

NOV 19

2023 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

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

TOP STORY

INFLATION LOWER THAN EXPECTED IN OCTOBER.

- Consumer prices [were unchanged last month](#), and 3.2% higher than a year ago. Both figures were below forecasts.
- [Here's the annual change](#) in prices by category.
- Producer prices in October posted [their biggest decline since 2020](#).
- Many economists think these lower-than-expected inflation reports [will end the Federal Reserve's rate hikes](#).

ECONOMIC HEADLINES

- Stocks posted their [third straight winning week](#).
- Retail sales [fell less than expected in October](#).
- [Oil prices declined](#) for a fourth straight week.
- Airlines are [expecting record travel](#) this Thanksgiving.
- Stores and warehouses [aren't adding as many holiday workers](#) as they did the past few years.
- People changing jobs are seeing [smaller pay increases than last year](#).
- [More part-time workers](#) will have access to employer retirement plans next year.
- The *Wall Street Journal* has released its list of the [best and worst U.S. airports of 2023](#).

HOUSING NEWS

- Mortgage rates fell for the [third straight week](#).
- Both housing starts and building permits [rose in October](#).
- More homebuyers are turning to their parents [for financial assistance](#).
- [Homebuilder sentiment fell](#) to its lowest level in a year.
- [The recent decision on broker commissions](#) has many realtors rethinking their jobs.
- [Here are 11 U.S. cities](#) where you need an income over \$200,000 to buy a home.

NEW YORK UPDATE

- Mayor Adams has released his budget for next year, which includes [large cuts to help cover a \\$7 billion gap](#).
- Governor Hochul has signed legislation to [protect New Yorkers from deed theft](#).
- Wall Street bankers are [expecting smaller bonuses for 2023](#).
- Business activity is growing modestly in NYS according to the latest [Empire State Manufacturing Survey](#).
- The NYC Council has voted to require the City to establish [targeted housing production goals for each Community District](#).

LAST WEEK



TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Co-op	115 Central Park West	19EF	\$20,500,000	11/9/2023
Townhouse	24 West 10th Street	Townhouse	\$18,500,000	11/10/2023
Condo	111 West 57th Street	14N	\$13,085,981	11/8/2023
Co-op	941 Park Avenue	5/6A	\$10,300,000	10/19/2023
Condo	111 Murray Street	61E	\$9,750,000	11/7/2023

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	90 Furman Street	N1003	\$8,600,000	10/25/2023
Condo	60 Broadway	PH2A	\$7,300,000	10/24/2023
Townhouse	96 Ft Greene Place	Townhouse	\$5,400,000	11/7/2023
Condo	50 Bridge Park Drive	20A	\$4,780,000	10/18/2023
Condo	1 Clinton Street	27B	\$4,300,000	10/27/2023

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	14-21 161st Street	Townhouse	\$3,050,000	11/2/2023
Townhouse	160 Greenway North	Townhouse	\$2,800,000	10/31/2023
Condo	133-27 39th Avenue	PH2B	\$2,785,658	10/26/2023
Townhouse	132-21 Pople Avenue	Townhouse	\$2,550,000	10/30/2023
Condo	23-15 44th Drive	PH202	\$2,293,313	11/10/2023

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1607 Williamsbridge Road	Townhouse	\$1,750,000	11/1/2023
Townhouse	801 Jennings Street	Townhouse	\$1,500,000	11/2/2023
Townhouse	451 West 261st Street	Townhouse	\$1,350,000	11/8/2023
Townhouse	1221 Rosedale Avenue	Townhouse	\$1,150,000	11/7/2023
Townhouse	1635 Mahan Avenue	Townhouse	\$1,025,000	10/24/2023

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