

# Aug 15

## 2026 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Crossing the Line Podcast](#) / [First Half 2026 Manhattan Townhouse](#)  
[July New Rental Listings](#) / [July Rental Concessions](#)

### ECONOMIC HEADLINES

- Consumer prices rose 0.1% in July, in line with expectations.
- This article does a great job of explaining the consumer price index and inflation.
- The producer price index was flat in July compared with expectations for a 0.2% increase.
- Retail sales fell in July by the most in over a year.
- The S&P 500 posted its third consecutive weekly gain.
- Here's what higher interest rates will mean for consumers.
- The stock market thinks the economy is accelerating, but don't expect jobs to follow.
- Initial claims for unemployment rose to 209,000, slightly more than forecast.
- Collectively, Americans owe \$1.26 trillion on their credit cards, according to a new report from the Federal Reserve Bank of New York.
- The US Strategic Petroleum Reserve fell below 300 million barrels, the lowest level since January 1983.
- A supercharged US economy has helped transform a nation of homebodies into zealous international travelers.
- More than half of US workers say they'd accept a pay cut just to keep working, according to Monster's 2026 Job Security Report.
- The Bureau of Labor Statistics estimates that of the 62 million people in the U.S. aged 65 and over—about 12 million—are still in the workforce.

### HOUSING NEWS

- Mortgage rates fell for the first time in six weeks.
- Existing home sales fell 1.7% in July.
- Applications for a mortgage to purchase a home rose 3% as rates ticked downward.
- Capital markets firm Optimal Blue expects 30-year mortgage rates to reach 6.76% in three months, then fall to 6.58% in 12 months.
- A bill to double the capital gains tax exclusion to curtail the penalty on home sellers is gaining traction in Washington, DC.
- These are the 10 most in-demand ZIP codes for homebuyers in 2026 according to Realtor.com.
- The share of American home sales near large data centers has more than doubled since 2018.

### NEW YORK UPDATE

- The rollout of NYC Mayor Mamdani's new pied-à-terre tax was temporarily blocked by a state court judge on Staten Island.
- On Thursday, a state appellate judge ruled that the pied-à-terre tax rollout could continue.
- President Trump is looking for a way to stop the pied-a-terre tax.
- NYC brokers are charging renters \$4,000 to view hidden listings.
- Asking rents for office and retail spaces in prime Manhattan buildings and corridors have grown substantially so far this year.

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

| TYPE  | ADDRESS                | UNIT | PRICE        | CLOSING DATE |
|-------|------------------------|------|--------------|--------------|
| Condo | 111 West 57th Street   | PH76 | \$41,750,076 | 6/1/2026     |
| Condo | 224 Mulberry Street    | 7    | \$16,300,000 | 7/31/2026    |
| Condo | 170 East End Avenue    | PH1B | \$15,000,000 | 7/31/2026    |
| Condo | 10 Madison Square West | 12D  | \$12,263,250 | 7/29/2026    |
| Condo | 500 West 18th Street   | W24C | \$10,100,000 | 7/27/2026    |

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

| TYPE      | ADDRESS           | UNIT      | PRICE        | CLOSING DATE |
|-----------|-------------------|-----------|--------------|--------------|
| Townhouse | 40 Garden Place   | Townhouse | \$11,500,000 | 8/4/2026     |
| Townhouse | 3 Wythe Lane      | Townhouse | \$5,800,000  | 7/23/2026    |
| Co-op     | 266 Henry Street  | B         | \$5,650,000  | 8/5/2026     |
| Condo     | 1 John Street     | 3B        | \$5,400,000  | 7/28/2026    |
| Townhouse | 66 Downing Street | Townhouse | \$5,250,000  | 8/4/2026     |

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

| TYPE      | ADDRESS              | UNIT      | PRICE       | CLOSING DATE |
|-----------|----------------------|-----------|-------------|--------------|
| Townhouse | 5-46 50th Avenue     | Townhouse | \$4,600,000 | 8/4/2026     |
| Townhouse | 25-54 37th Street    | Townhouse | \$2,285,000 | 7/29/2026    |
| Townhouse | 84-05 112th Street   | Townhouse | \$2,250,000 | 8/10/2026    |
| Condo     | 27-28 Thomson Avenue | 804       | \$2,050,000 | 7/31/2026    |
| Townhouse | 10-39 47th Avenue    | Townhouse | \$1,999,999 | 7/29/2026    |

## TOP BRONX CLOSINGS RECORDED LAST WEEK

| TYPE      | ADDRESS                  | UNIT      | PRICE       | CLOSING DATE |
|-----------|--------------------------|-----------|-------------|--------------|
| Townhouse | 4725 Independence Avenue | Townhouse | \$2,300,000 | 7/27/2026    |
| Townhouse | 676 Morris Park Avenue   | Townhouse | \$1,500,000 | 7/31/2026    |
| Townhouse | 617 West 227th Street    | Townhouse | \$1,350,000 | 8/3/2026     |
| Townhouse | 1870 Hering Avenue       | Townhouse | \$1,300,000 | 8/5/2026     |
| Townhouse | 2056 Continental Avenue  | Townhouse | \$1,200,000 | 7/30/2026    |

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