

# Apr 4

## 2026 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Crossing the Line Podcast](#) / [1Q26 Manhattan Apartments](#)

### ECONOMIC HEADLINES

- [US payrolls rose by 178,000 in March](#), more than expected.
- Weekly jobless claims [fell to 202,000](#).
- According to ADP, private sector employment [rose by 62,000 in March](#).
- The number of job openings [fell to 6.9 million](#) in February.
- All three major stock averages [posted gains last week](#).
- [Factory activity expanded](#) in the US in March.
- Retail sales increased by the [most in seven months](#) in February.
- Consumer confidence [unexpectedly rose in March](#).
- [This article](#) looks at best-case and worst-case scenarios for the economy from the spike in oil prices.
- The US trade deficit [rose 4.9% in February](#).
- Fed chair Powell said that he sees inflation expectations [as being grounded](#), even as energy prices rise.
- Higher oil prices due to the U.S.–Iran war are [straining an already strapped](#) lower-income consumer.

### HOUSING NEWS

- [Mortgage applications fell 10%](#) in the week ending March 27.
- [Mortgage rates rose](#) for the fifth straight week.
- [Here's how hiring a real estate agent can actually save you money](#).
- This article looks at [the affordability trap](#) that many renters remain stuck in.
- Gen Z has become [America's most mobile generation](#).
- March apartment rents [were down 1.7% on an annual basis](#), according to Apartment List.
- Renters are staying longer in their apartments, [at an average of 6.5 years](#).
- [Here's how to protect your home](#) from damage or theft during an open house.
- In the coming decades, an estimated \$124 trillion in wealth is set to change hands globally—but tens of billions of dollars in U.S. real estate [may never reach its intended heirs](#).
- A district court ruled in favor of NAR in a class action lawsuit regarding [association membership and MLS access](#).

### NEW YORK UPDATE

- Mayor Mamdani faces united [opposition to tapping city reserves](#) after ratings agencies' warnings.
- Governor Hochul's office said [Albany is not coming to rescue New York City](#) from its budget crisis.
- For fifth time during Hochul Administration, [the New York State budget is late](#).
- The Manhattan office market just had its [best first quarter in a decade](#).
- Manhattan office rents are running about [15% below advertised rates](#) as landlords pile on free rent and millions in tenant improvements to fill space.

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	15 East 63rd Street	Townhouse	\$34,500,000	3/17/2026
Condo	118 West 13th Street	PH	\$21,000,000	3/30/2026
Co-Op	100 Barrow Street	7A	\$14,500,000	3/31/2026
Townhouse	132 East 62nd Street	Townhouse	\$11,075,000	3/26/2026
Condo	45 Warren Street	5	\$10,995,000	3/26/2026

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1151 East 7th Street	Townhouse	\$13,550,000	3/26/2026
Townhouse	2004 East 3rd Street	Townhouse	\$6,000,000	3/19/2026
Condo	51 Jay Street	PHB	\$5,650,000	3/18/2026
Townhouse	1679 54th Street	Townhouse	\$4,400,000	3/24/2026
Condo	51 South 1st Street	4A	\$3,999,999	3/13/2026

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	135 Beach 142nd Street	Townhouse	\$4,975,000	3/25/2026
Townhouse	104 Malba Drive	Townhouse	\$3,120,000	3/24/2026
Townhouse	140-05 32nd Avenue	Townhouse	\$2,525,260	3/31/2026
Condo	11-36 45th Road	505A	\$2,140,000	3/25/2026
Townhouse	146-32 Willets Point Boulevard	Townhouse	\$1,900,000	3/20/2026

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	4636 Bronx Boulevard	Townhouse	\$1,279,000	3/18/2026
Townhouse	930 Morris Park Avenue	Townhouse	\$1,150,000	3/30/2026
Townhouse	1170 Ellsworth Avenue	Townhouse	\$1,150,000	3/3/2026
Townhouse	3348 Fenton Avenue	Townhouse	\$1,058,575	3/25/2026
Townhouse	447 Jackson Avenue	Townhouse	\$999,500	3/12/2026

All information provided in this publication is correct at the time of printing.