

Oct 3

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contracts Signed](#) / [Crossing the Line Podcast](#) / [3Q26 Manhattan Apartments](#)

ECONOMIC HEADLINES

- The Fed's preferred measure of inflation rose less than expected in August.
- Employment increased by much less than expected in September.
- The number of job openings fell slightly in August.
- Initial claims for unemployment fell to their lowest level since mid-July.
- The Dow and S&P 500 both declined last week while the Nasdaq posted a small gain.
- Consumer confidence fell to its lowest level in 12 years in September.
- Activity in the manufacturing sector continued expanding in September.
- Economic growth in the second quarter was revised up to a 2.2% annual rate.
- These charts show how volatile the last quarter was for stocks and bonds.
- More Americans are turning to their investment portfolios to support their spending.
- Holiday retail sales are projected to top \$1 trillion for the first time, though that growth is boosted by inflation.
- The top 0.1% wealthiest Americans now control about \$28 trillion, or about 15% of the nation's total wealth.
- About 10 million Americans aged 65 and older lived in poverty in 2025.
- Trump Accounts have auto-enrolled more than 60 million children.
- The United States and China have agreed to slash tariffs on \$60 billion worth of goods.

HOUSING NEWS

- The average 30-year mortgage rate rose to 7.6%, its highest level since November 2023.
- Mortgage applications fell by 6% in the week ending September 25.
- Surging mortgage rates chilled the housing market in September, forcing sellers to slash prices at historic levels to revive slipping demand.
- US homeowners have more housing wealth than ever before, but they are not spending very much of it.
- Here are three ways homebuyers can beat 7% mortgage rates and save thousands of dollars.
- Home price growth accelerated in July, helped by strong appreciation in many East Coast cities.
- The transition to the new appraisal report known as the Uniform Appraisal Dataset 3.6 is bringing significant changes to residential appraisals.

NEW YORK UPDATE

- NYC's rent freeze took effect on October 1.
- A Staten Island judge has ordered the city to restart its process for determining who must pay the pied-à-terre tax.
- Steve Wynn and Wilbur Ross have filed a lawsuit over the pied-à-terre tax.
- Here are the 12 districts where housing projects will be fast-tracked.
- Companies leased more than 10 million square feet of Manhattan office space during the third quarter.
- Solo renters in NYC must earn nearly \$154K annually to afford a studio, per new 'Carrie Bradshaw Index'.
- NYC's office-to-resi conversion boom shows no cracks, even after Pfizer scare.
- AI companies leased over 2.2 million square feet of NYC office space in the first half of 2026, more than double their 2025 total.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	760 Madison Avenue	9	\$23,000,000	9/17/2026
Co-op	730 Park Avenue	1011C	\$18,446,602	9/22/2026
Condo	2 River Terrace	20D/20E	\$11,950,000	9/23/2026
Condo	400 West 12th Street	6C	\$10,225,000	9/23/2026
Condo	325 West Broadway	7B	\$7,350,000	9/24/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2014 East 5th Street	Townhouse	\$6,500,000	9/15/2026
Townhouse	2156 Ocean Parkway	Townhouse	\$6,300,000	9/16/2026
Condo	72 Poplar Street	PH	\$5,200,000	9/24/2026
Townhouse	128 3rd Place	Townhouse	\$4,999,500	9/22/2026
Condo	2102 East 1st Street	A	\$4,593,375	9/9/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	42-87 Main Street	Townhouse	\$3,150,000	9/14/2026
Townhouse	23-48 31st Drive	Townhouse	\$2,900,000	9/17/2026
Townhouse	172 Burns Street	Townhouse	\$2,280,000	9/16/2026
Townhouse	213-58 35th Avenue	Townhouse	\$2,150,000	9/22/2026
Townhouse	146-09 Jamaica Avenue	Townhouse	\$1,999,999	9/17/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2498 Bathgate Avenue	Townhouse	\$1,430,000	8/26/2026
Townhouse	2759 Kingsbridge Terrace	Townhouse	\$1,400,000	9/23/2026
Townhouse	3914 Baychester Avenue	Townhouse	\$1,200,000	9/10/2026
Townhouse	2494 Bathgate Avenue	Townhouse	\$1,085,000	8/26/2026
Townhouse	1718 Edison Avenue	Townhouse	\$1,081,500	9/18/2026

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