

Aug 31

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](#).
- [US consumer confidence rose in August](#), 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 [fell to 6.35%](#), 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](#).

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Co-op	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
Co-op	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.