

Elliman Report

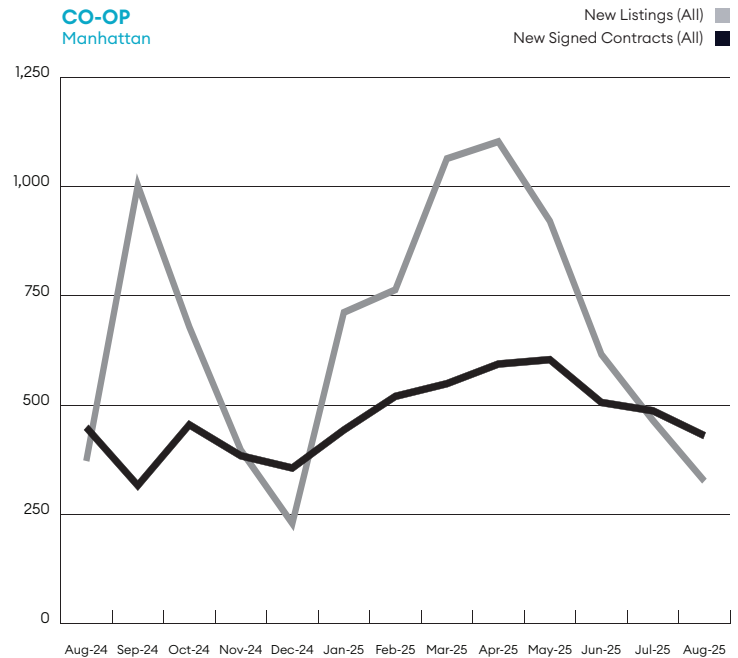
New York

August 2025 New Signed Contracts

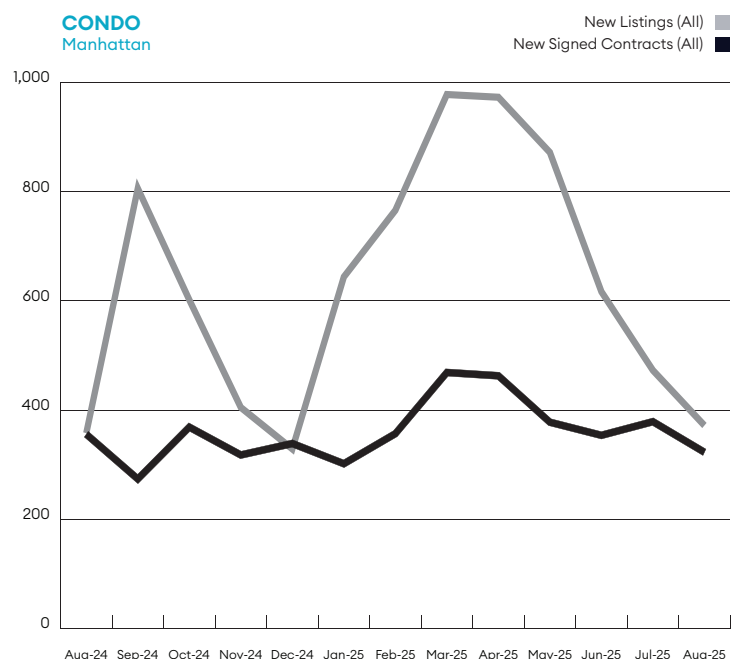
Manhattan

"New signed contract levels across all property types decreased slightly year over year for the first time in over a year. However, a significant annual increase in new signed contracts was mainly seen above the \$4 million market-wide threshold and in the 1-5 family market. The combined annual growth of new listings for all property types slowed down for the first time in 2025."

