

Last Week in Research

WEEK ENDING JANUARY 29, 2023

Latest BHS Market Reports

[4Q22 Hudson Valley](#) | [Manhattan Weekly Contract Signed](#)

Economic Headlines

- Economic growth in 4Q22 was [higher than expected](#).
- [Stocks were up for the week](#), with the Nasdaq posting its fourth straight weekly gain.
- Weekly jobless claims [fell by 6,000](#).
- Here's who got the [biggest pay increases last year](#).
- The Fed's preferred measure of inflation posted its [smallest annual increase since October 2021](#).
- [Orders for durable goods](#) rose 5.6% in December.
- [Companies are shedding temporary workers](#), which could mean more layoffs in the coming months.
- Europe's economic growth is now [outpacing the U.S.](#)
- Small businesses have [hired a net 3.67 million workers](#) since February 2020.
- According to a report by New York Life, [Generation X carries the most credit card debt](#).
- Some economists are now predicting the U.S. will have a "[rolling recession](#)".

Housing News

- The lowest rates since September [brought mortgage demand up 7%](#).
- [New home sales](#) posted their third straight monthly increase in December.
- The Biden administration has rolled out a blueprint for a "[renters bill of rights](#)".
- While 92% of millennial homebuyers surveyed by Real Estate Witch say [inflation has impacted their plans](#), most said they still plan to purchase a home.
- [Here are the five metro areas](#) in the U.S. where rents have declined the most.

New York Update

- The LIRR has started [service to Grand Central Terminal](#).
- NYS has received an additional [\\$63 million in rent-relief funds](#) from the federal government.
- Google is [laying off 887 employees in NYC](#).
- Mayor Adams and Governor Hochul are celebrating [the recent reduction in subway crime](#).

Top Manhattan Closings Recorded Last Week

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	54 East 64th Street	Townhouse	\$36,000,000	1/23/2023
Condo	109 East 79th Street	PH17	\$29,962,263	1/12/2023
Condo	109 East 79th Street	PH18	\$25,500,000	1/20/2023
Condo	22 Bond Street	PH2	\$16,500,000	1/24/2023
Condo	400 West 12th Street	14C	\$14,900,000	1/4/2023

Top Brooklyn Closings Recorded Last Week

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	282 Garfield Place	Townhouse	\$8,250,000	1/18/2023
Townhouse	83 Saint Marks Place	Townhouse	\$7,600,000	1/19/2023
Townhouse	2259 East 4th Street	Townhouse	\$7,000,000	1/17/2023
Townhouse	2018 East 5th Street	Townhouse	\$6,318,000	1/17/2023
Townhouse	28 Willow Street	Townhouse	\$5,800,000	1/18/2023

Top Queens Closings Recorded Last Week

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	21-43 45th Avenue	Townhouse	\$2,775,000	1/18/2023
Townhouse	108-38 69th Avenue	Townhouse	\$2,300,000	1/13/2023
Townhouse	69-33 Fleet Street	Townhouse	\$1,950,000	1/11/2023
Townhouse	164-22 76th Road	Townhouse	\$1,928,000	12/28/2022
Condo	27-28 Thomson Avenue	606	\$1,612,500	1/18/2023

Top Bronx Closings Recorded Last Week

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	4560 Delafield Avenue	Townhouse	\$1,637,500	1/18/2023
Townhouse	3060 Roberts Avenue	Townhouse	\$1,055,000	1/18/2023
Townhouse	440 East 141st Street	Townhouse	\$1,050,000	1/13/2023
Townhouse	3233 Philip Avenue	Townhouse	\$990,000	12/9/2022
Townhouse	264 Hosmer Avenue	Townhouse	\$987,500	1/13/2023

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