

Jun 27

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

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

ECONOMIC HEADLINES

- The Fed's preferred measure of inflation rose 3.4% over the past year, it's fastest pace since October 2023.
- Both the S&P 500 and the Nasdaq posted losses last week.
- The US economy grew at a faster pace than expected in the first quarter.
- Weekly jobless claims fell more than expected.
- Americans are feeling a little better about the economy as gas prices ease.
- Treasury Secretary Bessent said GDP growth can return to 3% before end of the year.
- Former Fed Chairman Alan Greenspan died at age 100.
- May durable-goods orders fell slightly more than forecast.
- The US goods trade deficit hit a 14-month high in May.
- Summer sales events kick off as inflation squeezes US consumers.
- US business activity expanded at the fastest pace in five months in June, according to S&P Global.
- Federal Reserve Chairman Warsh will deliver his first testimony on monetary policy before Congress on July 14.
- More than 6 million American children have been signed up for Trump Accounts.
- The number of ultrawealthy, defined as those worth over \$30 million, jumped 14.4% to 556,850 people worldwide in 2025, driven by AI trade.

HOUSING NEWS

- The average 30-year mortgage rate ticked up to 6.49% last week.
- Sales of new single-family homes unexpectedly fell in May.
- Here's how to get a mortgage below 6% this year, according to Bloomberg.
- Realtor.com has issued a report that breaks down premium housing into The 7 Levels of Luxury Real Estate.
- NAR has released their 2026 Member Profile.
- Annual homeownership expenses—including mortgage, taxes, and insurance—rose from about \$20,000 in 2019 to over \$28,500 by 2025, outpacing inflation.
- Only 11 of the 50 states and Washington, DC, remain affordable for median-income homebuyers under the 30% rule.
- Couples are swapping traditional registries for cash contributions aimed at one big goal—buying a home.
- Depressed demand and harsh affordability challenges are the defining stories of 2026, according to the Harvard Joint Center for Housing Studies' latest State of the Nation's Housing report.
- Older Americans are expected to pass down trillions in housing wealth, but new data shows that the rising costs of homeownership may be threatening that inheritance.
- According to the JPMorganChase PolicyCenter, manufactured housing techniques could shave 20%-30% off the cost of building some homes.

NEW YORK UPDATE

- The Rent Guidelines Board voted 7-1 to freeze rents for both one-year and two-year leases.
- Here's what you can expect now that stabilized rents have been frozen.
- According to a poll conducted by Honan Strategy Group, 56% of likely NYC voters believe wealthy residents and corporations should pay more in taxes.
- Ken Griffin calls on New York businesses to 'fight for their city'.
- At a closed-door EDC event, Mayor Mamdani told global executives NYC is open for business.
- The NYC Economic Development Corporation has issued their latest Economic Snapshot for NYC.
- Jonathan L. Mechanic, Chairman of Fried Frank's Real Estate Department, has been elected to serve as the next Chair of REBNY.
- New York is considering a bid to host the 2042 Winter Olympics in New York City and Lake Placid.
- REBNY has issued their First Half 2026 Manhattan Retail Report.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Co-Op	875 Fifth Avenue	PHAB	\$33,500,000	6/15/2026
Condo	500 West 18th Street	PH33B	\$23,500,000	6/17/2026
Townhouse	40 East 73rd Street	Townhouse	\$21,780,000	6/9/2026
Townhouse	49 East 80th Street	Townhouse	\$14,995,000	6/8/2026
Condo	16 Fifth Avenue	8	\$12,200,000	6/11/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	171 Columbia Heights	6A/6B/601	\$11,500,000	6/11/2026
Townhouse	96 Amity Street	Townhouse	\$9,750,000	6/9/2026
Townhouse	52 Sidney Place	Townhouse	\$8,450,000	6/9/2026
Townhouse	194 Berkeley Place	Townhouse	\$6,500,000	6/17/2026
Townhouse	370 8th Street	Townhouse	\$5,950,000	6/12/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	37-02 Prince Street	Townhouse	\$4,500,000	6/9/2026
Townhouse	50-14 Vernon Boulevard	Townhouse	\$3,950,000	6/17/2026
Condo	3 Court Square	2911	\$2,600,000	6/3/2026
Condo	78-29 Austin Street	TH10	\$2,270,000	6/11/2026
Townhouse	36-04 215th Place	Townhouse	\$2,270,000	6/9/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	4703 Iselin Avenue	Townhouse	\$1,400,000	6/15/2026
Townhouse	2312 Morgan Avenue	Townhouse	\$1,300,000	5/20/2026
Townhouse	2322 Holland Avenue	Townhouse	\$1,290,000	6/24/2026
Townhouse	2832 Dudley Avenue	Townhouse	\$1,220,550	6/12/2026
Townhouse	2322 Pearsall Avenue	Townhouse	\$1,205,000	5/20/2026

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