

Sep 12

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contracts Signed](#) / [August New Rental Listings](#) / [August Rental Concessions](#)

ECONOMIC HEADLINES

- The consumer price index rose 0.4% in August, increasing the odds of a Fed rate hike.
- Producer prices rose 0.4% in August, in line with expectations.
- All three major stock averages posted losses last week.
- Initial claims for unemployment fell to 206,000.
- The Trump administration is ramping up pressure on the Federal Reserve to keep rates unchanged or even lower its benchmark at its Sept. 15-16 policy meeting.
- President Trump said energy prices that have been elevated due to the Iran war will not come down until after the midterm elections.
- Oil prices rose above \$100 a barrel Wednesday as fighting between the US and Iran escalated.
- Americans are feeling worse about their finances, according to a New York Fed survey.
- Gas prices averaged \$4.15 per gallon on Labor Day, a record high for the holiday.
- According to LendingTree, nearly 60% of the Great Wealth Transfer is concentrated in just 10 states.
- These are the top 10 US states for workers' rights according to Oxfam.
- President Trump promised a \$5,000 check for voters if Republicans win both the House and the Senate in the looming midterm election.

HOUSING NEWS

- Existing home sales fell to a 14-month low in August.
- The average 30-year mortgage rate rose for a third straight week to 6.76%.
- Demand for riskier mortgages keeps rising due to higher fixed-mortgage rates.
- Realtor.com has released its August 2026 Hottest Housing Markets and Monthly Housing Trends reports.
- Here's what buyers can expect this fall from mortgage rates.
- As rental prices rise, more tenants are relocating to cheaper markets, according to a new report by Zillow.
- These are America's most affordable college towns.
- The impact of data centers on housing can vary significantly depending on the local market, according to a new report from NAR.
- Here's what your housing budget buys in every ZIP code.

NEW YORK UPDATE

- Mayor Mamdani signed an executive order establishing the Mayor's Office of Worker Power, to help workers get informed, connected and organized.
- New York City released about 170,000 pages of documents related to post-9/11 air quality and health risks on Tuesday.
- According to Cushman & Wakefield, lower Manhattan's office market just had its best first half since 2019.
- The city's Department of Housing Preservation and Development estimates that more than 2,000 buildings may be subject to the Community Opportunity to Purchase Act.
- Downtown Brooklyn's housing boom could get even bigger after a record-breaking number of units came online in 2025.

WEEK
LAST

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	42 Crosby Street	PH	\$28,250,000	8/17/2026
Co-op	201 East 23rd Street	PHA	\$9,529,679	8/14/2026
Townhouse	180 Spring Street	Townhouse	\$8,800,000	9/2/2026
Condo	430 East 58th Street	65A	\$7,942,168	9/3/2026
Townhouse	13 Vandam Street	Townhouse	\$7,800,000	9/1/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	357 Henry Street	Townhouse	\$6,750,000	8/26/2026
Townhouse	608 2nd Street	Townhouse	\$6,500,000	8/28/2026
Townhouse	2093 East 3rd Street	Townhouse	\$6,400,000	9/1/2026
Townhouse	54 Saint Marks Place	Townhouse	\$5,775,000	8/5/2026
Townhouse	375 Sterling Place	Townhouse	\$5,675,000	8/24/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	214-36 32nd Road	Townhouse	\$3,250,000	9/2/2026
Townhouse	136-31 58th Avenue	Townhouse	\$3,235,000	8/31/2026
Townhouse	71-41 171st Street	Townhouse	\$2,450,000	8/27/2026
Townhouse	108-36 67th Road	Townhouse	\$2,420,000	9/2/2026
Townhouse	259-09 81st Avenue	Townhouse	\$2,380,000	8/28/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1453 Teller Avenue	Townhouse	\$1,700,000	9/2/2026
Townhouse	5612 Delafield Avenue	Townhouse	\$1,650,000	8/31/2026
Townhouse	190 West 239th Street	Townhouse	\$1,500,000	8/14/2026
Townhouse	3131 Fairfield Avenue	Townhouse	\$1,450,000	8/31/2026
Townhouse	3335 Perry Avenue	Townhouse	\$1,300,000	8/28/2026

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