CO-OP MATRIX Manhattan	AUG 2025	AUG 2024	%Δ (YR)
New Signed Contracts (All)	430	449	-4.2%
< \$500K	83	93	-10.8%
\$500K – \$999K	175	175	0.0%
\$1M – \$1.99M	109	111	-1.8%
\$2M – \$3.99M	49	50	-2.0%
\$4M – \$4.99M	7	5	40.0%
\$5M – \$9.99M	6	11	-45.5%
\$10M – \$19.99M	1	2	-50.0%
≥ \$20M	0	2	-100.0%
New Listings (All)	326	372	-12.4%
< \$500K	83	97	-14.4%
\$500K – \$999K	126	174	-27.6%
\$1M – \$1.99M	68	57	19.3%
\$2M – \$3.99M	36	32	12.5%
\$4M – \$4.99M	3	2	50.0%
\$5M – \$9.99M	8	7	14.3%
\$10M – \$19.99M	1	3	-66.7%
≥ \$20M	1	0	



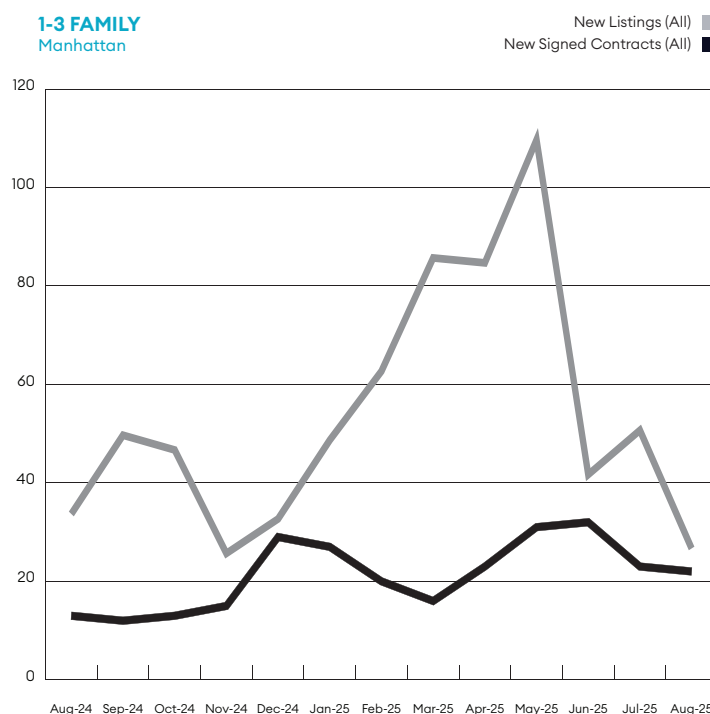
CONDO MATRIX Manhattan	AUG 2025	AUG 2024	%Δ (YR)
New Signed Contracts (All)	323	356	-9.3%
< \$500K	4	7	-42.9%
\$500K – \$999K	68	90	-24.4%
\$1M – \$1.99M	106	104	1.9%
\$2M – \$3.99M	85	101	-15.8%
\$4M – \$4.99M	24	19	26.3%
\$5M – \$9.99M	23	26	-11.5%
\$10M – \$19.99M	10	6	66.7%
≥ \$20M	3	3	0.0%
New Listings (All)	372	358	3.9%
< \$500K	13	5	160.0%
\$500K – \$999K	103	85	21.2%
\$1M – \$1.99M	128	125	2.4%
\$2M – \$3.99M	70	79	-11.4%
\$4M – \$4.99M	15	16	-6.3%
\$5M – \$9.99M	32	38	-15.8%
\$10M – \$19.99M	7	7	0.0%
≥ \$20M	4	3	33.3%



Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	AUG 2025	AUG 2024	%Δ (YR)
New Signed Contracts (All)	21	12	75.0%
< \$500K	1	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	4	1	300.0%
\$2M - \$3.99M	5	3	66.7%
\$4M - \$4.99M	0	3	-100.0%
\$5M - \$9.99M	7	1	600.0%
\$10M - \$19.99M	3	3	0.0%
≥ \$20M	1	1	0.0%
New Listings (All)	25	32	-21.9%
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	1	4	-75.0%
\$2M - \$3.99M	15	11	36.4%
\$4M - \$4.99M	1	2	-50.0%
\$5M - \$9.99M	2	6	-66.7%
\$10M - \$19.99M	5	6	-16.7%
≥ \$20M	1	3	-66.7%

