

Aug 29

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contracts Signed](#) / [Crossing the Line Podcast](#) / [August Manhattan Inventory](#)

ECONOMIC HEADLINES

- [Core prices rose 3.3% over the past year](#), in line with forecasts.
- All three major stock averages [posted small gains](#) last week.
- The Trump administration unveiled an [anti-Iran global sanctions plan](#).
- Fed Chair Warsh used his Jackson Hole speech to give a [more hawkish reading of inflation](#) than he did after the July Fed meeting.
- After Kevin Warsh's speech, the odds of a September rate hike [rose to just under 50%](#).
- Consumer confidence hit a [seven-month low](#) in August.
- The second reading of second-quarter GDP [was unchanged at a 1.5% pace](#), but consumer spending was revised upward.
- The US [created 79,000 fewer jobs](#) in the 12 months ending in March than previously reported, new revisions suggest.
- [Here's why](#) economists can't agree on the shape of today's economy.
- President Trump is set to [meet with US oil refining executives](#) as he confronts persistently high gasoline prices stoked by the war in Iran.
- Orders for durable goods [rose more than expected](#) in July.
- The selloff in US Treasuries has captured global attention, but bond markets overseas [have been getting hit even harder](#).
- [52% of Gen Z investors](#) have redirected investing money to sports bets.
- Americans are feeling increasingly guilty about [spending money on fun](#).

HOUSING NEWS

- The average 30-year conforming mortgage rate [ticked up to 6.66%](#).
- Sales of new single-family homes [fell by 10.5% in July](#).
- Sellers are being [more realistic with their asking price](#), according to a recent Realtor.com report.
- [Here's why](#) big banks are pouring billions into reviving the housing market.
- Construction of single-family, built-to-rent homes [declined in the second quarter of 2026](#).
- [Here's what buyers](#) may be getting wrong about mortgage rates.
- [Over 40% of homeowners](#) haven't reviewed their insurance policy in over a year.
- Zillow settled FTC claims it paid Redfin to [stop competing on apartment listings](#).
- NAR has released a [new guide for consumers](#) thinking of helping family members with a home purchase.

NEW YORK UPDATE

- NYC has extended the deadline to file for an exemption from the pied-à-terre surcharge [to October 6](#).
- [Two NYC renters are suing Compass](#) for monopolizing the city's rental market and driving up rents.
- Immigrant grocers and bodegas [sued Mayor Mamdani](#) over his plan to open five government-owned supermarkets.
- Staten Island Judge Ralph Porzio ordered the suit over Mayor Mamdani's rent freeze to be [heard in Manhattan](#).
- The NYC area saw [an economic impact of \\$3.5 billion](#) from the FIFA World Cup.
- REBNY has issued its [New Building Construction Pipeline Report](#) for 2Q26.
- New York's pipeline of market-rate homes [is shrinking](#).
- Mayor Mamdani unveiled a [\\$4 billion plan](#) to repair part of the Brooklyn-Queens Expressway called "BQE Central."
- The mayor has [named 15 executives](#) to serve on his newly created Business Advisory Council.

WEEK
LAST

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	25 East 94th Street	Townhouse	\$13,145,000	7/28/2026
Condo	520 Fifth Avenue	PH74	\$12,500,000	8/10/2026
Co-op	941 Park Avenue	1415C	\$12,100,000	8/18/2026
Townhouse	481 West 22nd Street	Townhouse	\$12,000,000	8/13/2026
Condo	118 West 13th Street	3	\$11,850,000	8/17/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	46 Monroe Place	Townhouse	\$10,600,000	8/17/2026
Townhouse	168 Bergen Street	Townhouse	\$7,500,000	8/3/2026
Townhouse	548 2nd Street	Townhouse	\$6,450,000	8/6/2026
Townhouse	836 President Street	Townhouse	\$6,200,000	8/14/2026
Townhouse	306 State Street	Townhouse	\$6,180,000	8/12/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	139-01 Franklin Avenue	Townhouse	\$2,550,000	8/10/2026
Condo	45-30 Pearson Street	PH4C	\$2,450,000	8/12/2026
Townhouse	31-65 23rd Street	Townhouse	\$2,300,000	7/21/2026
Condo	78-29 Austin Street	TH11	\$2,259,000	8/25/2026
Townhouse	241-01 52nd Avenue	Townhouse	\$2,050,000	8/20/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	3405 Riverdale Avenue	Townhouse	\$1,541,666	8/21/2026
Townhouse	3401 Riverdale Avenue	Townhouse	\$1,541,666	8/21/2026
Townhouse	1231 Lydig Avenue	Townhouse	\$1,485,000	8/18/2026
Townhouse	2032 Hobart Avenue	Townhouse	\$1,160,000	8/10/2026
Townhouse	2118 Quimby Avenue	Townhouse	\$1,140,000	8/12/2026

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