

# Elliman Report

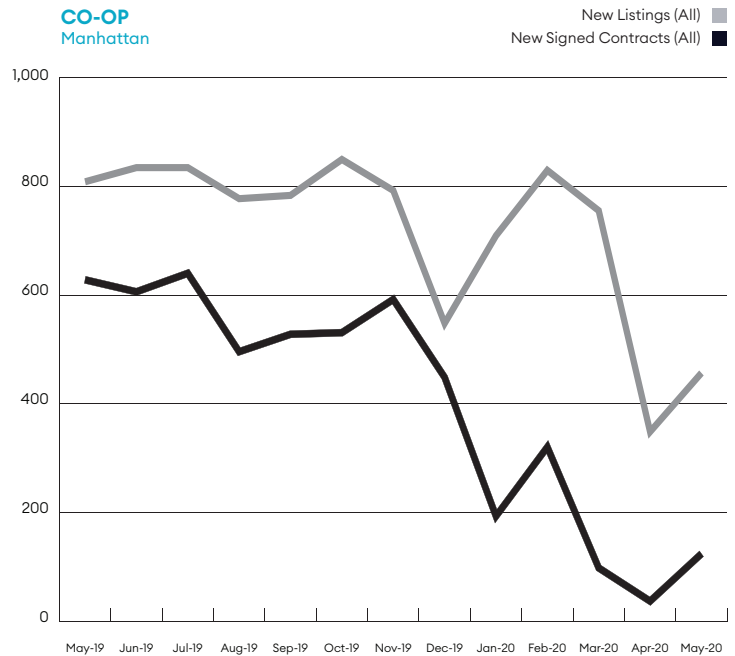
New York

May 2020 New Signed Contracts

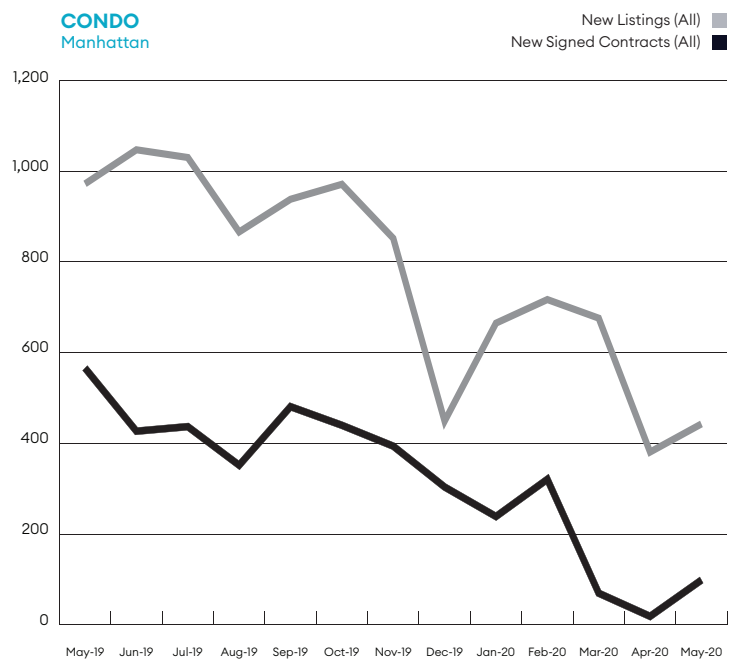
## Manhattan

"Because New York City remains under strict 'Shelter in Place' rules, the number of new signed contracts will remain nominal until brokers are allowed to physically show properties, which is anticipated to occur towards the end of June."

