

# Elliman Report

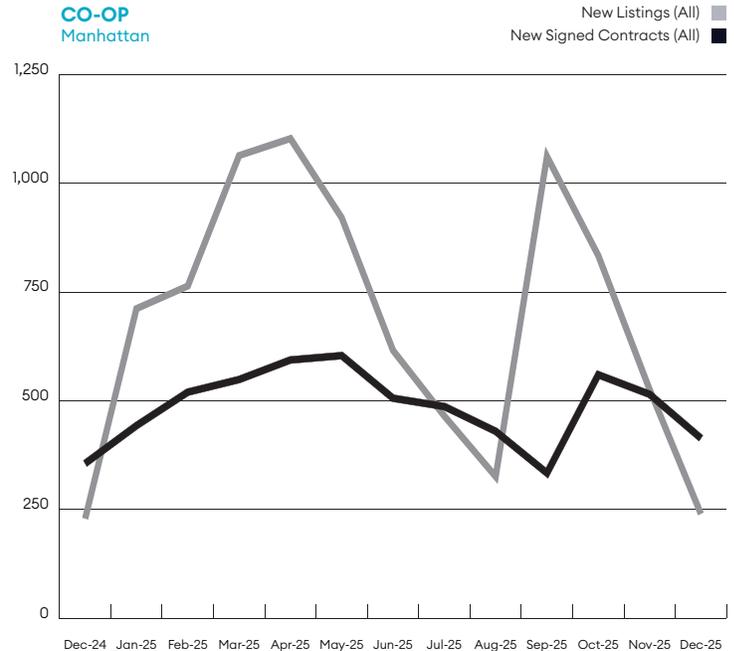
New York

December 2025 New Signed Contracts

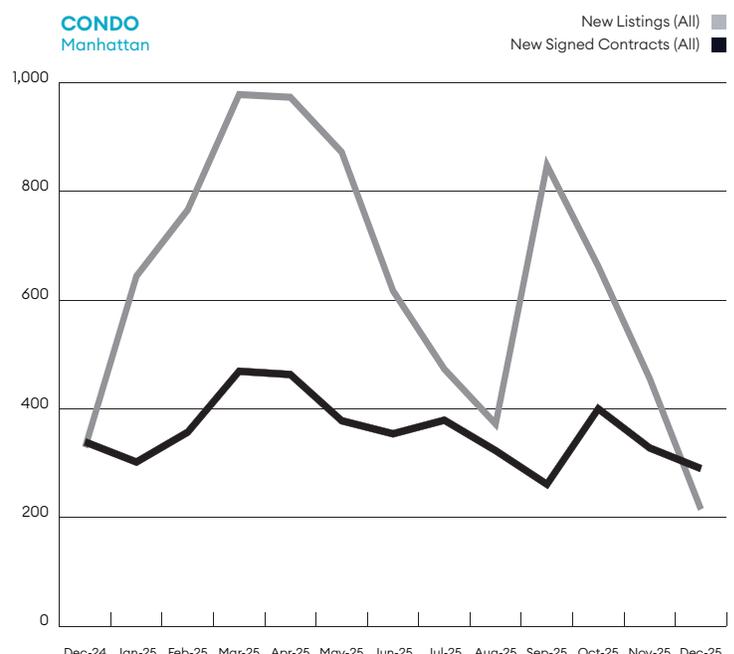
## Manhattan

"The combination of all three property types showed year over year stability in new signed contracts, with co-ops leading the way in growth. The sharp drop in new condo listings restrained the level of new condo contracts year over year. A similar pattern occurred with 1-5 family townhouses. The decline in new listings was more severe above the \$4 million threshold, restraining luxury sales."

