

Jun 20

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

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

ECONOMIC HEADLINES

- US retail sales [beat expectations](#) in May.
- The Fed [held rates steady](#).
- [Here are the five big takeaways](#) from Kevin Warsh's first meeting as Fed chairman.
- The three major stock averages all [posted gains last week](#).
- Weekly jobless claims [fell by 4,000](#), to 226,000.
- Oil prices fell below \$80 per barrel for the [first time since March](#).
- A [Wall Street Journal poll](#) finds that even the wealthiest worry about financial security for themselves and their children.
- Industrial production [edged up in May](#).
- Work from home is [here to stay](#), even if some CEOs don't love it.

HOUSING NEWS

- The average 30-year mortgage rate [fell to 6.47%](#) last week.
- Mortgage applications [fell 3.8%](#) in the week ending June 12.
- Pending home sales [rose 3.8% in May](#).
- Housing starts [fell 15.4% in May](#) to 1,177 million.
- Homebuilder sentiment [fell in June](#) amid rising costs.
- The US [faces a housing shortage](#), estimated between one million and five million units, contributing to high home prices.
- [One-third of young adults](#) are still living with their parents.
- Realtor.com has updated their [Affordability & Homebuilding Report Cards](#).
- Realtor.com also issued their [May 2026 Luxury Housing Report](#).
- [Here's how](#) AI may be messing with home prices.
- Instead of downsizing, some retirees are [buying bigger homes](#) with their adult children.

NEW YORK UPDATE

- NY's pied-à-terre tax could leave entire co-ops on hook [for massive bills](#).
- Governor Hochul outlined [50 actions her administration is taking](#) to slash red tape and unnecessary fees.
- The NYC Comptroller's Office has issued their [Monthly Economic and Fiscal Outlook](#) for June.
- The Mamdani administration is committed to [reforming the city's property tax system](#), but its timeline for doing so has been a moving target.
- REBNY has issued their [2026 State Legislation Session Wrap-Up](#).
- Manufacturing activity [rose slightly](#) in NYS in June.
- NYC's Economic Development Corporation has cut three-quarters of its [life sciences workforce](#).

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	50 West 66th Street	40W	\$17,052,817	6/5/2026
Townhouse	116 East 65th Street	Townhouse	\$16,500,000	5/28/2026
Condo	158 Mercer Street	6B	\$12,800,000	6/2/2026
Condo	36 Bleecker Street	3D	\$9,600,000	6/10/2026
Condo	390 West End Avenue	9D	\$8,500,000	6/9/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	30 Front Street	19B	\$5,245,000	5/20/2026
Co-op	8 Remsen Street	4/5	\$5,100,000	6/5/2026
Townhouse	966 Bergen Street	Townhouse	\$4,200,000	6/2/2026
Townhouse	481 Madison Street	Townhouse	\$3,150,000	6/4/2026
Co-op	1 City Point	51E	\$3,007,838	6/9/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	21-62 24th Street	Townhouse	\$1,890,000	6/8/2026
Townhouse	35-33 34th Street	Townhouse	\$1,880,000	6/5/2026
Condo	3 Court Square	4702	\$1,870,000	6/5/2026
Condo	22-18 Jackson Avenue	408	\$1,700,000	5/29/2026
Townhouse	147-23 69th Road	Townhouse	\$1,700,000	6/4/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1106 Jackson Avenue	Townhouse	\$1,500,000	5/27/2026
Townhouse	3144 Sands Place	Townhouse	\$1,200,000	6/4/2026
Townhouse	258a Longstreet Avenue	Townhouse	\$1,070,000	5/29/2026
Townhouse	2523 Woodhull Avenue	Townhouse	\$995,000	5/29/2026
Townhouse	439 East 147th Street	Townhouse	\$900,000	5/15/2026

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