

Oct 17

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contracts Signed](#)

ECONOMIC HEADLINES

- Consumer prices [rose 0.6% in September](#).
- [Here's the inflation breakdown](#) for September 2026 — in one chart.
- The producer price index [rose much more than expected](#) last month.
- [Retail sales increased more than expected](#) in September, boosted by higher gas prices.
- Initial claims for unemployment [ticked up to 199,000](#) in the week ending October 10.
- The Nasdaq posted its worst week since June.
- The nation's largest retail trade group said it expects American consumers will collectively [spend \\$1.01 trillion this holiday season](#), 4.2% more than during the same period last year.
- [These three charts](#) sum up why many households are struggling right now.
- The US federal budget deficit [widened to nearly \\$2 trillion](#) for the 2026 fiscal year.
- A \$2 trillion deficit and 5% Treasury yields are becoming [America's biggest economic challenge](#).
- The Nobel prize in economics was [awarded to Robert E. Hall and Michael Woodford](#) for their contributions to "microeconomic foundations" needed to create macroeconomic stability.

HOUSING NEWS

- Existing home sales [ticked up 1.5%](#) in September.
- The average 30-year mortgage rate [was unchanged last week](#) at 7.40%.
- According to a top housing economist with the Mortgage Bankers Association, 30-year mortgage rates [will remain above 7% through the end of next year](#).
- Fannie Mae predicts an average 30-year mortgage rate of [7.5% in 2027](#).
- Mortgage rates well above 7% have created a [major obstacle for the housing market this fall](#).
- More homebuyers are [taking a chance on adjustable-rate mortgages](#), hoping rates will fall.
- [A generation of young millionaires](#) is choosing rent over ownership.
- The Mortgage Bankers Association released a wide-ranging road map to [improving housing affordability](#).
- Realtor.com has issued their [September 2026 Luxury Housing Report](#).

NEW YORK UPDATE

- [Fewer than 10,000 homeowners](#) will have to pay NYC's pied-à-terre tax.
- New York state's tax collections are surging as a trading boom promises to [deliver record profits to Wall Street](#).
- Young NYers with college degrees [face a higher unemployment rate](#) than those without for the first time in decades.
- The Mamdani administration has launched a [90-day "Debt Demolisher" amnesty program](#) allowing property owners to clear certain violations with up to 75% off penalties.
- Manhattan office availability [nears 2019 levels](#) as AI firms, banks and law firms pile in.
- The Upper East Side and Upper West Side of Manhattan saw the [most retail leasing activity in 3Q26](#).
- [Four NYC hotspots](#) made the world's 50 best bars for 2026.
- New York City restaurants are [running out of ways to outrun inflation](#).
- [Manufacturing activity rose sharply](#) in NYS in October.
- The Independent Budget Office has released their [monthly report on the NYC Budget](#).

WEEK
LAST

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	220 Central Park South	36B	\$34,250,000	10/2/2026
Condo	500 West 18th Street	W26D	\$13,500,000	9/28/2026
Condo	37 Warren Street	PHCD	\$12,350,000	9/30/2026
Condo	255 East 77th Street	5D	\$7,604,588	9/11/2026
Condo	1 Central Park South	701	\$7,250,000	9/24/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	374 Washington Avenue	Townhouse	\$9,396,000	10/1/2026
Townhouse	8 Polhemus Place	Townhouse	\$6,800,000	10/8/2026
Condo	167 Columbia Heights	9B	\$6,500,000	10/6/2026
Townhouse	121 Saint Marks Avenue	Townhouse	\$6,115,000	9/15/2026
Condo	127 Kent Avenue	PH1A	\$5,900,000	9/22/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1-11 147th Street	Townhouse	\$2,800,000	9/23/2026
Townhouse	40-49 189th Street	Townhouse	\$2,300,000	9/29/2026
Townhouse	38-20 27th Street	Townhouse	\$2,230,000	9/28/2026
Townhouse	39-13 48th Street	Townhouse	\$2,200,000	9/24/2026
Condo	78-29 Austin Street	TH13	\$2,199,000	9/24/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	5250 Arlington Avenue	Townhouse	\$1,550,000	10/8/2026
Townhouse	24 East Kingsbridge Road	Townhouse	\$1,450,000	10/12/2026
Townhouse	2742 Colden Avenue	Townhouse	\$1,225,000	10/1/2026
Townhouse	1972 Ellis Avenue	Townhouse	\$1,200,000	10/1/2026
Townhouse	1103 Castle Hill Avenue	Townhouse	\$1,180,000	9/25/2026

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