CO-OP MATRIX Manhattan	MAY 2020	MAY 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>125</b>	<b>628</b>	<b>-80.1%</b>
< \$500K	23	147	-84.4%
\$500K - \$999K	52	243	-78.6%
\$1M - \$1.99M	32	150	-78.7%
\$2M - \$3.99M	15	69	-78.3%
\$4M - \$4.99M	2	8	-75.0%
\$5M - \$9.99M	1	10	-90.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	1	-100.0%
<b>New Listings (All)</b>	<b>457</b>	<b>808</b>	<b>-43.4%</b>
< \$500K	90	132	-31.8%
\$500K - \$999K	182	300	-39.3%
\$1M - \$1.99M	90	201	-55.2%
\$2M - \$3.99M	68	114	-40.4%
\$4M - \$4.99M	3	18	-83.3%
\$5M - \$9.99M	21	32	-34.4%
\$10M - \$19.99M	3	11	-72.7%
≥ \$20M	0	0	



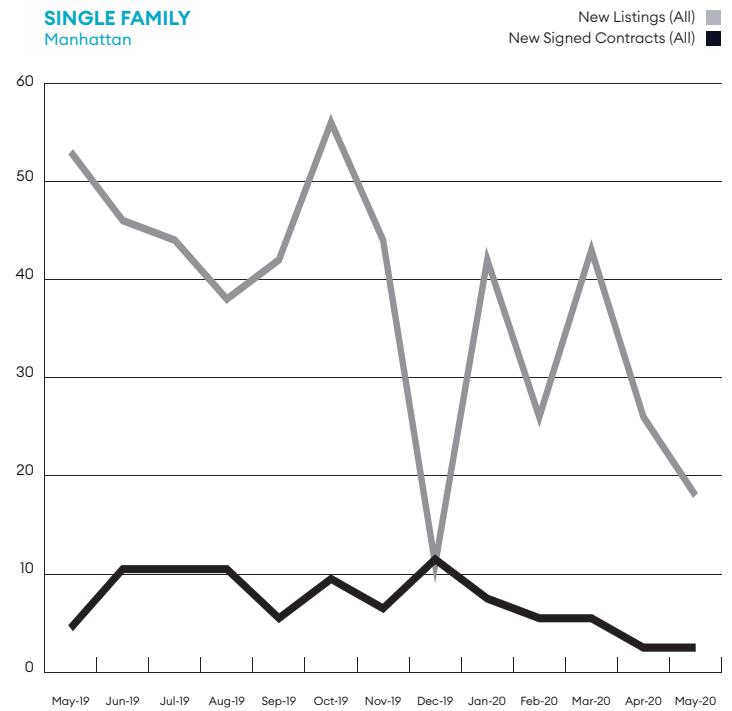
CONDO MATRIX Manhattan	MAY 2020	MAY 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>99</b>	<b>566</b>	<b>-82.5%</b>
< \$500K	3	15	-80.0%
\$500K - \$999K	19	134	-85.8%
\$1M - \$1.99M	40	228	-82.5%
\$2M - \$3.99M	25	135	-81.5%
\$4M - \$4.99M	7	13	-46.2%
\$5M - \$9.99M	3	34	-91.2%
\$10M - \$19.99M	1	4	-75.0%
≥ \$20M	1	3	-66.7%
<b>New Listings (All)</b>	<b>443</b>	<b>972</b>	<b>-54.4%</b>
< \$500K	12	11	9.1%
\$500K - \$999K	78	154	-49.4%
\$1M - \$1.99M	134	293	-54.3%
\$2M - \$3.99M	113	250	-54.8%
\$4M - \$4.99M	35	90	-61.1%
\$5M - \$9.99M	54	124	-56.5%
\$10M - \$19.99M	13	47	-72.3%
≥ \$20M	4	3	33.3%



## Manhattan (continued)

SINGLE FAMILY MATRIX Manhattan	MAY 2020	MAY 2019	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>2</b>	<b>4</b>	<b>-50.0%</b>
< \$500K	0	0	
\$500K - \$999K	0	1	-100.0%
\$1M - \$1.99M	0	1	-100.0%
\$2M - \$3.99M	0	1	-100.0%
\$4M - \$4.99M	1	0	
\$5M - \$9.99M	1	0	
\$10M - \$19.99M	0	1	-100.0%
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>18</b>	<b>53</b>	<b>-66.0%</b>
< \$500K	0	0	
\$500K - \$999K	0	0	
\$1M - \$1.99M	0	8	-100.0%
\$2M - \$3.99M	1	10	-90.0%
\$4M - \$4.99M	1	7	-85.7%
\$5M - \$9.99M	7	18	-61.1%
\$10M - \$19.99M	5	7	-28.6%
≥ \$20M	4	3	33.3%