CO-OP MATRIX Manhattan	DEC 2025	DEC 2024	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>414</b>	<b>356</b>	<b>16.3%</b>
< \$500K	69	68	1.5%
\$500K - \$999K	153	133	15.0%
\$1M - \$1.99M	114	89	28.1%
\$2M - \$3.99M	59	43	37.2%
\$4M - \$4.99M	9	9	0.0%
\$5M - \$9.99M	9	8	12.5%
\$10M - \$19.99M	1	3	-66.7%
≥ \$20M	0	3	-100.0%
<b>New Listings (All)</b>	<b>240</b>	<b>229</b>	<b>4.8%</b>
< \$500K	56	52	7.7%
\$500K - \$999K	88	99	-11.1%
\$1M - \$1.99M	44	45	-2.2%
\$2M - \$3.99M	34	20	70.0%
\$4M - \$4.99M	4	3	33.3%
\$5M - \$9.99M	7	7	0.0%
\$10M - \$19.99M	3	1	200.0%
≥ \$20M	4	2	100.0%



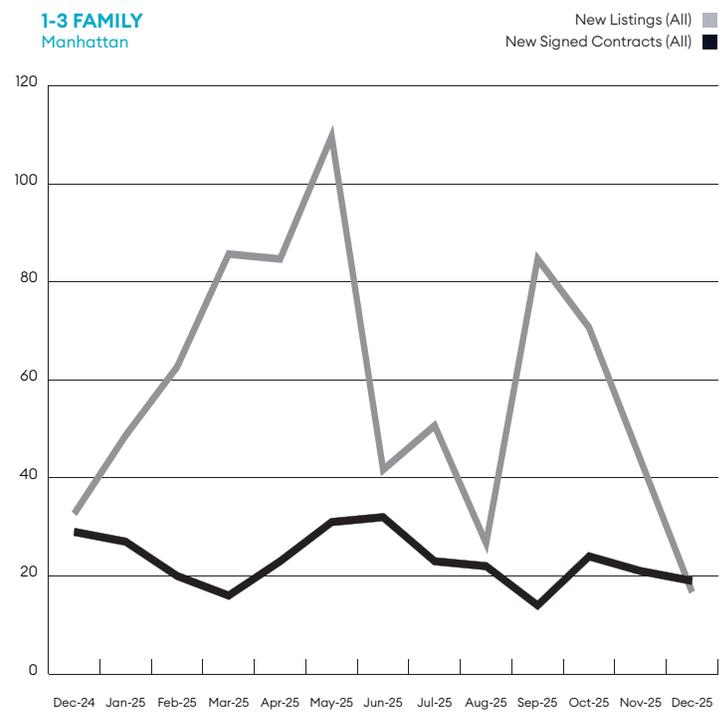
CONDO MATRIX Manhattan	DEC 2025	DEC 2024	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>290</b>	<b>339</b>	<b>-14.5%</b>
< \$500K	7	6	16.7%
\$500K - \$999K	54	59	-8.5%
\$1M - \$1.99M	77	96	-19.8%
\$2M - \$3.99M	89	90	-1.1%
\$4M - \$4.99M	17	32	-46.9%
\$5M - \$9.99M	35	36	-2.8%
\$10M - \$19.99M	7	18	-61.1%
≥ \$20M	4	2	100.0%
<b>New Listings (All)</b>	<b>215</b>	<b>329</b>	<b>-34.7%</b>
< \$500K	4	7	-42.9%
\$500K - \$999K	54	68	-20.6%
\$1M - \$1.99M	65	102	-36.3%
\$2M - \$3.99M	51	67	-23.9%
\$4M - \$4.99M	11	21	-47.6%
\$5M - \$9.99M	21	31	-32.3%
\$10M - \$19.99M	6	18	-66.7%
≥ \$20M	3	15	-80.0%



## Manhattan (continued)

1-3 FAMILY MATRIX Manhattan	DEC 2025	DEC 2024	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>18</b>	<b>28</b>	<b>-35.7%</b>
< \$500K	1	0	
\$500K - \$999K	0	3	-100.0%
\$1M - \$1.99M	3	3	0.0%
\$2M - \$3.99M	4	8	-50.0%
\$4M - \$4.99M	1	4	-75.0%
\$5M - \$9.99M	6	7	-14.3%
\$10M - \$19.99M	3	2	50.0%
≥ \$20M	0	1	-100.0%
<b>New Listings (All)</b>	<b>15</b>	<b>31</b>	<b>-51.6%</b>
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	2	0	
\$2M - \$3.99M	7	7	0.0%
\$4M - \$4.99M	0	4	-100.0%
\$5M - \$9.99M	4	7	-42.9%
\$10M - \$19.99M	0	6	-100.0%
≥ \$20M	2	7	-71.4%

