

2024 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

Manhattan Weekly Contracts Signed / Episode 37 of Crossing the Line

ECONOMIC HEADLINES

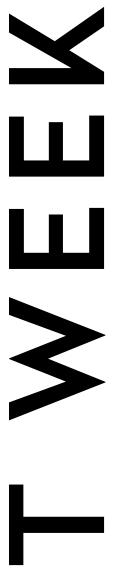
- The Fed's favorite measure of inflation rose 0.2% in July.
- The S&P 500 posted its fourth straight winning month in August.
- New orders for durable goods rose 9.9% in July.
- <u>US consumer confidence rose in August</u>, as Americans' optimism about the future improved.
- Economic growth in the second quarter was revised up to 3.0% annual rate.
- These are the best U.S. cities for job seekers according to ADP.
- Jobs in the clean energy industry rose at double the rate of overall jobs in 2023.

HOUSING NEWS

- The average 30-year mortgage rate <u>fell to 6.35%</u>, its lowest level since May 2023.
- Pending home sales fell to their lowest level on record in July.
- Mortgage applications rose just 0.5% in the week ending August 24, even though rates fell to their lowest level since April 2023.
- Here's what homebuyers need to know now that mortgage rates are falling.
- Home prices hit a record high in June, according to the S&P Case-Shiller Index.
- The National Flood Insurance Program will expire if it's not reauthorized by September 30.
- Housing affordability is improving in most parts of the U.S., but not for these cities.
- According to an analysis by HireAHelper.com, these are the 10 metro areas middle-class Americans are flocking to.

NEW YORK UPDATE

- Realtor.com has released their NYC Rental Report for July.
- Nearly half of NYC bus riders aren't paying, according to the MTA.
- The MTA needs to spend \$10-\$50 million more to finish Grand Central Madison.
- NYC Mayor Adams wants city contractors to pitch more of their ideas to him.





TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Со-ор	200 Central Park South	20DEF	\$12,307,250	8/20/2024
Condo	45 Greene Street	6	\$9,628,000	8/15/2024
Condo	520 West 28th Street	27	\$8,100,000	8/21/2024
Townhouse	25 Charlton Street	Townhouse	\$8,050,000	8/26/2024
Townhouse	159 East 65th Street	Townhouse	\$7,750,000	8/22/2024

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	16 8th Avenue	Townhouse	\$5,321,000	8/27/2024
Townhouse	1343 50th Street	Townhouse	\$3,950,000	7/26/2024
Townhouse	396 4th Street	Townhouse	\$3,600,000	8/21/2024
Со-ор	75 Livingston Street	25AB	\$3,525,000	8/21/2024
Condo	509 Pacific Street	5B	\$3,050,000	8/19/2024

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	182-61 Avon Road	Townhouse	\$2,699,000	8/14/2024
Townhouse	712 Burns Street	Townhouse	\$1,990,000	7/29/2024
Townhouse	15-38 Clintonville Street	Townhouse	\$1,800,000	8/16/2024
Townhouse	109-29 143rd Street	Townhouse	\$1,736,093	8/16/2024
Townhouse	154-18 35th Avenue	Townhouse	\$1,700,000	8/23/2024

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	3965 Saxon Avenue	Townhouse	\$1,250,000	8/14/2024
Townhouse	1606 Williamsbridge Road	Townhouse	\$1,176,800	8/20/2024
Townhouse	4563 Furman Avenue	Townhouse	\$990,000	8/19/2024
Townhouse	1210 Ogden Avenue	Townhouse	\$925,000	7/26/2024
Townhouse	715 Prospect Avenue	Townhouse	\$900,000	8/22/2024

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