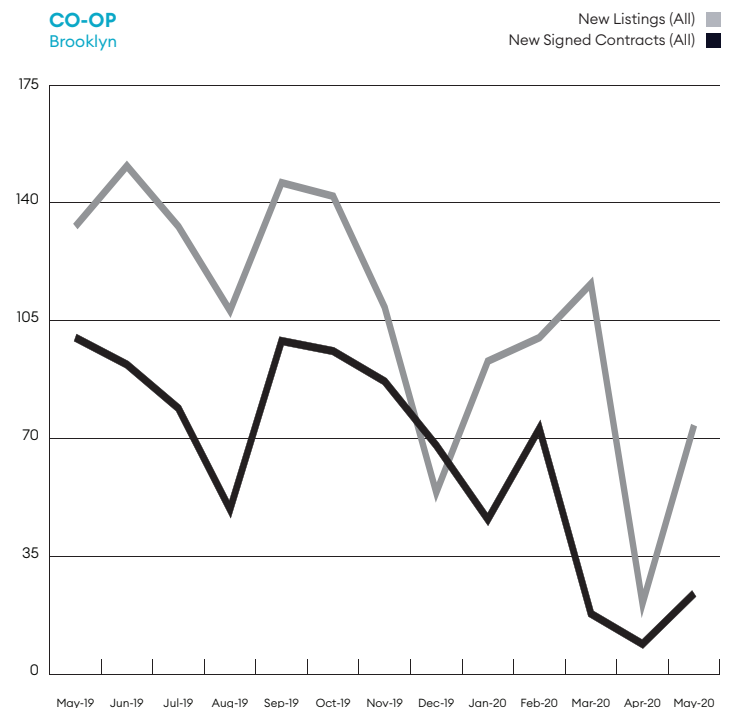
Source: REBNY



## Brooklyn

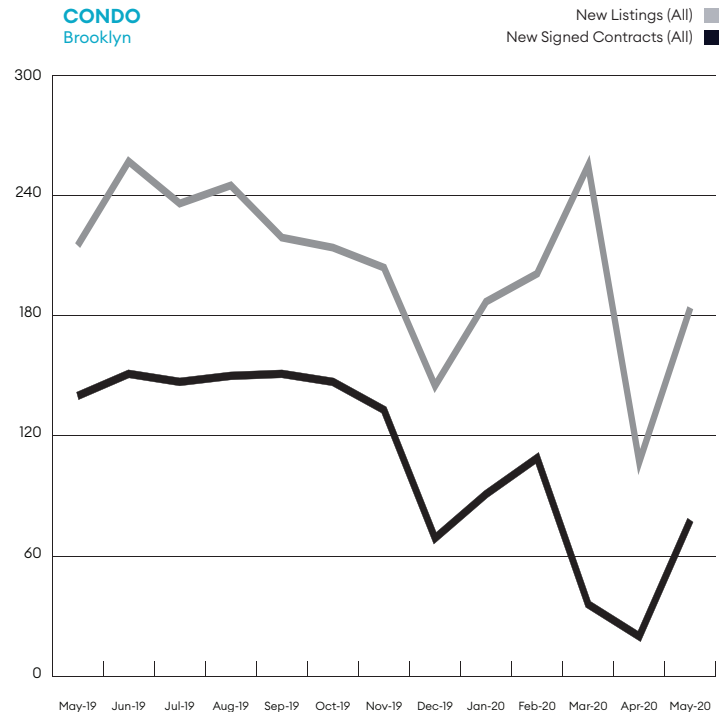
"Because New York City remains under strict 'Shelter in Place' rules, the number of new signed contracts will remain nominal until brokers are allowed to physically show properties, which is anticipated to occur towards the end of June."

