

# May 9

## 2026 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#)

### ECONOMIC HEADLINES

- [Payrolls rose by 115,000 in April](#), more than double what was expected.
- According to ADP, private employers [added 109,000 jobs in April](#).
- [Job openings remained flat](#) in March.
- Jobless claims rose [less than expected](#).
- Corporate layoffs are [down 10% this year](#).
- [The S&P 500 closed the week at a new record](#) and posted its sixth straight winning week.
- Consumer sentiment fell to a [record low in May](#).
- [US services sector expansion](#) slowed for a second straight month in April.
- The US trade gap [rose to \\$60.3 billion](#) in March.
- New college graduates [overestimate starting salaries by nearly \\$24,000](#).

### HOUSING NEWS

- The average 30-year mortgage rate [rose to 6.37%](#).
- [Mortgage applications fell 4.4%](#) in the week ending May 1.
- Sales of newly built homes [saw a bump in February and March](#) as prices fell to a five-year low.
- [These mortgage 'myths'](#) may be holding buyers back.
- The Wall Street Journal and Realtor.com have issued their [Spring 2026 Housing Market Rankings](#).
- [These housing markets](#) performed the strongest in the first quarter, according to NAR.
- [Here's a look](#) at second-home taxes in the US.
- Mortgage lenders now have [more credit score options](#).
- The number of US homes with foreclosure filings [rose 28% in March](#) compared with a year ago.
- More than one in five consumers report [receiving suspicious communications during closing](#), according to CertifID's "2026 State of Wire Fraud" report.

### NEW YORK UPDATE

- Governor Hochul announced a tentative deal on a \$268 billion budget [that includes a pied-à-terre tax](#).
- [New York officials are finding it difficult](#) to design the structure, tax rates, and implementation of the pied-à-terre tax.
- The NYC Rent Guidelines Board has recommended increases on stabilized rents [of 0-2% on one-year leases and 0-4% on two-year leases](#).
- The Community Opportunity to Purchase Act (COPA) is being reintroduced in the NYC Council [and is expected to pass](#).
- [Malba is now the fifth-richest neighborhood in New York City](#), marking the first time Queens cracked the top five.
- New York City's risk of seeing a [credit-rating downgrade has increased](#), according to JPMorgan Chase strategists.
- The NYC Economic Development Corporation has issued their [May Economic Snapshot](#).
- Mayor Mamdani announced a [record \\$31 million in penalties](#) to the owners of two apartment complexes in the Bronx.

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

| TYPE      | ADDRESS              | UNIT      | PRICE        | CLOSING DATE |
|-----------|----------------------|-----------|--------------|--------------|
| Condo     | 16 Fifth Avenue      | PH2       | \$32,500,000 | 4/30/2026    |
| Townhouse | 9 East 86th Street   | Townhouse | \$30,000,000 | 5/4/2026     |
| Townhouse | 349 West 19th Street | Townhouse | \$12,650,000 | 4/22/2026    |
| Condo     | 520 Fifth Avenue     | PH80      | \$11,500,000 | 4/28/2026    |
| Condo     | 520 Fifth Avenue     | PH76      | \$10,976,313 | 4/23/2026    |

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

| TYPE      | ADDRESS               | UNIT      | PRICE       | CLOSING DATE |
|-----------|-----------------------|-----------|-------------|--------------|
| Townhouse | 156 Lafayette Avenue  | Townhouse | \$7,200,000 | 4/23/2026    |
| Townhouse | 40 Orange Street      | Townhouse | \$6,995,000 | 4/17/2026    |
| Townhouse | 94 Douglass Street    | Townhouse | \$6,750,000 | 4/28/2026    |
| Townhouse | 1095 East 10th Street | Townhouse | \$4,700,000 | 4/28/2026    |
| Townhouse | 98 Conselyea Street   | Townhouse | \$4,477,000 | 4/27/2026    |

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

| TYPE      | ADDRESS                | UNIT      | PRICE       | CLOSING DATE |
|-----------|------------------------|-----------|-------------|--------------|
| Townhouse | 66-12 Maurice Avenue   | Townhouse | \$1,880,000 | 4/14/2026    |
| Townhouse | 66-56 75th Street      | Townhouse | \$1,740,000 | 4/28/2026    |
| Condo     | 30-55 Vernon Boulevard | 8F        | \$1,615,206 | 4/6/2026     |
| Townhouse | 40-06 95th Street      | Townhouse | \$1,550,000 | 4/29/2026    |
| Townhouse | 20-39 49th Street      | Townhouse | \$1,550,000 | 4/28/2026    |

## TOP BRONX CLOSINGS RECORDED LAST WEEK

| TYPE      | ADDRESS              | UNIT      | PRICE       | CLOSING DATE |
|-----------|----------------------|-----------|-------------|--------------|
| Townhouse | 2026 Ryer Avenue     | Townhouse | \$1,500,000 | 4/15/2026    |
| Townhouse | 2888 Wellman Avenue  | Townhouse | \$1,380,000 | 4/30/2026    |
| Townhouse | 2119 Grand Avenue    | Townhouse | \$1,250,000 | 4/28/2026    |
| Townhouse | 1318 Mace Avenue     | Townhouse | \$1,200,000 | 4/28/2026    |
| Townhouse | 3822 Sedgwick Avenue | Townhouse | \$1,130,000 | 4/16/2026    |

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