

# Jun 13

## 2026 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Crossing the Line Podcast](#) / [May New Rental Listings](#)  
[May Rental Concessions](#)

### ECONOMIC HEADLINES

- The consumer price index rose 4.2% over the past year, the highest annual gain in three years.
- Adjusted for inflation, average hourly earnings fell back to January 2025 levels last month.
- Producer prices rose more than expected in May.
- US consumers are still spending, but JPMorgan says the cushion against higher prices is thinning.
- Weekly jobless claims rose more than expected.
- Consumer sentiment rose slightly in early June.
- 51% of US adults say the American Dream is out of reach for most people right now.
- According to a recent New York Fed survey, the share of households reporting a worse financial situation hit its highest level since 2023.
- The US trade deficit narrowed in April as oil exports surged.
- The Social Security retirement trust fund may be depleted in 2032.
- The World Cup will likely be the biggest gambling event in history.
- The European Central Bank announced a quarter-point rate hike.

### HOUSING NEWS

- Existing home sales rose 3.2% in May to their highest level since December.
- Mortgage applications rose 10.8% in the week ending June 5.
- The average 30-year mortgage rate rose to 6.52% last week.
- Realtor.com has issued their May 2026 Monthly Housing Report.
- Hartford is America's hottest housing market according to Realtor.com.
- The first four weeks a home is listed is the definitive make-or-break window for sellers.
- The Census Bureau has tools that can help homebuyers decide where to live.
- World Cup tickets cost more than a monthly mortgage payment in these five host cities.
- According to a NBER study, housing wealth is more tightly passed from parents to children than earnings are.
- NAR has created a website that celebrates the American Dream of homeownership at 250.
- Rep. Nicole Malliotakis' new "Nest Egg Protection Act," proposes raising the capital gains tax exclusion for people over 65 who sell their homes from 2027 through 2030.

### NEW YORK UPDATE

- The NYS Senate has passed the "Fair and Transparent Real Estate Listing Act."
- Fiscal watchdogs are warning that Mayor Mamdani's budget leaves NYC with problems ahead.
- Here are the NYC Comptroller's comments on the city's executive budget and financial plan.
- NYC is falling behind other cities on adding high-paying jobs and housing units, according to a report from HR&A.
- At a whopping \$152.5 million, an oceanfront compound in Sagaponack is out to set a record for Hamptons' home prices.
- Downtown Manhattan is experiencing a "Brain Gain."
- Can the Hamptons keep its hot streak?
- New renderings of the estimated \$8 billion New York Penn Station renovation were unveiled Monday.
- According to Cotality's 2026 Hurricane Risk Report, the NY metropolitan area is the largest hurricane exposure zone in the nation.

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Co-op	39 East 79th Street	12/13	\$23,575,000	5/28/2026
Condo	15 Central Park West	8B	\$21,000,000	6/2/2026
Condo	200 East 75th Street	PH4	\$19,700,000	6/2/2026
Townhouse	67 Bedford Street	Townhouse	\$15,500,000	5/29/2026
Condo	211 West 84th Street	14W	\$13,120,000	5/26/2026

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	205 Clinton Street	Townhouse	\$16,000,000	5/26/2026
Townhouse	158 South Oxford Street	Townhouse	\$11,000,000	6/4/2026
Townhouse	42 Beaumont Street	Townhouse	\$3,600,000	6/2/2026
Townhouse	29 Clifton Place	Townhouse	\$3,500,000	5/20/2026
Condo	438 12th Street	PHB	\$3,350,000	5/29/2026

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	50 Shorthill Road	Townhouse	\$3,425,000	5/27/2026
Townhouse	66 Olive Place	Townhouse	\$3,395,000	5/29/2026
Condo	30-55 Vernon Boulevard	PHE	\$2,754,622	5/28/2026
Townhouse	140-07 32nd Avenue	Townhouse	\$2,667,815	5/26/2026
Townhouse	147-19 Jamaica Avenue	Townhouse	\$2,500,000	5/13/2026

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	4621 Waldo Avenue	Townhouse	\$4,350,000	5/22/2026
Townhouse	1321 Shore Drive	Townhouse/Land	\$1,700,000	5/28/2026
Townhouse	2867 Zulette Avenue	Townhouse	\$1,230,000	5/26/2026
Townhouse	1624 Seddon Street	Townhouse	\$1,215,000	5/29/2026
Townhouse	781 East 211th Street	Townhouse	\$1,170,000	6/3/2026

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