CO-OP MATRIX Brooklyn	MAY 2020	MAY 2019	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>24</b>	<b>100</b>	<b>-76.0%</b>
< \$500K	9	25	-64.0%
\$500K - \$999K	12	50	-76.0%
\$1M - \$1.99M	2	22	-90.9%
\$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	
<b>New Listings (All)</b>	<b>74</b>	<b>133</b>	<b>-44.4%</b>
< \$500K	31	56	-44.6%
\$500K - \$999K	33	48	-31.3%
\$1M - \$1.99M	10	26	-61.5%
\$2M - \$3.99M	0	3	-100.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

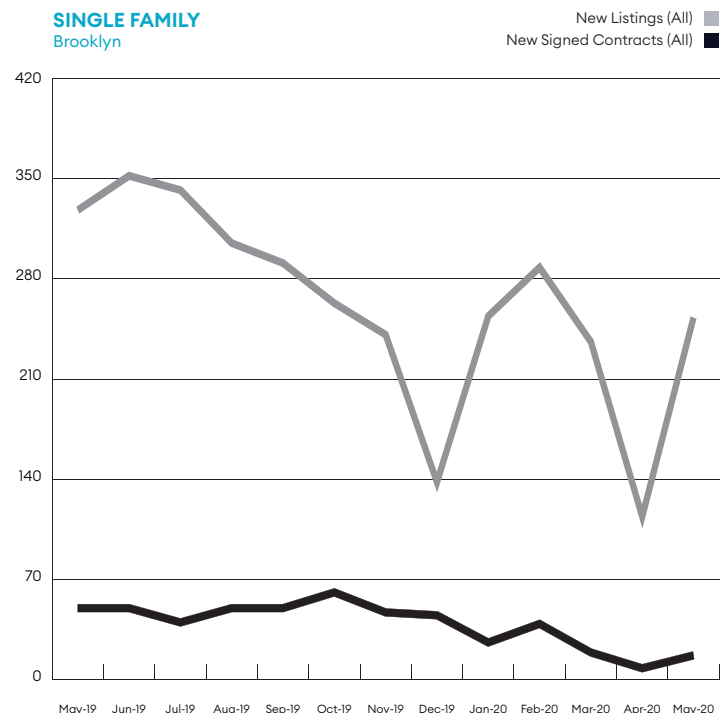


# Brooklyn (continued)

CONDO MATRIX Brooklyn	MAY 2020	MAY 2019	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>78</b>	<b>140</b>	<b>-44.3%</b>
< \$500K	3	11	-72.7%
\$500K - \$999K	31	65	-52.3%
\$1M - \$1.99M	37	47	-21.3%
\$2M - \$3.99M	5	14	-64.3%
\$4M - \$4.99M	2	2	0.0%
\$5M - \$9.99M	0	1	-100.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>184</b>	<b>215</b>	<b>-14.4%</b>
< \$500K	13	10	30.0%
\$500K - \$999K	76	88	-13.6%
\$1M - \$1.99M	80	72	11.1%
\$2M - \$3.99M	13	34	-61.8%
\$4M - \$4.99M	1	7	-85.7%
\$5M - \$9.99M	1	3	-66.7%
\$10M - \$19.99M	0	1	-100.0%
≥ \$20M	0	0	



SINGLE FAMILY MATRIX Brooklyn	MAY 2020	MAY 2019	%Δ (yr)
<b>New Signed Contracts (All)</b>	<b>17</b>	<b>50</b>	<b>-66.0%</b>
< \$500K	2	1	100.0%
\$500K - \$999K	6	9	-33.3%
\$1M - \$1.99M	7	20	-65.0%
\$2M - \$3.99M	2	16	-87.5%
\$4M - \$4.99M	0	4	-100.0%
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>253</b>	<b>328</b>	<b>-22.9%</b>
< \$500K	5	4	25.0%
\$500K - \$999K	53	89	-40.4%
\$1M - \$1.99M	89	101	-11.9%
\$2M - \$3.99M	73	96	-24.0%
\$4M - \$4.99M	10	16	-37.5%
\$5M - \$9.99M	11	12	-8.3%
\$10M - \$19.99M	11	10	10.0%
≥ \$20M	1	0	

