

# Elliman Report

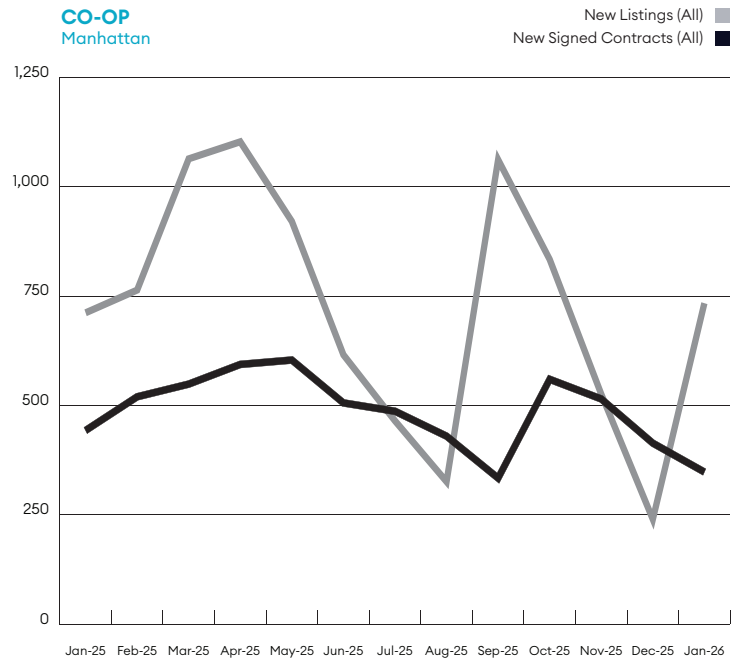
New York

January 2026 New Signed Contracts

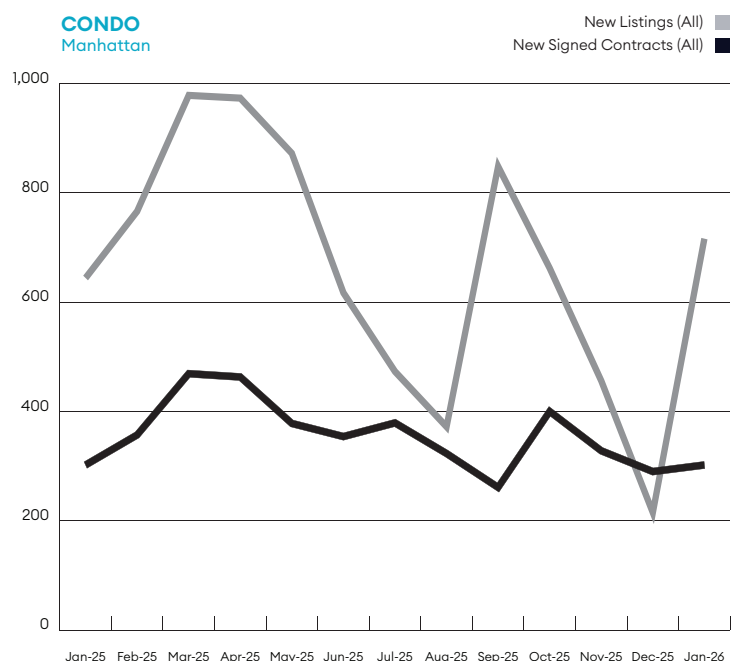
## Manhattan

"The unusually cold weather and record snowfall have restrained new contract signing activity, which will likely be offset in the coming months. Co-op and 1-3 family new signed contract activity declined year over year, while condos showed stability. Only modest new listing growth occurred over the year. The decline in new listings was more severe above the \$4 million threshold, restraining luxury sales."

