

Jul 25

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

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

ECONOMIC HEADLINES

- [All three](#) major stock averages posted losses last week.
- Weekly jobless claims fell to their [lowest level since 1969](#).
- US business activity expanded at the [fastest pace in eight months](#) according to S&P Global.
- The number of adults who are “not in the labor force” [surged to an all-time high](#) of 105.8 million in June.
- The Fed is heading into one of its [most unpredictable meetings in years](#).
- The US will impose [tariffs of 10% to 12.5%](#) on major trading partners under a new set of duties designed to combat forced labor.
- President Trump [imposed 50% tariffs](#) on certain Canadian goods, declaring that Canada has unfairly discriminated against American autos, alcohol and dairy products.
- Renewed hostilities in the Gulf have [revived stagflation talk](#).
- According to the Global Employee Monitor, workers remain [confident in their skills](#) despite economic jitters.
- Working-class Americans have experienced [a paycheck bump](#) in recent months after tax breaks and some signs of faster earnings growth.

HOUSING NEWS

- The average 30-year mortgage rate [rose to 6.58% last week](#).
- Mortgage applications to purchase a home [rose 6%](#) in the week ending July 17.
- New home sales rose for the [first time in three months](#).
- [According to a CNBC survey](#), housing costs is the top political issue for young voters.
- The typical homeowner household has about [38 times the net worth](#) of the typical renter household.
- A congressional subcommittee is [probing Compass’ private listings partnership](#) with the Midwest Real Estate Data multiple listing service to determine if it is anticompetitive.
- According to Cotality, California has the highest share of home sellers recording [more than \\$500,000 in capital gains](#).
- The worst of the [starter home crunch](#) appears to be behind us, but the damage runs deep.
- [We might be measuring](#) American homeownership incorrectly.
- Realtor.com issued their [2026 Housing and Climate Risk Report](#).
- [Here’s why](#) new homes cost so much before construction starts.
- [Congress is seeking changes](#) at the Federal Home Loan Bank System, with some members arguing the network isn’t taking a proactive role in the nation’s housing affordability crisis.

NEW YORK UPDATE

- The city’s Department of Finance [released a snapshot of properties](#) that may be subject to the new pied-à-terre tax.
- A group of NYC Landlords have filed a lawsuit to [reverse the city’s rent freeze for stabilized buildings](#).
- Manhattan’s investment sales market just had its [strongest first half of a year since 2022](#).
- The NYC Economic Development Corporation has released their [Economic Snapshot for July](#).
- Mayor Mamdani unveiled [more than 50 proposals](#) aimed at making it easier for small businesses to open and operate in New York City.
- [Anthony Shorris](#) is the new President and CEO of the NYC Economic Development Corporation.
- Meta Platforms is laying off [1,160 New York City employees](#).

WEEK
LAST

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	141 West 11th Street	141	\$35,000,000	7/9/2026
Townhouse	160 East 81st Street	Townhouse	\$23,000,000	7/6/2026
Condo	211 West 84th Street	5A	\$14,768,250	7/2/2026
Condo	500 West 18th Street	W23D	\$14,405,188	6/30/2026
Condo	255 East 77th Street	23A	\$10,360,613	7/16/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	346 Kent Avenue	PH1B	\$7,750,000	7/14/2026
Townhouse	267 6th Avenue	Townhouse	\$6,100,000	7/7/2026
Townhouse	25 Cranberry Street	Townhouse	\$5,600,000	7/16/2026
Townhouse	407 Adelphi Street	Townhouse	\$5,275,000	7/9/2026
Condo	50 Bridge Park Drive	24A	\$4,995,000	7/15/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	156 Beach 147th Street	Townhouse	\$3,900,000	7/2/2026
Townhouse	102 Shore Road	Townhouse	\$3,850,000	6/30/2026
Townhouse	108-24 68th Avenue	Townhouse	\$2,200,000	7/15/2026
Townhouse	97-12 37th Avenue	Townhouse	\$2,040,000	7/10/2026
Townhouse	39-55 44th Street	Townhouse	\$1,965,000	7/10/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	712 Ladd Road	Townhouse	\$2,300,000	6/18/2026
Townhouse	1518 Bryant Avenue	Townhouse	\$1,180,000	7/2/2026
Townhouse	738 East 219th Street	Townhouse	\$1,175,000	6/17/2026
Townhouse	3212 Colden Avenue	Townhouse	\$1,090,000	7/13/2026
Townhouse	3548 Ely Avenue	Townhouse	\$1,050,000	7/10/2026

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