

Apr 11

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Brooklyn 1Q26](#) / [Queens 1Q26](#) / [Riverdale 1Q26](#)
[March New Rental Listings](#) / [March Rental Concessions](#)

ECONOMIC HEADLINES

- [Consumer prices in March](#) were 3.3% higher than a year ago.
- The S&P 500 posted its [best week since November](#).
- The Fed's preferred measure of inflation was [3% higher in February than the prior year](#), in line with expectations.
- Continuing claims for unemployment fell to their [lowest level in almost two years](#).
- Consumer sentiment fell to a [record low in April](#).
- US services sector growth [slowed in March](#), while prices paid by businesses for inputs increased by the most in more than 13 years.
- US tariff revenue [dropped by over \\$4 billion](#) in March.
- Wall Street has been [whiffing on its economic forecasts](#).
- [Here's why](#) more people are dropping out of the labor market.
- [This article explains why](#) even though we use hardly any oil from the Middle East, prices have been rising at gas pumps in the US.
- US core capital goods orders [rose ahead of Middle East war](#).
- Companies are pushing AI, but experts say it can [add extra labor and cause 'brain fry'](#) for workers.
- More households anticipate they'll be [financially worse off in the year ahead](#) as gas and food prices creep higher.
- The average tax refund [is up by \\$350](#) compared to the same period in 2025.

HOUSING NEWS

- The average 30-year mortgage rate [fell to 6.37% last week](#).
- US housing is experiencing a historic "[reversion to the mean](#)."
- Home buyers in the first quarter were more concerned about [the economy and mortgage rates](#) than they were about home prices.
- [Realtor.com is launching the Market Clock](#), a new tool that tracks where housing market conditions stand both nationally and at the local level for major cities.
- Realtor.com has released their [March 2026 Monthly Housing Report](#).
- [Here's how to tell](#) if your home is underinsured.
- Home insurance rates have been rising nearly [twice as fast as inflation](#).
- [Here's what you should know](#) if you want to buy a house with a friend.
- In a recent survey of more than 2,000 consumers, The Harris Poll found that many believe [the dream of homeownership is slipping further away](#).
- [Here's where](#) millennials own homes.

NEW YORK UPDATE

- The NYC Economic Development Corporation has released their [NYC Economic Snapshot for April](#).
- [LIRR workers could go on strike next month](#) if they cannot reach a deal.
- NYC families need over \$125,000 in income [to live in any borough](#).
- The city's retail market is [enjoying its best quarter in nearly a decade](#) this year.
- Gowanus is seeing a [burst of new retailers](#).

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Co-op	740 Park Avenue	4/5D	\$38,000,000	4/7/2026
Townhouse	125 West 11th Street	Townhouse	\$21,500,000	4/7/2026
Condo	215 Chrystie Street	PH3	\$14,500,000	3/31/2026
Co-op	30 East 71st Street	8B	\$8,262,000	4/8/2026
Condo	205 West 76th Street	PH1C	\$8,000,000	3/31/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	22 Strong Place	Townhouse	\$11,800,000	3/31/2026
Townhouse	2209 Ocean Parkway	Townhouse	\$6,550,000	3/27/2026
Townhouse	156 5th Avenue	Townhouse	\$5,450,000	4/2/2026
Townhouse	696 Grand Street	Townhouse	\$4,350,000	4/2/2026
Condo	51 South 1st Street	5	\$4,095,000	4/3/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1745 Grove Street	Townhouse	\$2,350,000	4/1/2026
Townhouse	132-51 Avery Avenue	Townhouse	\$2,250,000	3/25/2026
Townhouse	189-14 45th Road	Townhouse	\$1,938,000	3/10/2026
Townhouse	117-34 Park Lane South	Townhouse	\$1,900,000	3/31/2026
Townhouse	209-39 41st Avenue	Townhouse	\$1,800,000	3/26/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1537 McDonald Street	Townhouse	\$1,225,000	3/4/2026
Townhouse	1370b Clay Avenue	Townhouse	\$1,151,000	4/2/2026
Townhouse	810 Courtlandt Avenue	Townhouse	\$1,080,000	3/25/2026
Townhouse	3299 Agar Place	Townhouse	\$999,999	3/18/2026
Townhouse	1019 East Gun Hill Road	Townhouse	\$999,999	3/19/2026

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