| CO-OP MATRIX<br>Manhattan         | JAN<br>2026 | JAN<br>2025 | %Δ (YR)       |
|-----------------------------------|-------------|-------------|---------------|
| <b>New Signed Contracts (All)</b> | <b>348</b>  | <b>443</b>  | <b>-21.4%</b> |
| < \$500K                          | 59          | 62          | -4.8%         |
| \$500K – \$999K                   | 123         | 185         | -33.5%        |
| \$1M – \$1.99M                    | 88          | 116         | -24.1%        |
| \$2M – \$3.99M                    | 58          | 55          | 5.5%          |
| \$4M – \$4.99M                    | 4           | 5           | -20.0%        |
| \$5M – \$9.99M                    | 12          | 13          | -7.7%         |
| \$10M – \$19.99M                  | 2           | 6           | -66.7%        |
| ≥ \$20M                           | 2           | 1           | 100.0%        |
| <b>New Listings (All)</b>         | <b>734</b>  | <b>712</b>  | <b>3.1%</b>   |
| < \$500K                          | 125         | 138         | -9.4%         |
| \$500K – \$999K                   | 327         | 285         | 14.7%         |
| \$1M – \$1.99M                    | 171         | 147         | 16.3%         |
| \$2M – \$3.99M                    | 69          | 84          | -17.9%        |
| \$4M – \$4.99M                    | 15          | 22          | -31.8%        |
| \$5M – \$9.99M                    | 23          | 30          | -23.3%        |
| \$10M – \$19.99M                  | 4           | 6           | -33.3%        |
| ≥ \$20M                           | 0           | 0           |               |



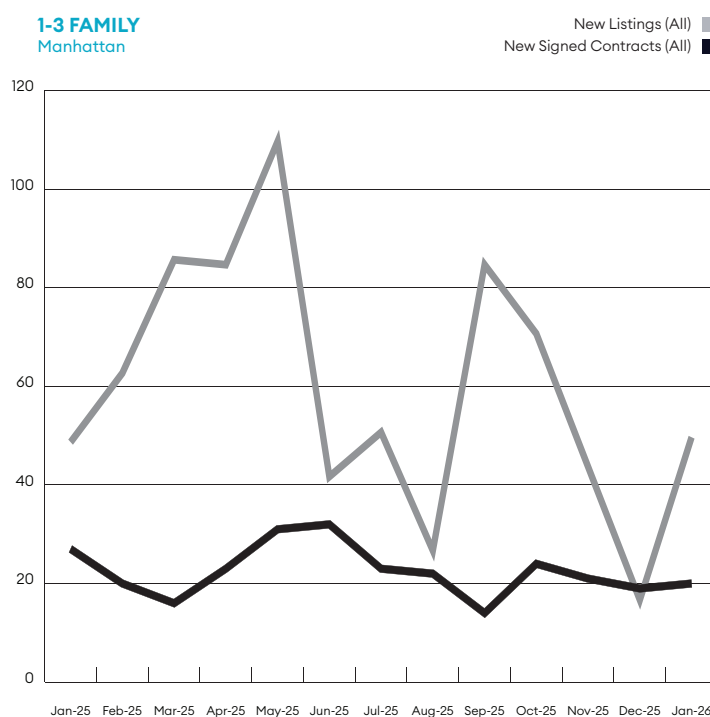
| CONDO MATRIX<br>Manhattan         | JAN<br>2026 | JAN<br>2025 | %Δ (YR)      |
|-----------------------------------|-------------|-------------|--------------|
| <b>New Signed Contracts (All)</b> | <b>302</b>  | <b>302</b>  | <b>0.0%</b>  |
| < \$500K                          | 2           | 5           | -60.0%       |
| \$500K – \$999K                   | 67          | 76          | -11.8%       |
| \$1M – \$1.99M                    | 91          | 78          | 16.7%        |
| \$2M – \$3.99M                    | 76          | 84          | -9.5%        |
| \$4M – \$4.99M                    | 14          | 13          | 7.7%         |
| \$5M – \$9.99M                    | 35          | 24          | 45.8%        |
| \$10M – \$19.99M                  | 13          | 17          | -23.5%       |
| ≥ \$20M                           | 4           | 5           | -20.0%       |
| <b>New Listings (All)</b>         | <b>716</b>  | <b>644</b>  | <b>11.2%</b> |
| < \$500K                          | 10          | 10          | 0.0%         |
| \$500K – \$999K                   | 176         | 113         | 55.8%        |
| \$1M – \$1.99M                    | 231         | 194         | 19.1%        |
| \$2M – \$3.99M                    | 181         | 168         | 7.7%         |
| \$4M – \$4.99M                    | 34          | 46          | -26.1%       |
| \$5M – \$9.99M                    | 57          | 74          | -23.0%       |
| \$10M – \$19.99M                  | 21          | 27          | -22.2%       |
| ≥ \$20M                           | 6           | 12          | -50.0%       |