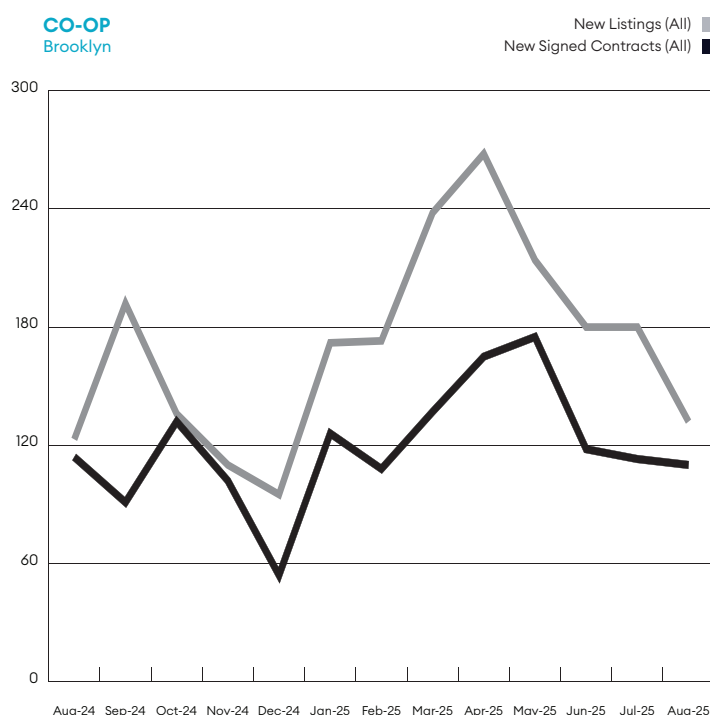
Source: Douglas Elliman Real Estate



Brooklyn

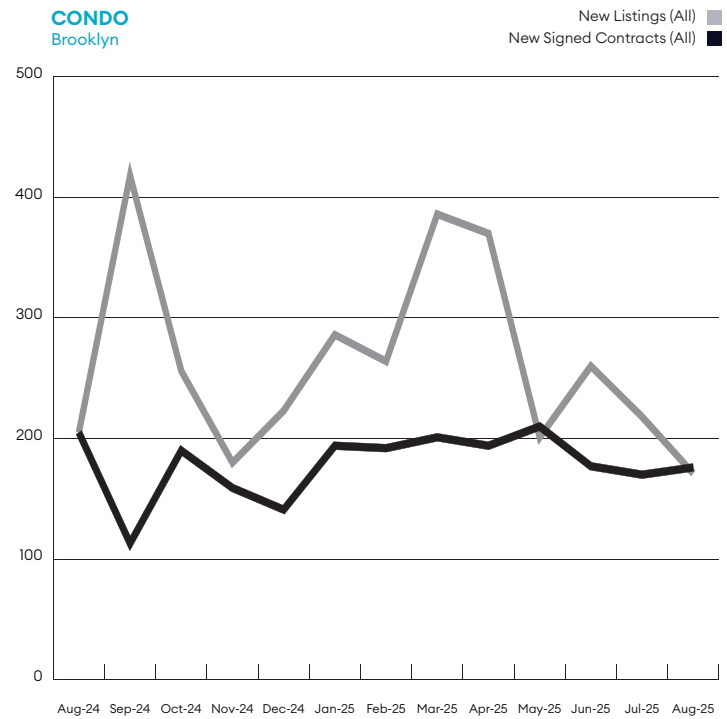
"New signed contract levels across all property types declined slightly year over year for the second time this year. However, the annual increase in new signed contracts was mainly seen above the \$2 million market-wide threshold and in the 1-3 family market. The combined yearly growth of new listings for all property types increased each month during 2025, yet overall supply remains limited."

