

Jul 11

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Crossing the Line Podcast](#) / [2Q26 Brooklyn Apartments](#) / [2Q26 Queens 2Q26 Riverdale](#) / [June Manhattan New Rental Listings](#) / [June Manhattan Rental Concessions](#)

ECONOMIC HEADLINES

- Initial claims for unemployment fell to 215,000 in the week ending July 4.
- US services sector activity dipped in June.
- The S&P 500 and Nasdaq posted modest gains last week while the Dow fell 0.5%.
- Consumers fear price increases aren't abating anytime soon.
- The Federal Reserve told lawmakers it "will deliver price stability."
- Fed officials were split on the direction of interest rates at their last meeting.
- Kevin Warsh named the members of his Federal Reserve task forces.
- The US trade deficit widened sharply in May.
- According to CNBC, Ohio is America's top state for business for the first time.
- Delaying Social Security reform raises risks for bond markets and the economy.
- These are America's 10 most expensive states according to CNBC.

HOUSING NEWS

- Existing home sales fell 2.4% in June, while the median price rose to a record \$440,600.
- The average 30-year mortgage rate rose to 6.49% last week.
- Bipartisan legislation intended to increase the U.S. housing supply and improve affordability is now law — but experts say homebuyers and sellers shouldn't expect fast relief.
- In the second quarter of the year, 44% of real estate agents surveyed in CNBC's Housing Market Survey said they were seeing a balanced market between buyer and seller.
- Realtor.com has updated its 2026 housing market forecast and now expects price growth of just 1.2% this year.
- The volume of mortgage rate locks rose in June to its highest level in more than three years.
- A knowledge gap, not just the economy, is holding back homebuyers.
- According to the Census Bureau, more than 10% of all houses in the US are vacant.
- These are the states where starter homes are still affordable.
- Here's why the Fed refuses to give homebuyers a road map for interest rates.

NEW YORK UPDATE

- Lawyers are slamming the pied-a-terre tax as a "half-baked money grab."
- New York City Council members want to give themselves a 18.2% pay hike.
- NYC projects a \$6.4 billion budget gap in fiscal year 2028, followed by shortfalls of \$8.2 billion and \$8.5 billion in the next two years.
- NYC's retail market had its best quarter in nearly a decade, and its lowest availability rate since 2017.
- Manhattan's office rebound is fueling demand for high-end construction.
- NYC plans to put \$1K into every public-school kindergartner's college savings.
- The final WTC office tower broke ground and will be the headquarters of American Express.

WEEK
LAST

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	48 West 69th Street	Townhouse	\$45,000,000	7/2/2026
Condo	20 East 76th Street	15ab	\$25,745,000	1/21/2026
Townhouse	146 Waverly Place	Townhouse	\$21,000,000	6/30/2026
Condo	171 Mac Dougal Street	5	\$13,350,000	6/11/2026
Condo	40 Mercer Street	30	\$13,250,000	7/1/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	192 Columbia Heights	Townhouse	\$24,500,000	6/30/2026
Townhouse	2173 Ocean Parkway	Townhouse	\$5,360,000	6/24/2026
Townhouse	11a South Elliott Place	Townhouse	\$5,295,000	6/26/2026
Co-Op	1 Pierrepont Street	10b	\$4,700,000	6/25/2026
Townhouse	150 Coleridge Street	Townhouse	\$4,650,000	6/30/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	12 Point Crescent	Townhouse	\$3,050,000	6/23/2026
Townhouse	205 Puritan Avenue	Townhouse	\$2,380,000	6/29/2026
Townhouse	130-11 59th Avenue	Townhouse	\$2,190,000	6/22/2026
Townhouse	46-34 211th Street	Townhouse	\$2,003,916	7/1/2026
Townhouse	45-11 25th Avenue	Townhouse	\$1,912,500	6/25/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	340 East 234th Street	Townhouse	\$1,400,000	7/2/2026
Townhouse	3226 Colden Avenue	Townhouse	\$1,310,000	7/9/2026
Townhouse	643 East 229th Street	Townhouse	\$1,300,000	6/17/2026
Townhouse	3554 Webster Avenue	Townhouse	\$1,200,000	6/17/2026
Townhouse	822 East 215th Street	Townhouse	\$1,190,000	5/26/2026

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