

NOV 12

2023 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [October Manhattan Rental Report](#) / [Crossing the Line Podcast](#)

ECONOMIC HEADLINES

- All three major stock indexes [posted gains last week](#).
- Citing deficits and political polarization, Moody's lowered its U.S. outlook, [from negative to stable](#).
- Fed Chairman Powell is "not confident" [enough has been done to bring inflation down](#).
- Consumer sentiment [fell for the fourth straight month](#), as inflation expectations continued to rise.
- The recent increase in pay transparency [has led to an "arms race"](#) for better starting pay and benefits.
- Companies are facing a new labor problem these days, as [not enough workers are voluntarily leaving their jobs](#).
- According to an ABC/Ipsos poll, more than [75% of U.S. residents believe the country is heading in the wrong direction](#).
- [The U.S. trade deficit](#) rose more than expected in September.
- [The companies with the happiest workers](#) tend to be smaller ones.
- [Here's why](#) the U.S. won't modernize its currency.
- Credit card debt rose to a [record \\$1.08 trillion in 3Q23](#).
- WeWork has filed [for bankruptcy protection](#).
- [These are](#) the best performing stocks in the S&P 500 over the past 20 years.
- Over 2 million Americans who retired during the pandemic [aren't back to work as expected](#), according to the St. Louis Fed.
- The Census Bureau projects the [U.S. population will stop growing by 2080](#), and shrink slightly by 2100.
- [Working from home](#) has reshaped what Americans buy.

HOUSING NEWS

- Mortgage rates posted their biggest decline [in almost a year](#).
- The biggest weekly decline in mortgage rates this year [brought mortgage applications higher](#).
- [Here's a look](#) at how the cost of buying and selling homes might change due to the recent \$1.8 billion verdict against NAR.
- Redfin reports that sellers are cutting their asking price at the [highest rate since they began tracking the data in 2012](#).
- [Here are](#) the states with the highest and lowest millennial homeownership rates in America.

NEW YORK UPDATE

- Real estate commission lawsuits [have now spread to Manhattan](#).
- Foot traffic in Lower Manhattan and Midtown remains [33% lower than before the pandemic](#).
- Mets owner Steve Cohen has released [his \\$8 billion casino plan](#).
- Michelin has announced its [2023 Stars for New York City](#).
- Mayor Adams is starting a new task force to [tackle the shoplifting epidemic](#).

LAST WEEK



TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	768 Fifth Avenue	1109	\$65,835,099	10/23/2023
Townhouse	146 East 65th Street	Townhouse	\$47,000,000	10/19/2023
Co-op	1016 Fifth Avenue	2A/B/C	\$28,250,000	10/17/2023
Condo	923 Fifth Avenue	20A	\$9,750,000	10/3/2023
Condo	277 Fifth Avenue	48B	\$9,614,000	10/24/2023

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	18 Remsen Street	Townhouse	\$7,400,000	10/25/2023
Condo	1505 52nd Street	3	\$3,300,000	10/26/2023
Townhouse	293 Clifton Place	Townhouse	\$3,200,000	10/20/2023
Townhouse	181 Penn Street	Townhouse	\$3,125,000	10/20/2023
Townhouse	501 Montgomery Street	Townhouse	\$3,100,000	10/24/2023

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	9-06 27th Avenue	Townhouse	\$2,700,000	10/13/2023
Townhouse	81-10 37th Avenue	Townhouse	\$2,481,000	10/23/2023
Townhouse	28-08 21st Street	Townhouse	\$2,050,000	10/24/2023
Townhouse	28-56 215th Place	Townhouse	\$1,980,000	10/12/2023
Townhouse	15-98 208th Street	Townhouse	\$1,825,000	10/10/2023

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2576 3rd Avenue	Townhouse	\$1,900,000	10/23/2023
Townhouse	240 Blair Avenue	Townhouse	\$1,299,000	10/20/2023
Townhouse	3152 Waterbury Avenue	Townhouse	\$1,200,000	10/18/2023
Townhouse	1305 Findlay Avenue	Townhouse	\$1,150,000	10/24/2023
Townhouse	944 East 217th Street	Townhouse	\$1,100,000	10/4/2023

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