

Jul 18

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

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

ECONOMIC HEADLINES

- Consumer prices posted their biggest decline in more than six years during June.
- [Here is a chart](#) of year-over-year price changes by item.
- Wholesale prices unexpectedly declined 0.3% in June due to a big drop in gasoline.
- Retail sales rose less than expected in June.
- Weekly unemployment claims fell to their lowest level in 10 weeks.
- Chairman Kevin Warsh told Congress the Fed will defeat inflation.
- NY Fed President Williams said that inflation has peaked.
- The share of job seekers out of work for six months or longer is hovering near its highest level in five years.
- More Americans are struggling to repay credit card bills for groceries as costs rise.
- Five of the biggest US banks reported record profits in the second quarter.
- Tariff refunds pushed the US June budget deficit to \$120 billion.
- Federal Reserve officials are facing growing internal tension over whether to raise interest rates due to a steadier economy and stubborn inflation.
- [Here's why](#) AI might help solve the next labor crisis.
- Baby boomers hold roughly \$93 trillion in assets, but only \$36 trillion could reach Gen X and millennial heirs over the next 20 years, according to new data.
- Americans think they need to have \$1.2 million saved to retire comfortably, according to a new survey from Schroders.

HOUSING NEWS

- Mortgage rates rose to their highest level in almost a year.
- Pending home sales fell 5.4% in June.
- Mortgage applications fell 2.7% in the week ending July 10.
- Homebuyer affordability slid in June for the fifth consecutive month, according to NAR.
- Homebuilder sentiment fell in July amid affordability challenges.
- Realtor.com has released its list of the hottest housing markets in June.
- Single-family homebuilding and permits fell in June.
- Foreclosures have reached a seven-year high in the US.
- While still rare, short sales are making a comeback.
- NAR has released their 2026 Community and Transportation Preferences Survey.
- Wealthy baby boomers are increasingly upsizing their homes in retirement, reversing the traditional expectation that older Americans downsize.

NEW YORK UPDATE

- New York City lawmakers approved legislation to give themselves an 18% raise, but Mayor Mamdani said he won't take it.
- New York has seen a dramatic exodus of millionaires, which has caused nearly \$11 billion in lost tax revenue.
- The NYC Comptroller's Office has issued their Monthly Economic and Fiscal Outlook for July.
- NY has become the first state to impose a ban on AI data centers.
- The Mamdani administration presented ways to crack down on bad landlords.
- Governor Hochul has selected three firms to transform a Hell's Kitchen parking lot into a mixed-use development with over 1,100 new homes.
- Brooklyn's investment sales market has just wrapped up its best first half of a year since 2022.
- Manufacturing activity picked up considerably in NYS in early July.

WEEK
LAST

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	110 East 78th Street	Townhouse	\$14,500,000	7/1/2026
Condo	15 East 30th Street	59A	\$11,415,000	7/8/2026
Condo	101 West 87th Street	PH	\$9,200,000	6/25/2026
Co-Op	30 East 71st Street	4A	\$9,050,000	6/24/2026
Condo	100 East 53rd Street	57A	\$8,950,000	6/30/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	426 8th Street	Townhouse	\$6,200,000	7/9/2026
Condo	323 Bergen Street	P705E	\$5,500,000	6/24/2026
Townhouse	122 Montague Street	Townhouse	\$5,100,000	7/1/2026
Townhouse	1572 East 5th Street	Townhouse	\$4,900,000	6/30/2026
Townhouse	537 2nd Street	Townhouse	\$4,552,100	6/15/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	78-32 138th Street	Townhouse	\$3,500,000	7/7/2026
Townhouse	235-18 32nd Road	Townhouse	\$2,970,000	7/1/2026
Condo	27-28 Thomson Avenue	514	\$2,125,000	7/8/2026
Townhouse	137-42 Geranium Avenue	Townhouse	\$1,950,000	6/30/2026
Townhouse	181-20 Aberdeen Road	Townhouse	\$1,850,000	6/16/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	4970 Independence Avenue	Townhouse	\$3,075,309	7/10/2026
Townhouse	3129 Perry Avenue	Townhouse	\$1,515,000	6/30/2026
Townhouse	762 Elton Avenue	Townhouse	\$1,310,000	7/6/2026
Townhouse	2256 Andrews Avenue North	Townhouse	\$1,300,000	7/8/2026
Townhouse	2864 Bruckner Boulevard	Townhouse	\$1,250,000	7/9/2026

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