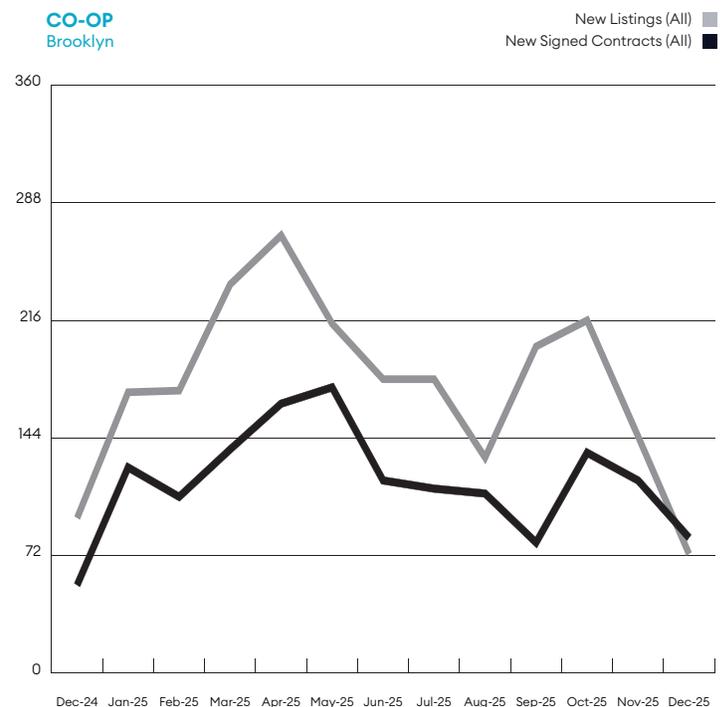
Source: Douglas Elliman Real Estate



## Brooklyn

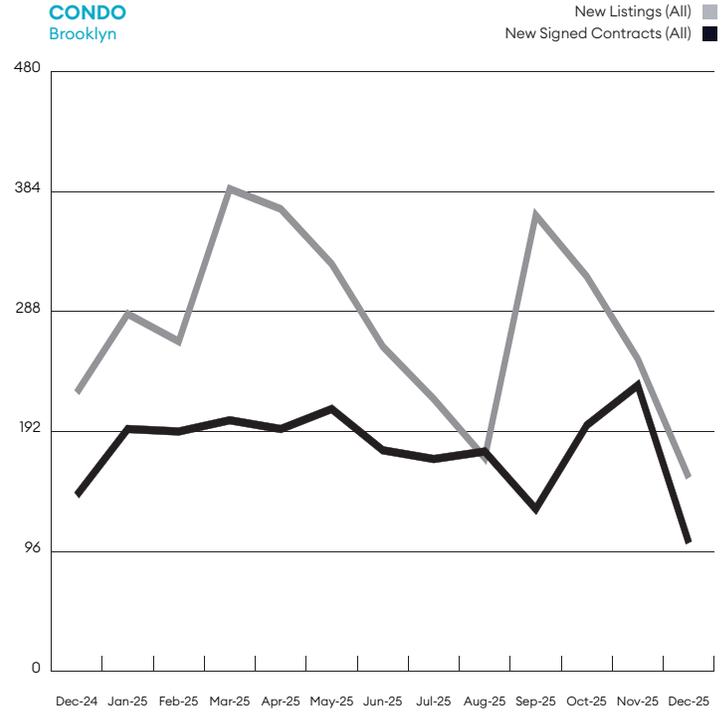
"The combination of all three property types showed a modest year over year decline in new signed contracts, with the co-ops leading the way as they did in Manhattan. The drop in new condo and 1-3 family listings restrained the level of new signed contracts year over year. The decline in new listings was more severe above the \$2 million threshold, holding back high-end sales."

