.79 \$2M - \$3.99M 110 65 69.29 \$4M - \$4.99M 11 11 0.09 \$5M - \$9.99M 12 12 0.09	\$4M - \$4.99M	9	5	80.0%
≥\$20M 0 0 New Listings (All) 368 311 18.39 <\$500K 3 1 200.09 \$500K - \$999K 90 93 -3.29 \$1M - \$1.99M 142 126 12.79 \$2M - \$3.99M 110 65 69.29 \$4M - \$4.99M 11 11 0.09 \$5M - \$9.99M 12 12 0.09	\$5M - \$9.99M	6	7	-14.3%
New Listings (All) 368 311 18.39 <\$500K	\$10M - \$19.99M	2	1	100.0%
<\$500K	≥\$20M	0	0	
\$500K - \$999K 90 93 -3.29 \$1M - \$1.99M 142 126 12.79 \$2M - \$3.99M 110 65 69.29 \$4M - \$4.99M 11 11 0.09 \$5M - \$9.99M 12 12 0.09	New Listings (All)	368	311	18.3%
\$1M - \$1.99M 142 126 12.79 \$2M - \$3.99M 110 65 69.29 \$4M - \$4.99M 11 11 0.09 \$5M - \$9.99M 12 12 0.09	<\$500K	3	1	200.0%
\$2M - \$3.99M 110 65 69.29 \$4M - \$4.99M 11 11 0.09 \$5M - \$9.99M 12 12 0.09	\$500K - \$999K	90	93	-3.2%
\$4M - \$4.99M 11 11 0.09 \$5M - \$9.99M 12 12 0.09	\$1M - \$1.99M	142	126	12.7%
\$5M - \$9.99M 12 12 0.09	\$2M - \$3.99M	110	65	69.2%
· · · · · · · · · · · · · · · · · · ·	\$4M - \$4.99M	11	11	0.0%
\$10M - \$19.99M 0 3 -100.09	\$5M - \$9.99M	12	12	0.0%
	\$10M - \$19.99M	0	3	-100.0%
≥\$20M 0 0	≥\$20M	0	0	



Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com Methodology: millersamuel.com/research-reports/methodology

Source: Douglas Elliman Real Estate

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