

# Apr 18

## 2026 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) [Crossing the Line Podcast](#) [April Manhattan Inventory](#)

### ECONOMIC HEADLINES

- The S&P 500 closed above 7,100 for the first time.
- Producer prices [rose much less than expected](#) in March.
- Weekly jobless claims [fell to 207,000](#).
- [Here's why](#) the stock market is hitting records despite the war in Iran.
- Treasury Secretary Bessent said the Federal Reserve could [wait to lower interest rates](#) amid the oil spike.
- [Here are all the ways](#) the Iran war has affected the US economy so far.
- America's biggest banks reported their [strongest first-quarter profits in years](#).
- The IRS has published a list of occupations that qualify for the ['no tax on tips' provision](#).
- [Tariff refunds are unlikely to benefit consumers](#), according to the quarterly CNBC CFO Council survey.
- The average cost of raising a child over the course of 18 years in the US [has reached \\$303,418](#).

### HOUSING NEWS

- Existing home sales [fell 3.6% in March](#).
- The average 30-year mortgage rate [ticked down to 6.3% last week](#).
- A Realtor.com survey of home sellers found that [83% expect to get their asking price or higher](#).
- [Homebuilder sentiment plummeted in April](#) to its lowest level in eight months.
- The share of first-time homebuyers [fell to a record low last year](#).
- 35% of Gen Z homebuyers [are single women](#).
- Foreclosure filings are [up 26% from a year ago](#).
- The average monthly mortgage payment [topped \\$2,000 for the first time](#) in 2025's fourth quarter.
- The next obstacle to cheaper mortgages and more affordable homes may not be inflation or the Federal Reserve, [but Washington's debt](#).
- Lenders could be [tightening HELOC requirements](#) this year.
- The median age of a US home is a [record 44 years](#).
- Adults ages 61 to 79 continue to [dominate the housing market](#), according to NAR.
- Cyber criminals stole more than [\\$275 million through real estate-related fraud](#) from at least 12,368 victims last year.

### NEW YORK UPDATE

- Governor Hochul is [proposing a pied-a-terre tax](#) for homes worth \$5 million or more.
- The union representing thousands of NYC residential building workers [reached a tentative agreement](#) with the Realty Advisory Board to avoid a strike.
- [The Trump administration restored funding](#) to the Second Avenue subway project.
- Mayor Mamdani's first-unveiled city-owned grocery store will [cost \\$30 million to build](#).
- [NYS collected \\$2.1 billion more in taxes](#) than expected in the last fiscal year.
- The NYC Comptroller's Office has issued their [Monthly Economic and Fiscal Outlook for April](#).
- NYC Comptroller Levine plans to deploy \$4 billion from the city's public pension funds over four years for [affordable housing developments and rehabilitation](#).
- [Brooklyn's investment sales market](#) is off to a strong start this year.
- Manufacturing activity [ticked up in NYS in April](#).

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	15 Central Park West	12C	\$25,130,000	3/26/2026
Condo	16 Fifth Avenue	9	\$12,250,000	4/7/2026
Condo	45 Walker Street	6	\$12,000,000	4/10/2026
Condo	16 Fifth Avenue	6	\$11,000,000	4/6/2026
Co-op	770 Park Avenue	6/7B	\$10,500,000	4/8/2026

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	381 Union Street	Townhouse	\$7,000,000	4/13/2026
Townhouse	232 Bergen Street	Townhouse	\$6,800,000	4/7/2026
Condo	1 John Street	PHC	\$6,150,000	4/13/2026
Townhouse	226 6th Avenue	Townhouse	\$5,600,000	4/7/2026
Townhouse	154 Court Street	Townhouse	\$5,330,000	4/6/2026

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	184-28 Tudor Road	Townhouse	\$3,500,000	4/10/2026
Townhouse	49-53 Fresh Meadow Lane	Townhouse	\$2,170,000	4/10/2026
Townhouse	41-38 74th Street	Townhouse	\$1,800,000	4/10/2026
Townhouse	43-27 220th Street	Townhouse	\$1,780,000	3/30/2026
Townhouse	83-47 Abingdon Road	Townhouse	\$1,700,000	3/30/2026

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	5000 Iselin Avenue	Townhouse	\$6,350,000	4/7/2026
Townhouse	1214 Pelham Parkway South	Townhouse	\$1,200,000	4/2/2026
Townhouse	167 East 205th Street	Townhouse	\$1,170,000	4/1/2026
Condo	4455 Douglas Avenue	12F	\$1,150,000	4/8/2026
Townhouse	1625 Stadium Avenue	Townhouse	\$1,095,000	4/7/2026

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