

Jul 20

2024 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Episode 32 of Crossing the Line](#) / [July Manhattan Inventory](#)

ECONOMIC HEADLINES

- [Retail sales](#) were unchanged in June.
- The S&P 500 posted its [worst week since April](#).
- Weekly jobless claims rose to their [highest level since August 2023](#).
- Chairman Powell stated that the [Fed won't wait until inflation is down to 2%](#) before cutting rates.
- Industrial production [posted a strong gain](#) for the second straight month in June.
- A new report from ZipRecruiter found that job seekers [are becoming more desperate](#) to find work.
- The International Monetary Fund sees “bumps” in the path [to lower global inflation](#).
- [Economists remain optimistic](#) about the economic outlook according to the WSJ's latest quarterly survey.
- [These are](#) six retail categories that are cheaper today than before the pandemic.
- [Here is the salary](#) you need to be in the top 1% in every state.
- According to the Office of the Comptroller of the Currency, about 50 million Americans [are “credit invisible.”](#)

HOUSING NEWS

- [30-Year mortgage rates fell](#) to their lowest level since mid-March.
- President Biden has introduced a proposal to [impose rent control measures](#) on nearly half the U.S. market.
- Mortgage refinance demand [jumped to a 2-year high](#).
- US single-family housing starts fell to an [eight-month low in June](#).
- According to NAR, the number of homes international buyers purchased fell to the [lowest level on record](#) in the last year
- According to CNBC, [these are](#) America's 10 best states for buying and selling a home in 2024.
- There's a new trend in the housing market called “rentvesting”. [Here's what it means](#).
- [Here are](#) six common furniture mistakes to avoid.

NEW YORK UPDATE

- Manufacturing activity [continues to decline](#) in NYS.
- A new report finds women workers [suffer an 8% pay penalty](#) in New York City.
- [FDNY Commissioner Laura Kavanagh is leaving](#) after nearly two years in office.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	157 West 57th Street	86	\$38,800,000	7/3/2024
Townhouse	66 Morton Street	Townhouse	\$35,500,000	7/3/2024
Condo	1 Central Park West	47C/47B	\$25,300,000	7/12/2024
Townhouse	452 Greenwich Street	Townhouse	\$23,000,000	7/9/2024
Co-op	993 Fifth Avenue	PH/1B	\$17,230,000	7/11/2024

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	1 Grand Army Plaza	16S	\$9,450,000	7/10/2024
Townhouse	290 Hicks Street	Townhouse	\$5,700,000	7/9/2024
Townhouse	283 Carroll Street	Townhouse	\$5,250,000	7/10/2024
Townhouse	8320 Ridge Boulevard	Townhouse	\$3,500,000	7/12/2024
Condo	29 Huron Street	4BW	\$3,301,037	7/11/2024

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	108-23 68th Drive	Townhouse	\$2,600,000	6/14/2024
Townhouse	63-68 74th Street	Townhouse	\$2,000,000	7/2/2024
Townhouse	72-42 137th Street	Townhouse	\$1,800,000	7/3/2024
Condo	136-46 41st Avenue	7A	\$1,765,969	7/3/2024
Townhouse	110-56 67th Road	Townhouse	\$1,750,000	6/28/2024

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1764 Clay Avenue	Townhouse	\$1,550,000	6/18/2024
Townhouse	4425 Seton Avenue	Townhouse	\$1,185,000	6/27/2024
Co-op	2500 Johnson Avenue	16NP	\$1,075,000	7/8/2024
Townhouse	452 East 141st Street	Townhouse	\$1,075,000	7/3/2024
Townhouse	3340 Edson Avenue	Townhouse	\$999,950	7/12/2024

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