## Manhattan (continued)

| 1-3 FAMILY MATRIX<br>Manhattan    | JAN<br>2026 | JAN<br>2025 | %Δ (YR)       |
|-----------------------------------|-------------|-------------|---------------|
| <b>New Signed Contracts (All)</b> | <b>19</b>   | <b>26</b>   | <b>-26.9%</b> |
| < \$500K                          | 0           | 0           |               |
| \$500K - \$999K                   | 2           | 0           |               |
| \$1M - \$1.99M                    | 2           | 0           |               |
| \$2M - \$3.99M                    | 2           | 7           | -71.4%        |
| \$4M - \$4.99M                    | 3           | 3           | 0.0%          |
| \$5M - \$9.99M                    | 8           | 12          | -33.3%        |
| \$10M - \$19.99M                  | 2           | 3           | -33.3%        |
| ≥ \$20M                           | 0           | 1           | -100.0%       |
| <b>New Listings (All)</b>         | <b>48</b>   | <b>47</b>   | <b>2.1%</b>   |
| < \$500K                          | 0           | 1           | -100.0%       |
| \$500K - \$999K                   | 2           | 3           | -33.3%        |
| \$1M - \$1.99M                    | 4           | 5           | -20.0%        |
| \$2M - \$3.99M                    | 10          | 9           | 11.1%         |
| \$4M - \$4.99M                    | 3           | 3           | 0.0%          |
| \$5M - \$9.99M                    | 17          | 14          | 21.4%         |
| \$10M - \$19.99M                  | 9           | 9           | 0.0%          |
| ≥ \$20M                           | 3           | 3           | 0.0%          |

