

Aug 8

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS:

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

ECONOMIC HEADLINES

- Employment fell by 23,000 in July.
- [Here are three key takeaways](#) from the disappointing July jobs report.
- According to ADP, private companies [added just 44,000 workers in July](#).
- [The number of job openings](#) fell to 7,359 million at the end of June.
- Layoffs across the US in July fell to their [lowest level in two years](#).
- [Jobless claims](#) ticked up to 199,000.
- The S&P 500 ended last week [at a record high](#).
- The US service sector [expanded at a steady pace](#) in July.
- The ISM manufacturing survey for July showed [robust conditions for US factories](#).
- [Bankers are betting](#) on supsize bonuses this year with profits surging.
- The AI boom is [transforming the American economy](#) beyond recognition.
- [Construction spending](#) unexpectedly fell in June.
- The US trade deficit [narrowed to \\$73.3 billion](#) in June.
- A recent survey of 30,000 Americans across income levels found that 90% of those polled cited [groceries and food prices as a top cost concern](#).
- The Trump administration said it has [refunded about \\$100 billion](#) of the tariff revenue that was collected through President Trump's 2025 "liberation day" duties.

HOUSING NEWS

- The average 30-year mortgage rate [ticked up to 6.69%](#) last week.
- [Mortgage applications fell 2.9%](#) in the week ending July 31.
- Robert Reffkin continues to defend [his company's private listings strategy](#), even as Congress is preparing to look at aspects of the practice.
- JPMorgan Chase is [investing \\$750 billion](#) to help 500,000 Americans buy homes.
- Realtor.com has released its [July 2026 Monthly Housing Trends](#).
- The share of listings with a price cut [reached 20% in July](#).
- [These are the cities](#) that could benefit the most from the 21st Century Road to Housing Act, according to Realtor.com.
- [Here's what](#) buyers, sellers and real estate professionals need to know to protect themselves against AI scams.
- Aggressive HOAs are running out of money and [foreclosing on more residents](#) than ever before.

NEW YORK UPDATE

- Real estate insiders reveal the [real cost of Mayor Mamdani's pied-à-terre tax](#)—and what it's really doing to NYC.
- NYC Mayor Mamdani [fired dozens of corporate leaders](#) from the Mayor's Fund to Advance New York City.
- [New York's office market](#) had a historically strong July.
- NYC Comptroller DiNapoli [released a report](#) showing how NYC's business costs compare to other metropolitan areas.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	295 Lafayette Street	9C	\$42,000,000	7/27/2026
Condo	432 Park Avenue	94A	\$22,000,000	7/30/2026
Co-op	146 Central Park West	10E	\$14,500,000	8/3/2026
Townhouse	262 West 11th Street	Townhouse	\$10,700,000	7/23/2026
Condo	160 West 12th Street	76	\$8,850,000	7/30/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	332 De Graw Street	Townhouse	\$12,875,000	7/24/2026
Townhouse	505 1st Street	Townhouse	\$7,150,000	7/16/2026
Townhouse	2173 East 3rd Street	Townhouse	\$6,800,000	7/28/2026
Townhouse	330 President Street	Townhouse	\$6,495,000	7/29/2026
Townhouse	311 Warren Street	Townhouse	\$6,000,000	7/30/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	9-06 27th Avenue	Townhouse	\$3,600,000	6/30/2026
Townhouse	162-04 12th Road	Townhouse	\$2,375,000	7/31/2026
Townhouse	28-14 216th Street	Townhouse	\$2,200,000	7/21/2026
Townhouse	60-51 Myrtle Avenue	Townhouse	\$2,100,000	7/24/2026
Townhouse	38-25 147th Street	Townhouse	\$2,070,000	7/20/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	4475 Douglas Avenue	TH13	\$1,659,500	7/30/2026
Townhouse	1694 Weeks Avenue	Townhouse	\$1,600,000	7/27/2026
Townhouse	1807 Willow Lane	Townhouse	\$1,500,000	7/29/2026
Townhouse	4518 Richardson Avenue	Townhouse	\$1,400,000	7/28/2026
Townhouse	2731 University Avenue	Townhouse	\$1,300,000	5/29/2026

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