CO-OP MATRIX Brooklyn	AUG 2025	AUG 2024	%Δ (YR)
New Signed Contracts (All)	110	114	-3.5%
< \$500K	57	65	-12.3%
\$500K - \$999K	38	31	22.6%
\$1M - \$1.99M	14	15	-6.7%
\$2M - \$3.99M	1	3	-66.7%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	132	123	7.3%
< \$500K	95	79	20.3%
\$500K - \$999K	26	36	-27.8%
\$1M - \$1.99M	8	7	14.3%
\$2M - \$3.99M	3	1	200.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

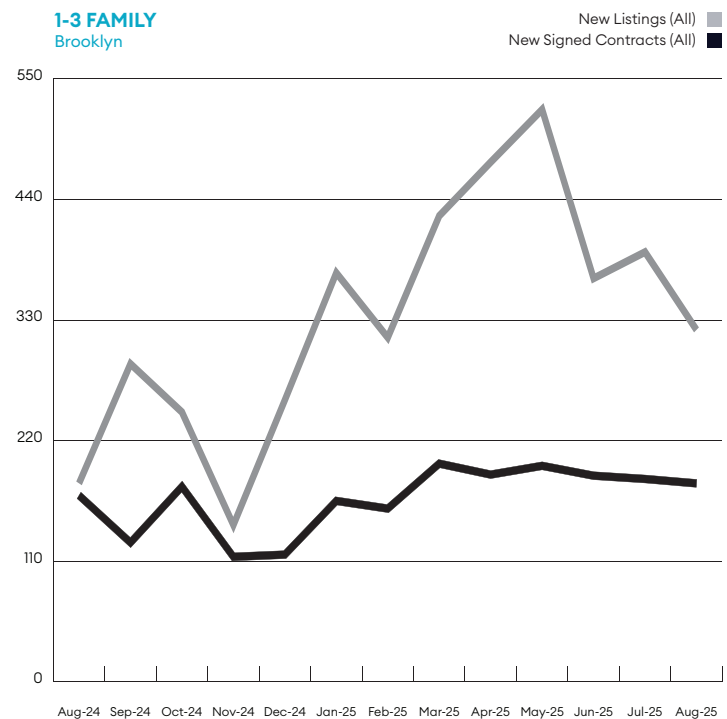


Brooklyn (continued)

CONDO MATRIX Brooklyn	AUG 2025	AUG 2024	%Δ (YR)
New Signed Contracts (All)	176	205	-14.1%
< \$500K	14	15	-6.7%
\$500K – \$999K	66	83	-20.5%
\$1M – \$1.99M	69	79	-12.7%
\$2M – \$3.99M	25	23	8.7%
\$4M – \$4.99M	1	4	-75.0%
\$5M – \$9.99M	1	1	0.0%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	
New Listings (All)	171	205	-16.6%
< \$500K	14	18	-22.2%
\$500K – \$999K	78	92	-15.2%
\$1M – \$1.99M	53	55	-3.6%
\$2M – \$3.99M	23	32	-28.1%
\$4M – \$4.99M	1	4	-75.0%
\$5M – \$9.99M	2	4	-50.0%
\$10M – \$19.99M	0	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	AUG 2025	AUG 2024	%Δ (YR)
New Signed Contracts (All)	181	170	6.5%
< \$500K	1	2	-50.0%
\$500K – \$999K	54	55	-1.8%
\$1M – \$1.99M	77	79	-2.5%
\$2M – \$3.99M	40	26	53.8%
\$4M – \$4.99M	5	3	66.7%
\$5M – \$9.99M	3	5	-40.0%
\$10M – \$19.99M	1	0	
≥ \$20M	0	0	
New Listings (All)	321	181	77.3%
< \$500K	4	1	300.0%
\$500K – \$999K	88	49	79.6%
\$1M – \$1.99M	142	85	67.1%
\$2M – \$3.99M	69	41	68.3%
\$4M – \$4.99M	10	3	233.3%
\$5M – \$9.99M	6	2	200.0%
\$10M – \$19.99M	2	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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