

Oct 1

2023 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS:

[Manhattan Weekly Contract Signed](#)

ECONOMIC HEADLINES

- President Biden has signed a bill to [keep the government funded through November 17](#).
- Both the S&P 500 and Nasdaq [had their worst month of 2023](#) in September.
- The Fed's preferred measure of inflation [rose less than expected in August](#).
- [Orders for durable goods](#) were higher than forecast in August.
- At just 204,000, weekly jobless claims [remain very low](#).
- [Consumer confidence fell in August](#), as gas and grocery prices pushed higher.
- Consumer spending [was weaker than originally stated in 2Q23](#).
- Goldman Sachs believes higher oil prices are ["a manageable headwind" for the economy](#).
- Office attendance across the country remains at [just half its pre-pandemic level](#).
- [Here's why](#) the U.S. has a long-term labor crisis.
- Americans are increasingly feeling [the impact of the Fed's rate hikes](#).
- [Here's a look](#) at how much savings Americans have left.

HOUSING NEWS

- Mortgage rates rose to [their highest level since 2000](#).
- Sales of new homes [declined 9% in August](#).
- U.S. home prices [rose 0.6% in July](#).
- [Florida has surpassed New York](#) as the nation's second most valuable housing market, according to Zillow.

NEW YORK UPDATE

- A survey by The Partnership for NYC found that [58% of Manhattan office workers are in their offices on an average weekday](#).
- The Center for an Urban Future says New York [needs to invest more in job-training programs](#) so migrants can enter the workforce.
- According to The Volcker Alliance, New York—along with eleven other states—[may face severe budget cuts when pandemic aid ends in 2026](#).
- NYC has released an [RFP for the redevelopment of Kingsbridge Armory](#).

LAST WEEK



TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	432 Park Avenue	63B	\$22,500,000	9/21/2023
Condo	70 Vestry Street	5B	\$16,000,000	9/18/2023
Condp	450 Washington Street	PH1602	\$15,500,000	9/20/2023
Co-op	300 Central Park West	18DI	\$13,500,000	9/20/2023
Condo	11 Beach Street	PHA	\$12,600,000	9/21/2023

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	283 President Street	1	\$4,363,706	9/21/2023
Townhouse	540 2nd Street	Townhouse	\$4,100,000	9/13/2023
Townhouse	61a Summit Street	Townhouse	\$3,995,000	9/6/2023
Townhouse	31 Sterling Place	Townhouse	\$3,625,000	9/21/2023
Townhouse	4143 Ocean Avenue	Townhouse	\$3,500,000	9/15/2023

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	46-30 Center Boulevard	104	\$2,700,000	9/1/2023
Townhouse	14-41 159th Street	Townhouse	\$2,500,000	9/21/2023
Townhouse	20-70 45th Street	Townhouse	\$1,994,999	9/21/2023
Townhouse	194-08 42nd Avenue	Townhouse	\$1,980,000	9/11/2023
Townhouse	47 Continental Avenue	Townhouse	\$1,965,000	9/14/2023

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	3024 Palisade Avenue	Townhouse	\$2,500,000	9/21/2023
Townhouse	1750 Topping Avenue	Townhouse	\$1,255,000	9/13/2023
Townhouse	1529 Vyse Avenue	Townhouse	\$1,100,000	9/14/2023
Townhouse	462 East 138th Street	Townhouse	\$1,045,000	9/6/2023
Townhouse	164 West 162nd Street	Townhouse	\$1,030,000	9/18/2023

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