

NOV 26

2023 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

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

ECONOMIC HEADLINES

- All three major stock indexes [rose for the fourth straight week](#).
- Weekly jobless [claims fell by 24,000](#) to 209,000.
- Orders for durable goods [fell more than expected](#) in October.
- Treasury Secretary Yellen says [high food and rent prices](#) are a big reason voters have a negative outlook on the economy.
- A Pew Research Central poll found most Americans [tip 15% or less at a restaurant](#), and 2% tip nothing.
- According to LendingClub, 60% of Americans are [living paycheck to paycheck](#).
- At their last meeting, the Fed indicated they were [not ready to start cutting rates](#).
- [Despite a strong economy](#), Americans are spending less.
- Consumers are worried that [inflation will pick up again](#).

HOUSING NEWS

- [Mortgage rates fell](#) for the fourth straight week.
- [Existing home sales fell 4.1% in October](#) to their lowest level in 13 years.
- Mortgage demand rose [to a six-week high](#).
- Millennial and Gen Z homebuyers [are using "house hacking"](#) to offset high prices and rates.
- Rents for single-family homes are [rising faster than apartments this year](#).
- Homebuyers are [making bigger down payments](#), reaching a peak of 14.7%.
- [Here are](#) the most expensive zip codes in each state.

NEW YORK UPDATE

- Mayor Adams is counting on [basement apartments to boost NYC's housing supply](#).
- [Governor Hochul has signed legislation](#) to protect the rights of freelance workers.
- According to The Tax Foundation, [NYS has the second worst tax climate](#) of any state in the U.S.
- The Upper East and Upper West Sides have the [highest demand for medical office space](#).

LAST WEEK



TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	220 Central Park South	64	\$75,000,000	11/14/2023
Condo	137 Duane Street	6A	\$17,500,000	11/15/2023
Townhouse	326 West 80th Street	Townhouse	\$13,600,000	11/14/2023
Condo	432 Park Avenue	36B	\$12,593,070	11/15/2023
Co-op	925 Park Avenue	8AD7A	\$11,650,000	11/8/2023

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	19 Pierrepont Street	1	\$3,800,000	10/30/2023
Condo	1 Main Street	7D	\$3,700,000	10/18/2023
Condo	210 Pacific Street	3W	\$2,940,000	11/8/2023
Townhouse	138 Coffey Street	Townhouse	\$2,775,000	11/13/2023
Townhouse	112 Berry Street	Townhouse	\$2,500,000	11/9/2023

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	150-12 Sullivan Drive	Townhouse	\$2,667,815	11/17/2023
Townhouse	69-30 225th Street	Townhouse	\$1,950,000	11/15/2023
Townhouse	108-12 69th Avenue	Townhouse	\$1,950,000	11/13/2023
Townhouse	64-36 214th Street	Townhouse	\$1,925,000	11/15/2023
Townhouse	85-28 263rd Street	Townhouse	\$1,825,000	11/10/2023

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2282 Bronx Park East	Townhouse	\$1,275,000	11/8/2023
Townhouse	1746 East Tremont Avenue	Townhouse	\$970,000	11/10/2023
Townhouse	2868 Zulette Avenue	Townhouse	\$963,050	11/7/2023
Townhouse	1539 Hollywood Avenue	Townhouse	\$935,000	10/25/2023
Townhouse	852 East 176th Street	Townhouse	\$915,000	10/30/2023

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