

Apr 25

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) [Crossing the Line Podcast](#) [Hamptons 1Q26](#) [Hudson Valley 1Q26](#)

ECONOMIC HEADLINES

- Both the S&P 500 and Nasdaq Composite closed at record levels on Friday.
- Retail sales in February were higher than expected.
- Weekly jobless claims ticked up to 214,000.
- Trump Fed chair nominee Kevin Warsh defended his finances, and said the president never demanded rate cuts.
- Energy Secretary Wright said gas prices have already peaked.
- Tariff refunds began on Monday.
- Americans are feeling the pinch of higher gas prices, according to the CNBC All-America Economic Survey.
- Kevin Warsh told Senate lawmakers that he believes members of the Fed should speak less frequently.
- Here's why gas is so much cheaper in the US than overseas.
- Seventy-seven percent of 2025 college grads said they landed their job within three months of earning their degree, according to ZipRecruiter.
- More than a year into President Trump's immigration crackdown, there's little evidence of widespread disruptions in the labor market.
- Workers' pay satisfaction hit the lowest level since the New York Fed began tracking the data in 2014.

HOUSING NEWS

- Mortgage rates fell to their 'lowest level in the last three spring homebuying seasons'.
- Mortgage applications rose 7.9% in the week ending April 17.
- Pending home sales rose in March despite rising mortgage rates.
- In a slow market, some homes are still selling fast.
- Here's how long it takes to buy a home by market.
- According to Coldwell Banker, one in three home sellers this spring are giving up sub-5% mortgages rates.
- The war in Iran is hurting homebuilders by pushing mortgage rates higher and increasing the costs for materials and transportation.
- Prospective homebuyers with a history of on-time payments for rent and utilities may soon find it easier to qualify for a mortgage.
- This article looks at the pros and cons of ground leases.
- Here's what \$1 million buys you in real estate around the world.

NEW YORK UPDATE

- The NYC Economic Development Corporation has released an updated version of their April Economic Snapshot.
- Real estate investors are calling the Manhattan office sector an 'earth-shattering' opportunity.
- Mayor Mamdani launched the Office of Deed Theft Prevention.
- NYC's multifamily sector had its strongest first quarter since 2023.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	15 Central Park West	27D	\$21,950,000	4/13/2026
Condo	20 East 76th Street	PH2	\$19,398,250	4/21/2026
Condo	56 Leonard Street	48-West	\$17,350,000	4/7/2026
Condo	16 Fifth Avenue	16	\$15,400,000	4/20/2026
Condo	211 West 84th Street	10-East	\$10,812,450	4/14/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	205 Berkeley Place	Townhouse	\$7,700,000	4/14/2026
Townhouse	942 East 9th Street	Townhouse	\$6,100,000	4/15/2026
Condo	323 Bergen Street	P708e	\$4,900,000	4/20/2026
Townhouse	270 Dean Street	Townhouse	\$4,800,000	4/16/2026
Townhouse	522 11th Street	Townhouse	\$4,500,000	4/22/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	23-15 44th Drive	5211	\$2,718,888	4/7/2026
Townhouse	7-24 128th Street	Townhouse	\$1,848,000	3/23/2026
Townhouse	137-36 71st Avenue	Townhouse	\$1,725,000	4/16/2026
Condo	3 Court Square	3001	\$1,679,000	4/21/2026
Townhouse	45-39 192nd Street	Townhouse	\$1,652,500	4/16/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	680-14 West 246th Street	Townhouse	\$2,122,000	4/13/2026
Townhouse	4538 Greystone Avenue	Townhouse	\$1,878,000	4/20/2026
Townhouse	1478 Williamsbridge Road	Townhouse	\$1,750,000	4/16/2026
Townhouse	2245 Mickle Avenue	Townhouse	\$1,452,000	4/16/2026
Townhouse	1479 Ohm Avenue	Townhouse	\$1,275,000	4/7/2026

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