

# Mar 9

## 2024 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Sign](#) / [February Manhattan Rental Concessions](#)  
[Episode 15 of Crossing the Line](#)

### TOP STORY

#### 275,000 JOBS ADDED IN FEBRUARY

- [Employment rose by 275,000 last month](#), much higher than the Wall Street forecast of 198,000.
- [Here's a graph](#) of job growth last month by industry.
- The unemployment rate rose to a [two-year high of 3.9%](#).
- [Weekly jobless claims](#) were unchanged at 217,000.
- The number of job openings [dipped to 8.86 million](#) in January.

#### ECONOMIC HEADLINES

- All three major stock indexes [posted declines last week](#).
- President Biden delivered his [State of the Union Address](#), where he promised to reshape the corporate tax system.
- Growth in the services industry [slowed in February](#).
- Chairman Powell told lawmakers the Fed is [not ready to discuss cutting interest rates](#).
- According to a report by Career.io, [these cities](#) have the toughest competition for highly paid jobs.
- Worker productivity [rose at a 3.2% annualized rate](#) in the fourth quarter.
- President Biden will launch a joint FTC-DOJ task force [to stop "unfair and illegal" corporate pricing](#).
- Foreign exchange strategists surveyed by Reuters [expect the U.S. dollar's strength to continue](#) in the near term.
- Jeff Bezos has passed Elon Musk to become [the world's richest person again](#).
- The Consumer Financial Protection Board will be [capping credit card late fees at \\$8](#).
- The U.S. trade deficit [rose 5.1% in January](#), as imports surged.
- [Even the Cookie Monster](#) is mad about shrinkflation.
- The national average credit score [fell in October](#), its first decline in a decade.

#### HOUSING NEWS

- [Mortgage rates fell](#) for the first time in five weeks.
- Demand for home purchase mortgages [rose 11% in the week ending March 1](#), as more homes hit the market.
- [Here are the states](#) with the highest and lowest average monthly rents.

#### NEW YORK UPDATE

- Governor Hochul [sent National Guard members to the subways](#) to combat crime.
- New York State's private-sector employment level [hit a record high in January](#).
- This could be the year [NYC curbs real estate broker fees](#).
- NYC Council Speaker Adams said the City Council [will push to undo many of the spending cuts](#) Mayor Adams has imposed since last year.
- The City Planning Commission has voted to advance Mayor Adams' "[City of Yes for Economic Opportunity](#)" zoning changes.

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	432 Park Avenue	67B	\$24,990,000	3/1/2024
Townhouse	258 Third Avenue	Townhouse	\$21,236,250	2/27/2024
Condo	200 Amsterdam Avenue	29A	\$13,150,000	2/28/2024
Condo	52 Wooster Street	PH	\$9,750,000	1/4/2024
Condo	165 Charles Street	RU21	\$9,000,000	2/26/2024

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	94 3rd Place	Townhouse	\$7,500,000	2/23/2024
Townhouse	329 Vanderbilt Avenue	Townhouse	\$7,000,000	3/5/2024
Townhouse	1896 East 4th Street	Townhouse	\$6,860,000	3/1/2024
Townhouse	464 1st Street	Townhouse	\$4,995,000	2/28/2024
Condo	1 Clinton Street	31A	\$4,659,724	2/28/2024

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	50-09 2nd Street	1110	\$2,200,000	2/28/2024
Townhouse	7 Hollywood Avenue	Townhouse	\$2,200,000	2/26/2024
Townhouse	157-01 Powells Cove Boulevard	Townhouse	\$1,885,000	2/28/2024
Townhouse	20-45 49th Street	Townhouse	\$1,800,000	2/26/2024
Townhouse	35-19 162nd Street	Townhouse	\$1,730,000	2/27/2024

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	700 West 247th Street	Townhouse	\$7,000,000	3/5/2024
Condo	640 West 237th Street	16b	\$1,600,000	2/26/2024
Townhouse	1105 Clarence Avenue	Townhouse	\$1,350,000	3/1/2024
Townhouse	2284 Bronx Park East	Townhouse	\$1,300,000	2/28/2024
Townhouse	3245 Tibbett Avenue	Townhouse	\$1,010,000	2/22/2024

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