

# Jun 6

## 2026 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

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

### ECONOMIC HEADLINES

- [Payrolls rose by 172,000 in May](#), which was much more than expected.
- The strong jobs report puts Fed cuts [further out of reach](#).
- Initial claims for unemployment rose to their [highest level in four months](#).
- [Long-term unemployment](#) is surging in the US.
- The number of job openings rose to [7.6 million in April](#), the highest level in almost two years.
- The S&P 500 fell over 2% last week, its [first weekly loss in 10 weeks](#).
- Kevin Warsh wants the Fed to [think about inflation differently](#).
- [US services-sector activity](#) continued to expand in May.
- [Here's what you need to know](#) about President Trump's latest tariffs.
- A new survey by Edward Jones and Gallup found [51% of US adults feel financially "conflicted"](#), experiencing both stability and uncertainty.
- According to the Treasury Department, 97% of income tax filers this year [received a tax cut](#).
- Manufacturing activity rose to its [highest level in four years](#) in May.
- Construction spending [rose slightly](#) in April.

### HOUSING NEWS

- The average 30-year mortgage rate [fell to 6.48%](#) last week.
- Higher interest rates do more than just deter potential homebuyers — they may also [block consumers from qualifying for a mortgage](#).
- The New York Attorney General's Office is investigating Compass' market presence in New York for [potential antitrust concerns](#).
- According to Hippo Insurance, homeowner anxiety has hit an [all-time high](#).
- Sellers are pulling homes off the market at the [fastest pace since 2020](#).
- Here are the [best buyer's markets](#) right now, according to Realtor.com.
- Homeowner's insurance premiums have surged dramatically — but your chances of getting a payout if disaster strikes [are now barely 50%](#), according to a new report.
- [Here's how to reduce](#) your homeowners insurance premiums.
- Since the typical household can't afford 75% of US homes, more parents are [buying houses for their kids](#).
- [More than half](#) of young adults have moved back home after leaving.
- Moody's Analytics is warning that the rapid home-price gains since the pandemic are [unlikely to be repeated any time soon](#).
- Berkshire Hathaway [agreed to buy](#) home builder Taylor Morrison Home Corp. for \$6.8 billion in cash.
- NAR has released their [April Confidence Index Survey](#).

### NEW YORK UPDATE

- The Hamptons continues to have an [inventory problem](#), especially at the high end.
- Albany lawmakers vow ["tax the rich"](#) isn't going away.
- Manhattan's office market is on track to have its [best year since 2000](#).
- According to Moody's, the damage from a five-year rent freeze [would be limited](#) despite landlord fears.
- The heads of Bank of America and Goldman Sachs said they've pressed New York Mayor Mamdani to [get more apartments built in the city](#).
- In honor of National Homeownership Month, NYC is offering [free visual property inspections](#) from June 1 to July 10.

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	50 West 66th Street	56N	\$36,291,913	5/21/2026
Condo	50 West 66th Street	53N	\$35,730,500	5/12/2026
Condo	50 West 66th Street	40N	\$23,991,875	5/26/2026
Co-op	1 West 72nd Street	33	\$22,500,000	5/19/2026
Condo	150 East 78th Street	DP11B	\$16,700,000	5/29/2026

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	234 Clinton Street	Townhouse	\$10,212,500	5/22/2026
Townhouse	280 Washington Avenue	Townhouse	\$7,800,000	5/20/2026
Townhouse	1926 East 1st Street	Townhouse	\$7,500,000	5/21/2026
Townhouse	2183 Ocean Parkway	Townhouse	\$7,000,000	5/27/2026
Condo	127 Kent Avenue	PH2C	\$6,200,000	5/20/2026

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	70-51 Juno Street	Townhouse	\$2,275,000	5/18/2026
Townhouse	25-40a 36th Street	Townhouse	\$2,150,000	5/19/2026
Condo	42-60 Crescent Street	5A	\$2,025,000	5/19/2026
Townhouse	40-08 69th Street	Townhouse	\$2,000,000	5/28/2026
Townhouse	45-29 211th Street	Townhouse	\$1,965,000	5/19/2026

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	4485 Fieldston Road	Townhouse	\$3,250,000	5/20/2026
Townhouse	1328 University Avenue	Townhouse	\$1,385,000	5/1/2026
Townhouse	3610 Irwin Avenue	Townhouse	\$1,293,631	5/27/2026
Townhouse	1278 East 222nd Street	Townhouse	\$1,290,000	5/22/2026
Townhouse	3208 Ely Avenue	Townhouse	\$1,050,000	5/13/2026

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