

# Sep 14

## 2024 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Episode 38 of Crossing the Line](#)

### TOP STORY

#### INFLATION CONTINUED TO MODERATE IN AUGUST

- Consumer prices [rose 0.2% last month, in line with expectations.](#)
- [Here's a chart](#) of price changes over the past year by item.
- [These are the items](#) with the biggest price declines over the past year.
- Producer prices also [rose 0.2% in August.](#)

#### ECONOMIC HEADLINES

- Both the S&P 500 and the Nasdaq posted [their best weeks of 2024.](#)
- Markets believe the Fed is nearly as likely to [cut rates by 50 basis points as 25 basis points.](#)
- [Weekly jobless claims](#) ticked up 2,000, to 230,000.
- Consumer sentiment [rose in September.](#)
- U.S. real median household income [rose 4% in 2023 to \\$80,610.](#)
- A Reuters poll of economists found that most expect the Fed to cut rates [25 basis points at each of its next three meetings.](#)
- Interest payments on the national debt [have topped \\$1 trillion this year.](#)
- The “vibecession”—which is the disconnect between how well the economy is doing and how people feel about their finances—[is ending according to economists.](#)
- Nearly a quarter of young adults [do not plan to become parents](#), primarily due to financial reasons.

#### HOUSING NEWS

- Mortgage rates fell to their [lowest level since February 2023.](#)
- [Here's why](#) lower mortgage rates could lead to higher home prices.
- [Sales of \\$10 million homes](#) are surging in Palm Beach and New York.
- [This article](#) examines the impact pickleball courts have on property values.

#### NEW YORK UPDATE

- According to Streeteasy, [you need to earn at least \\$211,970](#) to buy a home in NYC.
- The NYC Comptroller's Office has released its September [Monthly Economic and Fiscal Outlook.](#)
- Six upstate cities have [adopted good cause eviction.](#)
- The city is looking to [expand service on the NYC Ferry.](#)
- [Michelin](#) has added 11 NYC restaurants to its dining guide.

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	217 West 57th Street	39B	\$43,500,000	8/20/2024
Condo	2150 Broadway	Penthouse A	\$14,325,000	9/6/2024
Condo	111 Murray Street	45W	\$9,300,000	9/10/2024
Condo	150 Charles Street	3GS	\$8,300,000	8/19/2024
Condo	40 Mercer Street	33	\$7,350,000	8/29/2024

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	416 Pacific Street	Townhouse	\$7,950,000	6/28/2024
Townhouse	322 Degraw Street	Townhouse	\$7,250,000	9/5/2024
Townhouse	964 East 9th Street	Townhouse	\$7,000,000	8/21/2024
Townhouse	232 8th Street	Townhouse	\$5,300,000	9/4/2024
Townhouse	576 Bergen Street	Townhouse	\$4,999,999	8/27/2024

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	416 Pacific Street	Townhouse	\$7,950,000	6/28/2024
Townhouse	322 Degraw Street	Townhouse	\$7,250,000	9/5/2024
Townhouse	964 East 9th Street	Townhouse	\$7,000,000	8/21/2024
Townhouse	232 8th Street	Townhouse	\$5,300,000	9/4/2024
Townhouse	576 Bergen Street	Townhouse	\$4,999,999	8/27/2024

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1152 Grant Avenue	Townhouse	\$1,250,000	8/22/2024
Townhouse	1486 East 172nd Street	Townhouse	\$999,999	8/29/2024
Townhouse	2104 Crotona Avenue	Townhouse	\$999,900	9/5/2024
Townhouse	234 East 239th Street	Townhouse	\$999,000	9/4/2024
Townhouse	651 Bryant Avenue	Townhouse	\$990,000	8/29/2024

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