

Jul 4

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Crossing the Line Podcast](#) / [2Q26 Manhattan Apartments](#)

ECONOMIC HEADLINES

- Employment rose much less than expected in June.
- Initial claims for unemployment fell to 215,000.
- The number of job openings in May was higher than expected.
- Layoff announcements fell in June, according to Challenger, Gray & Christmas.
- All three major stock averages rose sharply in the first half of 2026.
- More than one-third of employees still work from home, according to the BLS.
- Consumer confidence rose slightly in June.
- Manufacturing activity expanded for a sixth consecutive month in June.
- This number helps explain why many Americans are down on the economy.

HOUSING NEWS

- The average 30-year mortgage rate fell to 6.43% last week.
- Borrowers are pulling back from riskier mortgages, as they are offering smaller advantages.
- Some renters say homeownership isn't part of their American Dream.
- Realtor.com has issued their June 2026 Monthly Housing Trends Report.
- Homeowners tapped an estimated \$47 billion in equity during the first three months of 2026, according to a new report from Intercontinental Exchange.
- A new analysis from the Mortgage Bankers Association finds that housing supply may outpace demand as soon as 2035.
- Here's how 250 years of US policy created a \$48.7 trillion housing market.
- NAR said the claim that 71% of its members didn't close a deal in 2025 is false.

NEW YORK UPDATE

- New York City has passed a record-breaking \$126 billion budget.
- The Big Apple just saw the fewest number of murders over the first six months of any year in history.
- Mayor Mamdani's pied-a-terre tax leaves owners with few loopholes.
- Demand for Manhattan office space during the first half of 2026 was the highest it has been since the first half of 2002.
- The Knicks' championship run gave a 20% boost to NYC's nightlife economy.
- NYC saw nearly 30K affordable homes produced last year.

WEEK
LAST

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	245 West 4th Street	Townhouse	\$46,000,000	6/24/2026
Condo	200 East 75th Street	Ph2	\$17,500,000	6/18/2026
Condo	275 West 10th Street	4c	\$16,000,000	6/17/2026
Condo	211 West 84th Street	10w	\$12,400,000	6/16/2026
Condo	160 Leroy Street	10bn	\$12,000,000	6/17/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	601 Avenue J	Townhouse	\$9,800,000	6/25/2026
Townhouse	527 3rd Street	Townhouse	\$9,500,000	6/22/2026
Townhouse	181 President Street	Townhouse	\$7,500,000	6/18/2026
Townhouse	382 Degraw Street	Townhouse	\$7,269,000	6/15/2026
Townhouse	2 Wythe Lane	Townhouse	\$5,695,250	6/12/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	108-25 67th Drive	Townhouse	\$2,150,000	6/22/2026
Townhouse	33-43 83rd Street	Townhouse	\$1,950,000	6/15/2026
Townhouse	64-58 215th Street	Townhouse	\$1,850,000	6/16/2026
Townhouse	110-28 Merrick Boulevard	Townhouse	\$1,825,002	6/12/2026
Townhouse	30-06 36th Avenue	Townhouse	\$1,809,000	6/23/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2814 Morris Avenue	Townhouse	\$2,600,000	6/17/2026
Townhouse	2969 Valentine Avenue	Townhouse	\$1,820,000	6/24/2026
Townhouse	1973 Crotona Avenue	Townhouse	\$1,800,000	6/25/2026
Townhouse	1923 Barnes Avenue	Townhouse	\$1,582,421	4/23/2026
Townhouse	2818 Morris Avenue	Townhouse	\$1,460,000	6/17/2026

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