

Last Week in Research

WEEK ENDING NOVEMBER 27, 2022

Latest BHS Market Reports

[Manhattan Weekly Contract Signed](#)

Economic Headlines

- Each of the three major stock indexes [rose last week](#).
- New orders for durable goods [unexpectedly rose in October](#).
- [Weekly jobless claims increased](#) to their highest level since early August.
- The minutes from the Federal Reserve's November meeting showed most members of the FOMC favored [slowing the pace of rate hikes in the future](#).
- [Consumer sentiment rose in November](#), according to the University of Michigan.
- WalletHub has released the [average credit score by state](#).

Housing News

- A decline in rates helped [push mortgage demand up 2.2%](#).
- Sales of new homes in the U.S. [unexpectedly surged last month](#).
- According to Redfin, purchases of homes by investors [fell 30% in 3Q22](#).
- Redfin also reported that rents in [these 11 U.S. cities](#) are lower than a year ago.

New York Update

- REBNY reports that [Brooklyn retail demand remains strong](#), with a shortage of available prime spaces.
- New York has become the [first state to impose limitations on bitcoin mining](#).
- The NYC Comptroller has issued the [Popular Annual Financial Report](#), which shows where the city's revenues come from, and where money is spent.
- Morgan Stanley reports that next year will be tougher than 2022 [for Midtown office landlords](#).

Top Manhattan Closings Recorded Last Week

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	111 West 57th Street	52	\$26,028,517	11/9/2022
Condo	111 West 57th Street	55	\$23,500,000	11/7/2022
Townhouse	267 West 11th Street	Townhouse	\$23,000,000	11/16/2022
Cooperative	834 Fifth Avenue	7B	\$21,000,000	11/10/2022
Condo	1059 Third Avenue	28th/29th Floor	\$16,849,875	11/17/2022

Top Brooklyn Closings Recorded Last Week

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	158 Clinton Street	Townhouse	\$6,200,000	10/27/2022
Townhouse	36 Colin Place	Townhouse	\$4,700,000	11/17/2022
Townhouse	442 Clinton Avenue	Townhouse	\$4,690,000	11/14/2022
Townhouse	24 Middagh Street	Townhouse	\$4,200,000	11/3/2022
Townhouse	585 4th Street	Townhouse	\$4,030,000	11/14/2022

Top Queens Closings Recorded Last Week

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	150-50 Sullivan Drive	Townhouse	\$2,167,854	11/17/2022
Townhouse	157-23 24th Avenue	Townhouse	\$2,050,000	11/17/2022
Townhouse	30 Tennis Place	Townhouse	\$2,030,000	11/11/2022
Townhouse	25-81 31st Street	Townhouse	\$1,950,000	11/3/2022
Townhouse	130-24 59th Avenue	Townhouse	\$1,810,000	11/18/2022

Top Bronx Closings Recorded Last Week

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	305 East 140th Street	5B	\$1,190,000	11/10/2022
Townhouse	696 East 182nd Street	Townhouse	\$939,000	11/15/2022
Townhouse	3303 Agar Place	Townhouse	\$920,000	11/16/2022
Townhouse	310 West 238th Street	Townhouse	\$899,000	11/4/2022
Townhouse	2750 Gifford Avenue	Townhouse	\$850,000	11/18/2022

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