CO-OP MATRIX Brooklyn	DEC 2025	DEC 2024	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>83</b>	<b>54</b>	<b>53.7%</b>
< \$500K	34	16	112.5%
\$500K - \$999K	28	29	-3.4%
\$1M - \$1.99M	17	7	142.9%
\$2M - \$3.99M	4	1	300.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	1	-100.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>73</b>	<b>95</b>	<b>-23.2%</b>
< \$500K	46	45	2.2%
\$500K - \$999K	21	26	-19.2%
\$1M - \$1.99M	2	14	-85.7%
\$2M - \$3.99M	2	4	-50.0%
\$4M - \$4.99M	1	0	
\$5M - \$9.99M	1	6	-83.3%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

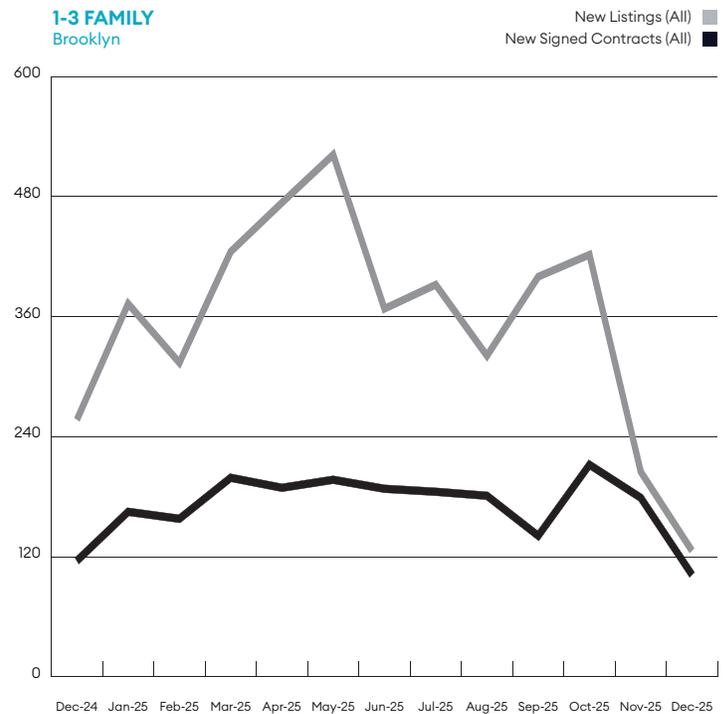


# Brooklyn (continued)

CONDO MATRIX Brooklyn	DEC 2025	DEC 2024	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>103</b>	<b>141</b>	<b>-27.0%</b>
< \$500K	4	6	-33.3%
\$500K - \$999K	39	47	-17.0%
\$1M - \$1.99M	38	59	-35.6%
\$2M - \$3.99M	20	22	-9.1%
\$4M - \$4.99M	2	2	0.0%
\$5M - \$9.99M	0	5	-100.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>155</b>	<b>223</b>	<b>-30.5%</b>
< \$500K	3	7	-57.1%
\$500K - \$999K	54	66	-18.2%
\$1M - \$1.99M	81	86	-5.8%
\$2M - \$3.99M	14	57	-75.4%
\$4M - \$4.99M	0	5	-100.0%
\$5M - \$9.99M	2	2	0.0%
\$10M - \$19.99M	1	0	
≥ \$20M	0	0	



1-3 FAMILY MATRIX Brooklyn	DEC 2025	DEC 2024	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>102</b>	<b>116</b>	<b>-12.1%</b>
< \$500K	1	1	0.0%
\$500K - \$999K	25	24	4.2%
\$1M - \$1.99M	31	41	-24.4%
\$2M - \$3.99M	30	40	-25.0%
\$4M - \$4.99M	7	2	250.0%
\$5M - \$9.99M	8	6	33.3%
\$10M - \$19.99M	0	2	-100.0%
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>126</b>	<b>257</b>	<b>-51.0%</b>
< \$500K	2	2	0.0%
\$500K - \$999K	31	57	-45.6%
\$1M - \$1.99M	50	115	-56.5%
\$2M - \$3.99M	36	73	-50.7%
\$4M - \$4.99M	4	2	100.0%
\$5M - \$9.99M	3	5	-40.0%
\$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](http://millersamuel.com/research-reports/methodology)

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