

Biography Brief

Jonathan J. Miller, CRE®

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STREETMATRIX

Director of Markets

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Jonathan Miller is the President and CEO of Miller Samuel, a real estate appraisal and consulting firm he co-founded in 1986. Miller Samuel provides appraisal and consulting services for up to \$5 billion in property annually in the New York City metropolitan area. Jonathan is a U.S. real estate market analyst and a state-certified real estate appraiser in New York and Connecticut, providing court testimony as an expert witness in local, state, and federal courts across the U.S. He holds The Counselors of Real Estate® (CRE®) designation and is an Appraiser "A" Member of the Real Estate Board of New York (REBNY). Jonathan served as a two-term President of RAC, a national appraiser organization specializing in valuation solutions for complex residential properties.

He is the Director of Markets at StreetMatrix where he helped develop a real-time index series that measures home price movements across local markets to compare price changes of similar properties in similar areas. The product currently covers the states of California and Nevada, with approximately ten more markets coming online over the next year. He and his team's effort support bespoke property portfolio modeling along with wider and deeper understanding around market price risk and volatility for the financial services industry, implying applications in risk management, portfolio monitoring, and housing-market analytics.

From 1994 to 2026, Mr. Miller authored a series of market reports for Douglas Elliman Real Estate, covering the New York City metro area, parts of Colorado, Boston, Florida, Southern California, and other markets. Media, financial institutions, and government agencies, including the Federal Reserve, the Internal Revenue Service, the U.S. Department of Housing and Urban Development, the NYC Office of Management and Budget, and the New York State Budget Division Economic Advisory Board, rely on these reports. He co-authored a research paper for the NYU School of Law and the NYU Wagner Graduate School of Public Service's Furman Center for Real Estate and Urban Policy, titled "The Condominium v. Cooperative Puzzle: An Empirical Analysis of Housing in New York City," which was published in 2007 by the Journal of Legal Studies at the University of Chicago. He has guest lectured at Columbia University, Harvard University, NYU/Schack Institute Wharton/University of Pennsylvania, Drexel University, Baruch College, and Touro College.

Mr. Miller teaches market analysis as an Adjunct Associate Professor of Architecture, Planning, and Preservation in the Master of Science in Real Estate Development (MSRED) Program at Columbia University. He has authored the widely read newsletter HousingNotes.com since 2015. Mr. Miller serves on the New York City Mayor's Economic Advisory Panel, representing the residential real estate sector. He has participated in studies at various institutions, including New York University, Princeton University, Columbia University, Baruch College, and the Urban Land Institute. He is a respected real estate commentator, discussing U.S., regional, and local housing issues across various print, online, television, and radio outlets, including *The New York Times*, *The Wall Street Journal*, *Bloomberg*, *Financial Times*, *Reuters*, *AP*, *CNBC*, *CNN*, *ABC*, and others.

Recognitions awarded to Mr. Miller include:

- Recognized as one of "The 2025 Inman New York Power Brokers" by *Inman Connect*
- Recognized as the "Most respected man in New York City real estate" by *Fortune Magazine*
- Referred to as a "Real Estate Visionary" by *James Lane Post*

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- Recognized as one of the “Power Players in Residential Real Estate” by *PoliticsNY*
- Referred to as “The Most Honest Man in Real Estate” by *Business Insider*
- Recognized as “Notable in Real Estate” by *Crain’s New York Business*
- Referred to as “Appraiser Extraordinaire” by *Forbes*
- Named “Best Online Real Estate Expert” by *Money Magazine*
- Declared “Most Trusted Man In NYC Real Estate” by *The Observer*
- Named one of “The Best Finance People on Twitter” by *Business Insider*
- Selected as one of the 100 Most Powerful People in Real Estate 3 times by *The Observer*
- Recognized for “Keeping the Industry Honest” by *The New York Post*
- Named one of the 20 Biggest Power Players in New York Real Estate by *The New York Post*
- His Matrix blog was named a top five real estate industry b2b site in the *Smanepoel Trends Report*
- A 25 most influential U.S. real estate blogger, Matrix was voted a top 5 blog in *Inman News*

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