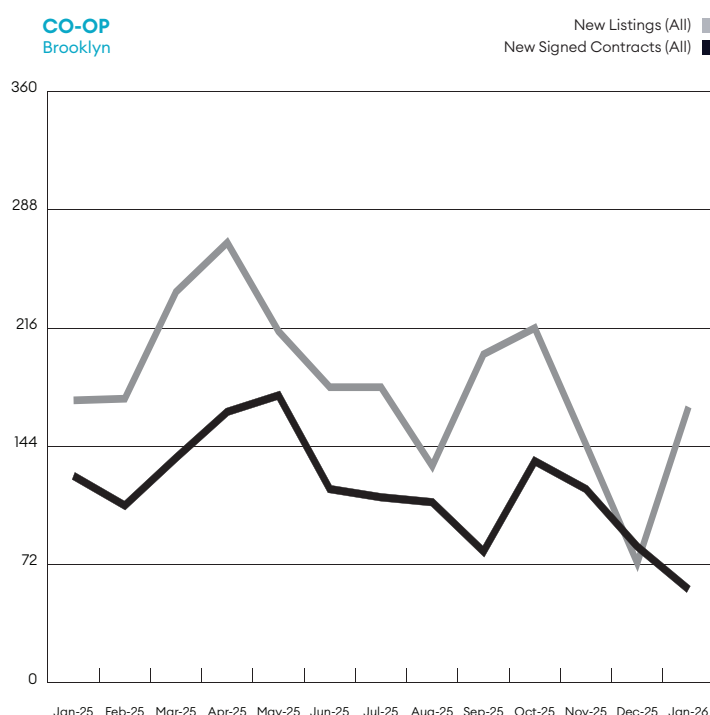
Source: Douglas Elliman Real Estate



## Brooklyn

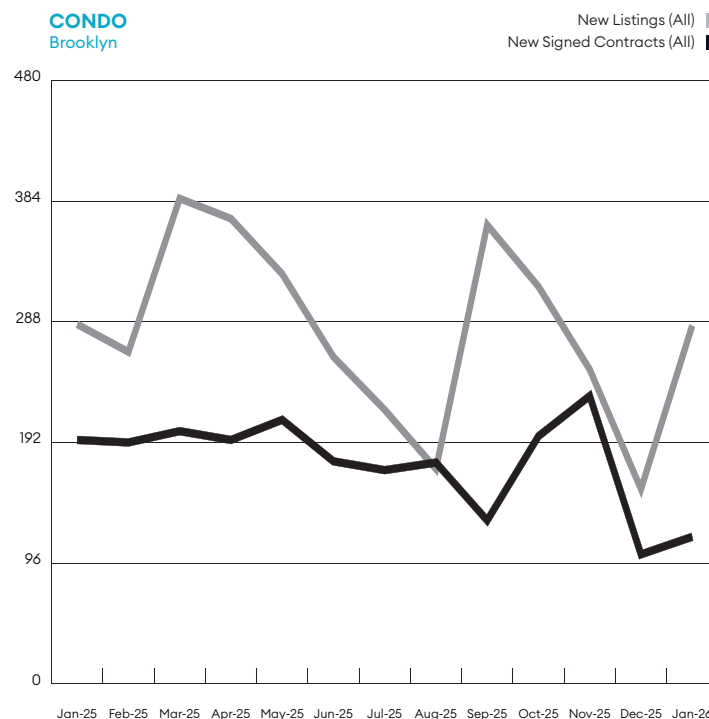
"The unusually cold weather and record snowfall have restrained new contract signing activity, which will likely be offset in the coming months. All three property types saw a sharp decline in new signed contract activity year over year. New listings entering the market slowed, reflecting the adverse weather compared with the prior year."

| CO-OP MATRIX<br>Brooklyn          | JAN<br>2026 | JAN<br>2025 | %Δ (YR)       |
|-----------------------------------|-------------|-------------|---------------|
| <b>New Signed Contracts (All)</b> | <b>57</b>   | <b>126</b>  | <b>-54.8%</b> |
| < \$500K                          | 29          | 74          | -60.8%        |
| \$500K - \$999K                   | 18          | 36          | -50.0%        |
| \$1M - \$1.99M                    | 5           | 14          | -64.3%        |
| \$2M - \$3.99M                    | 4           | 2           | 100.0%        |
| \$4M - \$4.99M                    | 1           | 0           |               |
| \$5M - \$9.99M                    | 0           | 0           |               |
| \$10M - \$19.99M                  | 0           | 0           |               |
| ≥ \$20M                           | 0           | 0           |               |
| <b>New Listings (All)</b>         | <b>168</b>  | <b>172</b>  | <b>-2.3%</b>  |
| < \$500K                          | 96          | 92          | 4.3%          |
| \$500K - \$999K                   | 61          | 47          | 29.8%         |
| \$1M - \$1.99M                    | 8           | 16          | -50.0%        |
| \$2M - \$3.99M                    | 2           | 16          | -87.5%        |
| \$4M - \$4.99M                    | 0           | 0           |               |
| \$5M - \$9.99M                    | 1           | 0           |               |
| \$10M - \$19.99M                  | 0           | 0           |               |
| ≥ \$20M                           | 0           | 1           | -100.0%       |