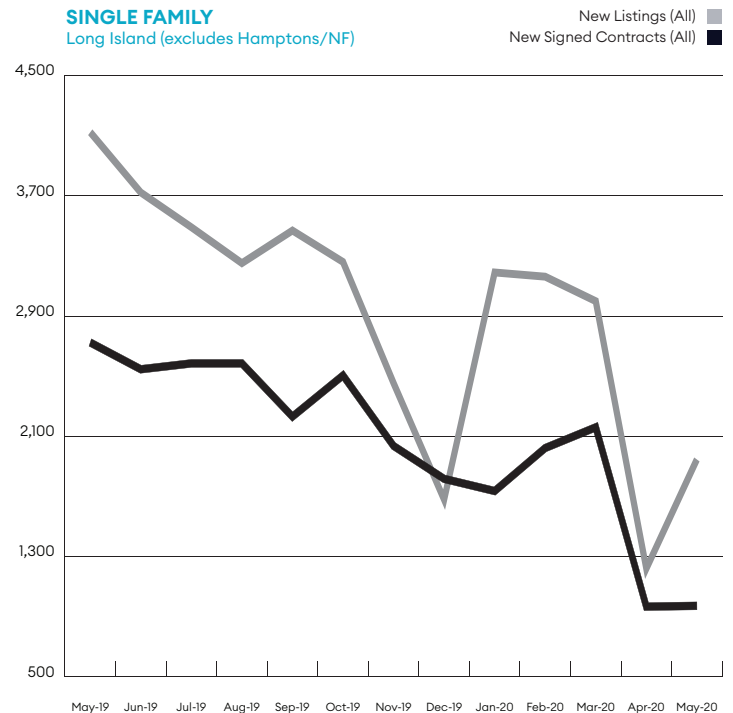


Source: REBNY

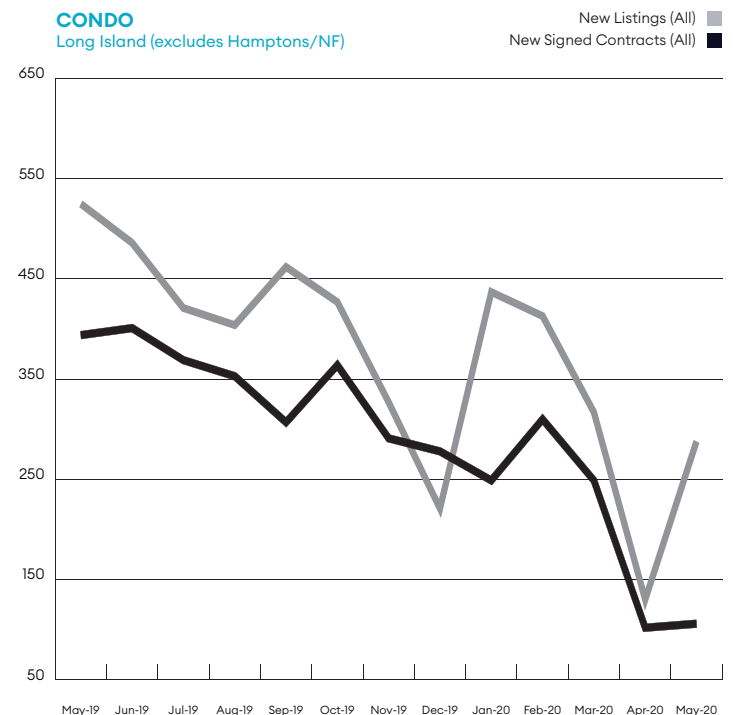
## Long Island (excludes Hamptons/North Fork)

"After the crisis-related sharp drop in new signed contracts and new listings for the spring selling season, the month of May results suggested the market had bottomed."

