

Sep 19

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

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

ECONOMIC HEADLINES

- [The Fed raised short-term rates by 25 basis points](#) and may hike again before the end of 2026.
- [Here's what](#) the Fed's action means for savings and loan rates.
- [These are five key takeaways](#) from the Fed's rate hike.
- [Retail sales rose](#) more than expected in August.
- The Dow posted its [worst week since March](#).
- The Congressional Budget Office estimates that the Iran war [has cost the US \\$38.1 billion](#) through August 1.
- Consumers are [facing a double-whammy](#) of jumping oil prices and Treasury yields.
- [Here's how](#) tariffs, soaring fuel costs and higher interest rates are squeezing American companies.
- Initial claims for unemployment [fell to 196,000](#).
- Economies around the world are [showing surprising resilience](#) to higher central-bank interest rates and government bond yields.
- American business owners are [struggling to decide](#) whether to raise prices or wait out high energy costs that they hope are temporary.
- [President Trump raged](#) against growing calls for greater regulation of artificial intelligence.
- Businesses are struggling to predict [how long high energy costs will last](#).
- Treasury Secretary Bessent said the US can [grow its way out of debt](#).
- [Here's how](#) energy is driving inflation, and how it's not.
- President Trump plans to [remove the 10% tariff](#) on Irish whiskey.
- American incomes [hit a record last year](#) as women gained ground.
- Car ownership costs an [average of \\$5,851 a year](#) on top of auto loan payments.

HOUSING NEWS

- The average 30-year mortgage rate [rose to 6.95%](#), its highest level since June 2025.
- [Mortgage applications declined 4.1%](#) in the week ending September 11.
- Pending home sales [rose slightly in August](#).
- [Here's what](#) 7% mortgage rates could mean for home buyers.
- The week of September 27–October 3 is the [best time to buy a home](#), according to Realtor.com.
- [Buying a first home](#) isn't completely impossible, but you just have to learn to settle.
- US housing starts [fell in August](#).
- According to a new survey by Clever, [68% of homeowners](#) report being satisfied with their financial situation, compared to 47% of nonhomeowners.
- [The US will need \\$1 trillion](#) in new senior housing by 2040.

NEW YORK UPDATE

- Entry-level tech jobs have [plummeted by nearly 50% in NYC](#) in recent years, according to the Center for an Urban Future.
- Several office-to-residential conversions are moving forward in the city, even after a high-profile structural failure at Pfizer's former headquarters in July put the entire process in the spotlight.
- Growth in New York's manufacturing sector [slowed in September](#).
- Mayor Mamdani released Vision Zero Reimagined, a 10-year blueprint for street safety.
- A Manhattan judge ordered the city to [turn over months of communications](#) between the Mamdani administration and the Rent Guidelines Board.
- NYC pension funds are making a \$300 million affordable housing investment to help solve the apartment shortage.
- The NYC Independent Budget Office has issued its [Monthly Fiscal Indicators Report](#).

WEEK
LAST

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	555 West 22nd Street	PH24W	\$27,500,000	9/9/2026
Condo	565 Broome Street	S28A	\$17,600,000	9/10/2026
Condo	150 Nassau Street	PH	\$16,000,000	9/9/2026
Condo	23 East 22nd Street	ST2	\$10,500,000	9/9/2026
Co-op	781 Fifth Avenue	25T	\$10,000,000	9/9/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	45 Douglass Street	Townhouse	\$11,395,000	9/8/2026
Townhouse	126 Pacific Street	4	\$10,250,000	9/2/2026
Condo	2102 East 1st Street	B	\$7,400,438	9/8/2026
Condo	360 Furman Street	209	\$4,400,000	9/1/2026
Townhouse	340 Carroll Street	Townhouse	\$4,200,000	9/10/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	21-18 45th Avenue	Townhouse	\$3,800,000	9/1/2026
Townhouse	110 Greenway South	Townhouse	\$3,250,000	8/24/2026
Townhouse	6 Summit Place	Townhouse	\$2,800,000	9/8/2026
Townhouse	152 Whitson Street	Townhouse	\$2,438,000	9/4/2026
Townhouse	70-36 Kessel Street	Townhouse	\$2,288,000	8/18/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	568 West 261st Street	Townhouse	\$1,450,000	9/9/2026
Townhouse	2969 Perry Avenue	Townhouse	\$1,425,000	9/3/2026
Townhouse	1707 Melville Street	Townhouse	\$1,350,000	9/9/2026
Townhouse	3277 Parkside Place	Townhouse	\$1,225,000	8/31/2026
Townhouse	871 Swinton Avenue	Townhouse	\$1,191,281	8/25/2026

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