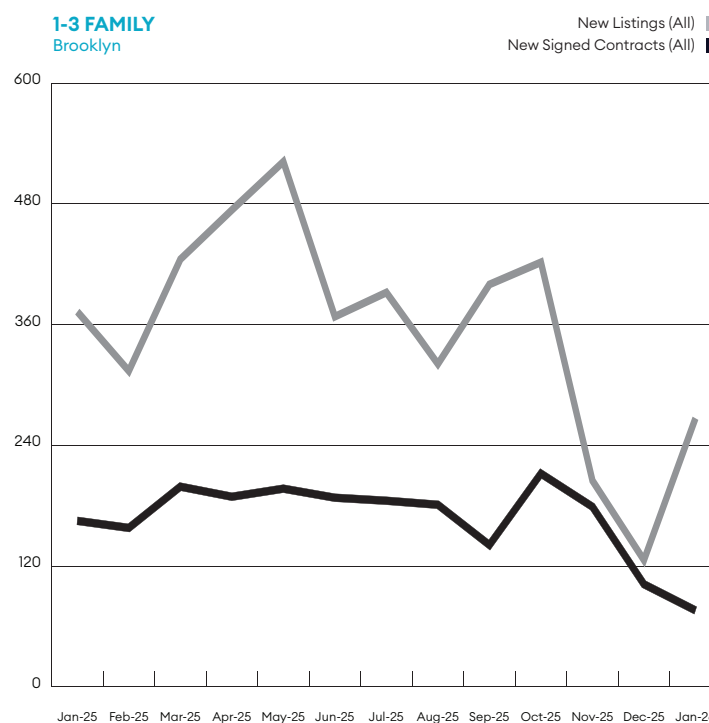


# Brooklyn (continued)

| CONDO MATRIX<br>Brooklyn          | JAN<br>2026 | JAN<br>2025 | %Δ (YR)       |
|-----------------------------------|-------------|-------------|---------------|
| <b>New Signed Contracts (All)</b> | <b>117</b>  | <b>194</b>  | <b>-39.7%</b> |
| < \$500K                          | 3           | 9           | -66.7%        |
| \$500K - \$999K                   | 39          | 77          | -49.4%        |
| \$1M - \$1.99M                    | 48          | 64          | -25.0%        |
| \$2M - \$3.99M                    | 23          | 39          | -41.0%        |
| \$4M - \$4.99M                    | 3           | 4           | -25.0%        |
| \$5M - \$9.99M                    | 1           | 1           | 0.0%          |
| \$10M - \$19.99M                  | 0           | 0           |               |
| ≥ \$20M                           | 0           | 0           |               |
| <b>New Listings (All)</b>         | <b>285</b>  | <b>286</b>  | <b>-0.3%</b>  |
| < \$500K                          | 14          | 17          | -17.6%        |
| \$500K - \$999K                   | 116         | 101         | 14.9%         |
| \$1M - \$1.99M                    | 95          | 101         | -5.9%         |
| \$2M - \$3.99M                    | 48          | 52          | -7.7%         |
| \$4M - \$4.99M                    | 4           | 12          | -66.7%        |
| \$5M - \$9.99M                    | 8           | 3           | 166.7%        |
| \$10M - \$19.99M                  | 0           | 0           |               |
| ≥ \$20M                           | 0           | 0           |               |



| 1-3 FAMILY MATRIX<br>Brooklyn     | JAN<br>2026 | JAN<br>2025 | %Δ (YR)       |
|-----------------------------------|-------------|-------------|---------------|
| <b>New Signed Contracts (All)</b> | <b>76</b>   | <b>165</b>  | <b>-53.9%</b> |
| < \$500K                          | 0           | 2           | -100.0%       |
| \$500K - \$999K                   | 13          | 53          | -75.5%        |
| \$1M - \$1.99M                    | 27          | 63          | -57.1%        |
| \$2M - \$3.99M                    | 28          | 34          | -17.6%        |
| \$4M - \$4.99M                    | 1           | 6           | -83.3%        |
| \$5M - \$9.99M                    | 7           | 6           | 16.7%         |
| \$10M - \$19.99M                  | 0           | 1           | -100.0%       |
| ≥ \$20M                           | 0           | 0           |               |
| <b>New Listings (All)</b>         | <b>267</b>  | <b>373</b>  | <b>-28.4%</b> |
| < \$500K                          | 3           | 4           | -25.0%        |
| \$500K - \$999K                   | 78          | 84          | -7.1%         |
| \$1M - \$1.99M                    | 97          | 157         | -38.2%        |
| \$2M - \$3.99M                    | 74          | 102         | -27.5%        |
| \$4M - \$4.99M                    | 4           | 5           | -20.0%        |
| \$5M - \$9.99M                    | 9           | 16          | -43.8%        |
| \$10M - \$19.99M                  | 2           | 4           | -50.0%        |
| ≥ \$20M                           | 0           | 1           | -100.0%       |



Source: Douglas Elliman Real Estate

Questions or comments? Email report author  
Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
Methodology: [millersamuel.com/research-reports/methodology](https://millersamuel.com/research-reports/methodology)

**Douglas Elliman Real Estate**  
575 Madison Avenue, New York, NY 10022  
212.891.7000 • [elliman.com](https://elliman.com)

**Miller Samuel Real Estate Appraisers & Consultants**  
21 West 38<sup>th</sup> Street, New York, NY 10018  
212.768.8100 • [millersamuel.com](https://millersamuel.com)

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