SINGLE FAMILY MATRIX Long Island (excludes Hamptons/NF)	MAY 2020	MAY 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>973</b>	<b>\$2,725</b>	<b>-64.3%</b>
< \$200K	102	304	-66.4%
\$200K - \$299K	180	537	-66.5%
\$300K - \$399K	233	650	-64.2%
\$400K - \$499K	169	443	-61.9%
\$500K - \$599K	133	409	-67.5%
\$600K - \$799K	54	164	-67.1%
\$800K - \$999K	74	178	-58.4%
≥ \$1M	28	40	-30.0%
<b>New Listings (All)</b>	<b>1,947</b>	<b>4,124</b>	<b>-52.8%</b>
< \$200K	109	317	-65.6%
\$200K - \$299K	273	700	-61.0%
\$300K - \$399K	418	853	-51.0%
\$400K - \$499K	335	704	-52.4%
\$500K - \$599K	344	680	-49.4%
\$600K - \$799K	171	291	-41.2%
\$800K - \$999K	207	418	-50.5%
≥ \$1M	90	161	-44.1%



CONDO MATRIX Long Island (excludes Hamptons/NF)	MAY 2020	MAY 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>106</b>	<b>394</b>	<b>-73.1%</b>
< \$200K	32	65	-50.8%
\$200K - \$299K	23	113	-79.6%
\$300K - \$399K	18	73	-75.3%
\$400K - \$499K	12	51	-76.5%
\$500K - \$599K	3	40	-92.5%
\$600K - \$799K	6	25	-76.0%
\$800K - \$999K	4	18	-77.8%
≥ \$1M	8	9	-11.1%
<b>New Listings (All)</b>	<b>288</b>	<b>525</b>	<b>-45.1%</b>
< \$200K	48	85	-43.5%
\$200K - \$299K	57	116	-50.9%
\$300K - \$399K	48	103	-53.4%
\$400K - \$499K	32	64	-50.0%
\$500K - \$599K	33	43	-23.3%
\$600K - \$799K	32	44	-27.3%
\$800K - \$999K	19	40	-52.5%
≥ \$1M	19	30	-36.7%



Source: One Key MLS

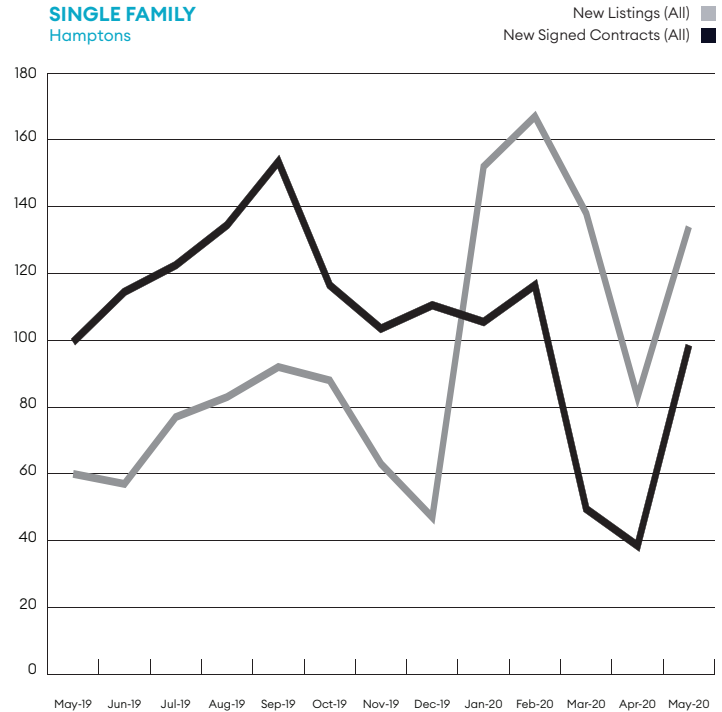
# Hamptons

"South Fork new signed contracts and new listings jumped from the prior month results."

