

Oct 26

2024 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Episode 43 of Crossing the Line](#)

ECONOMIC HEADLINES

- The Nasdaq ended the week [at a record high](#).
- [Weekly jobless claims fell](#) to their lowest level in nearly a month.
- Consumer sentiment reached a [six-month high in October](#).
- U.S. core capital goods orders [beat expectations in September](#).
- The IMF says the [global fight against inflation is 'almost won'](#) but warns of rising risks.
- Goldman Sachs expects the S&P 500 to rise [just 3% annually over the next 10 years](#).
- The IRS has released the [new federal income tax brackets for 2025](#).
- Goldman Sachs expects oil prices [to average \\$76 a barrel in 2025](#).
- A recent study by AlixPartners shows [which retailers are the favorite of consumers](#).

HOUSING NEWS

- Existing home sales fell to their [lowest level since 2010](#).
- New home sales rose to their [highest level since May 2023](#).
- [Mortgage rates rose](#) to their highest level in almost three months.
- According to HomeLight's 2024 Lender Insights Report, more than half of potential homebuyers are waiting for mortgage rates [to fall to between 5.5% and 5.75%](#).
- The Counselors of Real Estate released its annual list of [the most pressing topics](#) facing commercial and residential real estate in the year ahead.
- [Here is a list](#) of states that require real estate agents to disclose if someone died in a house.

NEW YORK UPDATE

- A recent editorial in the New York Post highlights the [serious risks associated with the City Council's proposed "FARE Act"](#).
- [Howard Lorber has retired](#) from Douglas Elliman.
- Forbes Travel Guide has named LaGuardia [the best airport in the U.S.](#)
- The NYC Council has passed a bill to [require hotel owners to obtain licenses](#).
- NYCB's Flagstar unit to [cut around 1,900 jobs](#).
- A recent audit by the NYC Comptroller's office found [the city has improperly given out about \\$6.5 million](#) in co-op/condo abatements over the past five years.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

| TYPE | ADDRESS | UNIT | PRICE | CLOSING DATE |
|-----------|----------------------|-----------|--------------|--------------|
| Condo | 430 East 58th Street | 76A | \$18,800,000 | 10/16/2024 |
| Co-op | 640 Park Avenue | 3rd Floor | \$13,500,000 | 9/30/2024 |
| Townhouse | 25 Perry Street | Townhouse | \$11,750,000 | 10/21/2024 |
| Townhouse | 214 West 11th Street | Townhouse | \$10,500,000 | 10/9/2024 |
| Condo | 62 Beach Street | 4A/B | \$10,300,000 | 10/10/2024 |

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

| TYPE | ADDRESS | UNIT | PRICE | CLOSING DATE |
|-----------|--------------------|-----------|-------------|--------------|
| Townhouse | 615 3rd Street | Townhouse | \$5,800,000 | 10/15/2024 |
| Condo | 8 South 4th Street | 26A/B | \$5,780,000 | 10/2/2024 |
| Townhouse | 317 State Street | Townhouse | \$4,700,000 | 10/4/2024 |
| Townhouse | 39 Strong Place | Townhouse | \$4,675,000 | 10/10/2024 |
| Townhouse | 103 Grand Street | Townhouse | \$3,875,000 | 10/10/2024 |

TOP QUEENS CLOSINGS RECORDED LAST WEEK

| TYPE | ADDRESS | UNIT | PRICE | CLOSING DATE |
|-----------|------------------------|-----------|-------------|--------------|
| Townhouse | 125 Beach 135th Street | Townhouse | \$2,980,000 | 10/21/2024 |
| Townhouse | 5-50 46th Road | Townhouse | \$2,500,000 | 7/15/2024 |
| Townhouse | 116-02 101st Avenue | Townhouse | \$2,200,000 | 10/16/2024 |
| Townhouse | 37-58 64th Street | Townhouse | \$1,850,000 | 10/4/2024 |
| Townhouse | 23-61 Crescent Street | Townhouse | \$1,630,000 | 10/7/2024 |

TOP BRONX CLOSINGS RECORDED LAST WEEK

| TYPE | ADDRESS | UNIT | PRICE | CLOSING DATE |
|-----------|--------------------------|-----------|-------------|--------------|
| Townhouse | 4625 Independence Avenue | Townhouse | \$2,607,100 | 10/16/2024 |
| Townhouse | 3124 Spencer Drive | Townhouse | \$1,400,000 | 10/3/2024 |
| Townhouse | 1634 Hering Avenue | Townhouse | \$1,320,000 | 10/15/2024 |
| Townhouse | 2048 Ryer Avenue | Townhouse | \$1,125,000 | 9/26/2024 |
| Townhouse | 2916 Heath Avenue | Townhouse | \$1,100,000 | 10/1/2024 |

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