

Mar 2

2024 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [February Manhattan Inventory](#) / [Episode 14 of Crossing the Line](#)

ECONOMIC HEADLINES

- The Fed's preferred measure of inflation [rose 0.4% in January](#), in line with forecasts.
- [This article](#) compares the PCE and CPI measures of inflation.
- All three major stock indexes rose last week, with the [Nasdaq reaching an all-time high](#).
- Durable goods orders posted their [biggest decline in almost four years](#).
- [Here's a list](#) of companies cutting jobs this year courtesy of the Wall Street Journal.
- Weekly jobless claims [rose by 13,000 to 215,000](#).
- Manufacturing activity [declined further in February](#).
- Economic growth in 4Q23 was [revised slightly lower](#).
- Millennials are posted to become [the richest generation in history](#), according to Knight Frank.
- [Here's how much wealth you need](#) to be in the top 1% of your country.
- The U.S. national debt is [rising about \\$1 trillion every 100 days](#).
- According to the ADP Research Institute, [Americans are working less than they did before the pandemic](#).

HOUSING NEWS

- Mortgage rates [rose for the fourth-straight month](#) to 6.94%.
- Sales of new homes [rose less than expected](#) in January.
- Pending home sales [fell 5% last month](#).
- According to LendingTree, [36% of homebuyers and sellers](#) don't know they can negotiate real estate agent fees.
- [Mortgage applications fell 5.6%](#) in the week ending February 23.
- According to Apartment List, these are this year's [most competitive rental markets](#).
- About half of potential homebuyers say they [can't afford a down payment](#) and closing costs on a property.

NEW YORK UPDATE

- Mayor Adams has released his [green economy action plan](#).
- According to Colliers, the availability rate for Manhattan office buildings [hit a record high last month](#).
- [Wall Street is worried](#) about NYCB's loan losses and deposit levels.
- Related is planning retail, hotel, and condos [for 625 Madison site](#).
- The owners of Resorts World casino at Aqueduct Racetrack released a [\\$5 billion expansion proposal](#).

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Co-op	50 Central Park West	8AE9A	\$16,900,000	2/28/2024
Condo	500 West 18th Street	W29A	\$14,150,000	2/22/2024
Condo	39 West 23rd Street	19A	\$12,120,000	2/23/2024
Condo	500 West 18th Street	West 29B	\$11,600,000	2/21/2024
Condo	200 Amsterdam Avenue	40A	\$10,650,000	2/28/2024

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	442 Clinton Avenue	Townhouse	\$4,850,000	2/22/2024
Townhouse	2040 Ocean Parkway	Townhouse	\$4,750,000	2/22/2024
Condo	185 Plymouth Street	4S	\$4,600,000	2/2/2024
Condo	400 Avenue U	406	\$3,800,000	2/22/2024
Condo	1 Grand Army Plaza	9F	\$3,150,000	2/14/2024

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	27-34 Little Neck Boulevard	Townhouse	\$2,443,800	2/15/2024
Condo	5-03 50th Avenue	2D	\$2,350,000	2/15/2024
Condo	3 Court Square	6001	\$1,962,370	2/15/2024
Townhouse	182-15 Henley Road	Townhouse	\$1,900,000	2/26/2024
Townhouse	181-17 Tudor Road	Townhouse	\$1,850,000	2/15/2024

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	5249 Sycamore Avenue	Townhouse	\$1,990,000	2/20/2024
Townhouse	735 Ladd Road	Townhouse	\$1,780,000	2/5/2024
Townhouse	1970 Anthony Avenue	Townhouse	\$1,750,000	2/21/2024
Townhouse	2159 Mapes Avenue	Townhouse	\$1,500,000	2/15/2024
Townhouse	386 East 159th Street	Townhouse	\$1,200,000	2/12/2024

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