SINGLE FAMILY MATRIX Hamptons	MAY 2020	MAY 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>97</b>	<b>98</b>	<b>-1.0%</b>
< \$500K	7	9	-22.2%
\$500K - \$999K	19	35	-45.7%
\$1M - \$1.99M	30	29	3.4%
\$2M - \$3.99M	23	18	27.8%
\$4M - \$4.99M	7	3	133.3%
\$5M - \$9.99M	9	3	200.0%
\$10M - \$19.99M	1	1	0.0%
≥ \$20M	1	0	
<b>New Listings (All)</b>	<b>134</b>	<b>60</b>	<b>123.3%</b>
< \$500K	3	0	
\$500K - \$999K	30	9	233.3%
\$1M - \$1.99M	37	16	131.3%
\$2M - \$3.99M	33	18	83.3%
\$4M - \$4.99M	9	2	350.0%
\$5M - \$9.99M	14	11	27.3%
\$10M - \$19.99M	6	2	200.0%
≥ \$20M	2	2	0.0%

Note: Hamptons year over year trends may be impacted due to the source shift from Out East to East End LI MLS in April 2020

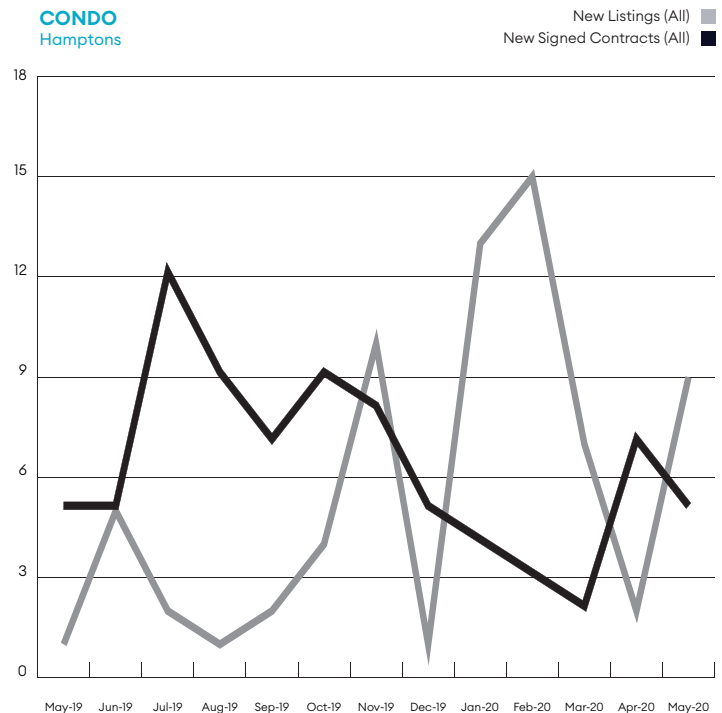
## SINGLE FAMILY Hamptons



CONDO MATRIX Hamptons	MAY 2020	MAY 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>5</b>	<b>5</b>	<b>0.0%</b>
< \$500K	1	1	0.0%
\$500K - \$999K	1	2	-50.0%
\$1M - \$1.99M	2	2	0.0%
\$2M - \$3.99M	1	0	
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>9</b>	<b>1</b>	<b>800.0%</b>
< \$500K	2	0	
\$500K - \$999K	7	1	600.0%
\$1M - \$1.99M	0	0	
\$2M - \$3.99M	0	0	
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	

