Oct 31

2026 LAST WEEK IN RESEARCH

LAST WEEK

LATEST BHS MARKET REPORTS

Manhattan Weekly Contracts Signed / Crossing the Line Podcast / 3Q26 Hudson Valley

ECONOMIC HEADLINES

- The economy grew faster than expected in the third quarter.
- The Fed's preferred measure of inflation rose 3.1% over the past year.
- The Fed held rates steady despite concerns over inflation.
- The Fed plans to eliminate some meetings devoted to setting interest rates over the next couple of years.
- High inflation will persist in the global economy well into next year, according to hundreds of economists polled by Reuters.
- The Nasdaq fell 5.3% and the S&P 500 dipped 0.9% in October, while the Dow gained 1.7%.
- Weekly jobless claims continue to hover near 57-year lows.
- Consumer confidence recovered in October as gas prices eased a bit.
- New orders for key US-manufactured capital goods increased in September.
- The US trade deficit in goods unexpectedly widened in September as imports surged to a record high.
- Workers are getting a shrinking slice of America's economic pie.
- The 'Magnificent Seven' is no more.

HOUSING NEWS

- The average 30-year mortgage rate fell to a one-month low.
- Mortgage applications rose for the first time in seven weeks.
- New home sales fell less than expected in September.
- Here's why mortgage rates above 7% are the 'new normal.'
- According to Realtor.com, home prices are falling fastest in these cities.
- Annual spending on home improvements and repairs is expected to remain relatively flat through late 2027.
- Home prices fell while rents rose in October, according to Redfin.
- These are the surprising benefits of renting right now.
- The average home has appreciated by six figures over the past seven years.
- More young people are buying houses by putting older co-borrowers on their mortgages.

NEW YORK UPDATE

- Manhattan renters now need to earn $215,000 to afford the typical apartment.
- Buying a typical home in New York City now costs nearly $7,000 more per month than renting.
- The MTA faces a $900 million budget hole by 2030.
- New York City employers are increasingly looking for workers with artificial intelligence skills.

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	255 East 77th Street	PHC	$24,550,000	10/19/2026
Co-op	740 Park Avenue	6/7D	$21,899,000	9/30/2026
Condo	150 Charles Street	M10	$21,500,000	10/14/2026
Condo	250 West Street	9JK	$14,975,000	10/19/2026
Co-op	880 Fifth Avenue	PHA	$14,900,000	10/14/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	487 Henry Street	Townhouse	$12,250,000	10/15/2026
Townhouse	1958 East 5th Street	Townhouse	$7,500,000	10/20/2026
Condo	346 Kent Avenue	42B	$4,550,000	10/13/2026
Townhouse	1350 East 7th Street	Townhouse	$4,200,000	10/13/2026
Co-op	67 Henry Street	TH67	$3,651,000	10/22/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	67-29 179th Street	Townhouse	$2,700,000	10/19/2026
Townhouse	132-60 Sanford Avenue	Townhouse	$2,500,000	10/9/2026
Condo	22-18 Jackson Avenue	719	$2,462,625	10/16/2026
Townhouse	176-12 Kildare Road	Townhouse	$2,365,000	10/16/2026
Condo	11-36 45th Road	PH7B	$2,360,000	10/7/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	3227 Philip Avenue	Townhouse	$1,500,000	10/23/2026
Townhouse	834 Adee Avenue	Townhouse	$1,325,000	10/26/2026
Townhouse	640 East 239th Street	Townhouse	$1,183,000	10/16/2026
Townhouse	2493 Cambreleng Avenue	Townhouse	$1,060,000	10/21/2026
Townhouse	93 Fordham Street	Townhouse	$995,000	10/1/2026

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