

Jul 6

2024 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [2Q24 Manhattan Apartments](#)

TOP STORY

206,000 JOBS ADDED IN JUNE

- [Employment rose by 206,000](#) last month, slightly higher than forecast.
- [Here's a chart](#) of job growth by industry in June.
- The number of job openings [unexpectedly grew in May](#).
- Continuing claims for unemployment rose for the [ninth straight week](#).

ECONOMIC HEADLINES

- Both the S&P 500 and Nasdaq [posted record closes on Friday](#).
- Services sector activity [fell to a four-year low](#) in June.
- U.S. manufacturing [contracted for a third straight month](#) in June as demand remained subdued.
- Fed Chair Powell says 'quite a bit of progress' has been made on inflation but he [needs more confidence before cutting](#).
- U.S. construction spending [unexpectedly fell in May](#).
- The U.S. trade deficit in May reached its [highest level since 2022](#).

HOUSING NEWS

- The average 30-year mortgage rate [rose for the first time since late May](#).
- Home prices may have hit a new high, but the real estate market is showing signs of weakness that could [help buyers negotiate a lower price on a house](#).
- [These are](#) the 15 states with the highest cost of living for single people.

NEW YORK UPDATE

- Manhattan's office market [had a strong second quarter](#) but has yet to return to pre-Covid levels of activity, according to the latest data from Colliers.
- According to REBNY, the average office visitation rate [fell to 74% in May](#).
- Governor Hochul is feeling [pressure to bring back congestion pricing](#), possibly with a lower toll.
- Citi Bike is [raising prices by 20%](#).

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	155 West 11th Street	14A	\$23,500,000	6/25/2024
Townhouse	44 East 82nd Street	Townhouse	\$10,500,000	6/25/2024
Condo	67 Vestry Street	7S	\$9,400,000	6/24/2024
Townhouse	23 East 92nd Street	Townhouse	\$7,800,000	6/26/2024
Condo	20 West 53rd Street	36A	\$7,000,000	6/21/2024

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	253 Hicks Street	Townhouse	\$6,300,000	6/25/2024
Townhouse	597 5th Street	Townhouse	\$4,275,000	6/17/2024
Condo	1 Clinton Street	30C	\$4,150,000	6/18/2024
Townhouse	1331 Ocean Parkway	Townhouse	\$4,100,000	6/21/2024
Townhouse	269 Eckford Street	Townhouse	\$3,775,000	6/18/2024

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	30-71 29th Street	Townhouse	\$3,750,000	6/7/2024
Townhouse	166-24 12th Road	Townhouse	\$2,550,000	6/25/2024
Condo	131-01 40th Road	PH2M	\$2,007,200	6/21/2024
Townhouse	134-20 58th Avenue	Townhouse	\$1,985,588	6/17/2024
Condo	3 Court Square	6209	\$1,963,325	6/14/2024

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	5000 Goodridge Avenue	Townhouse	\$3,100,000	6/26/2024
Townhouse	1234 Castle Hill Avenue	Townhouse	\$1,500,000	6/21/2024
Townhouse	2102 Tomlinson Avenue	Townhouse	\$1,450,000	6/27/2024
Townhouse	4615 Delafield Avenue	Townhouse	\$1,350,000	6/20/2024
Condo	3751 Riverdale Avenue	Penthouseb	\$1,100,000	6/20/2024

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