Source: East End LI MLS

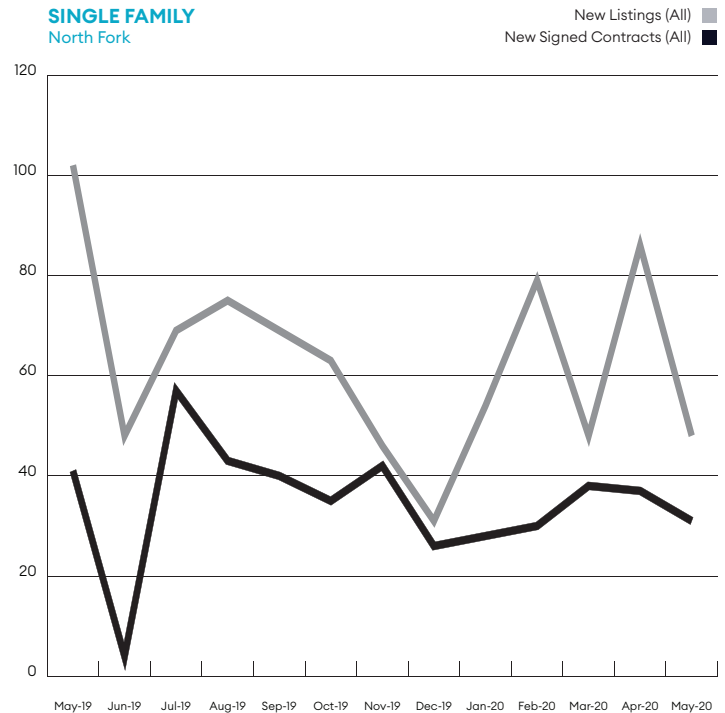
## CONDO Hamptons



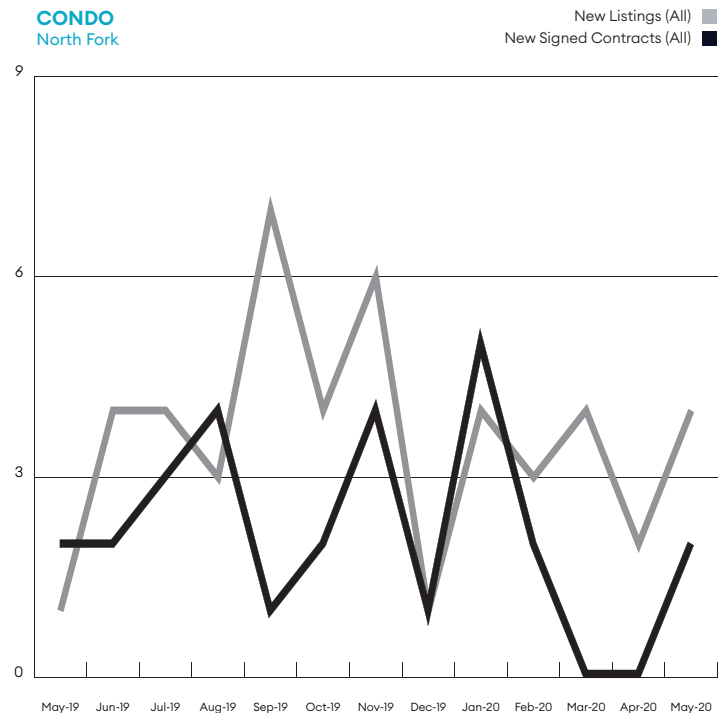
# North Fork

"New pending contracts remained flat as but are expected to surge once real estate brokers are permitted to physically show property in June."

SINGLE FAMILY MATRIX North Fork	MAY 2020	MAY 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>31</b>	<b>41</b>	<b>-24.4%</b>
< \$500K	9	10	-10.0%
\$500K - \$999K	17	24	-29.2%
\$1M - \$1.99M	4	3	33.3%
\$2M - \$3.99M	1	4	-75.0%
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>48</b>	<b>102</b>	<b>-52.9%</b>
< \$500K	7	18	-61.1%
\$500K - \$999K	28	47	-40.4%
\$1M - \$1.99M	11	17	-35.3%
\$2M - \$3.99M	1	6	-83.3%
\$4M - \$4.99M	1	13	-92.3%
\$5M - \$9.99M	0	1	-100.0%
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



CONDO MATRIX North Fork	MAY 2020	MAY 2019	%Δ (YR)
<b>New Signed Contracts (All)</b>	<b>2</b>	<b>2</b>	<b>0.0%</b>
< \$500K	0	1	-100.0%
\$500K - \$999K	2	1	100.0%
\$1M - \$1.99M	0	0	
\$2M - \$3.99M	0	0	
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	
<b>New Listings (All)</b>	<b>4</b>	<b>1</b>	<b>300.0%</b>
< \$500K	3	1	200.0%
\$500K - \$999K	1	0	
\$1M - \$1.99M	0	0	
\$2M - \$3.99M	0	0	
\$4M - \$4.99M	0	0	
\$5M - \$9.99M	0	0	
\$10M - \$19.99M	0	0	
≥ \$20M	0	0	



Source: One Key MLS

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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