

May 30

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#)

ECONOMIC HEADLINES

- Stocks closed at [record highs](#) on Friday.
- The Fed's preferred measure of inflation [rose 3.3% over the past year](#).
- Weekly jobless claims [rose to 215,000](#) but remain at historically low levels.
- Economic growth in the first quarter [was revised down](#) to a 1.6% annual rate.
- April orders for durable goods [beat forecasts](#).
- [US consumer confidence eased in May](#) as worries about inflation and the labor market intensified.
- The US trade deficit in goods [fell more than expected](#) in April.
- [Food-related challenges are surging](#) for America's least well-off residents according to new research from the New York Fed.
- This summer's teen job market is the [toughest in decades](#).

HOUSING NEWS

- The average 30-year mortgage rate [ticked up to 6.53% last week](#).
- Mortgage applications [fell by 8.5%](#) in the week ending May 22.
- New home sales [fell 6.2% in April](#), due in part to elevated mortgage rates.
- [Here's how](#) the Iran war put the spring housing market back on ice.
- In 19 of the 100 largest metropolitan areas, the alignment between listing prices and incomes is [better than it was even before the pandemic](#).
- High rents are forcing baby boomers [to find roommates](#).
- [About 42% of homeowners](#) say their insurance premiums have increased "a lot," according to a survey by the Pew Research Center.
- Wells Fargo will offer [mortgage incentives on 3D printed homes](#).
- Desperate buyers are [winning bidding wars](#) but risking deals over low appraisals.
- Home prices were [falling faster in Seattle](#) than any other major US metro in early spring.
- [Here are three ways](#) homeownership powers the American Dream.

NEW YORK UPDATE

- The NYS legislature has passed the [pied-à-terre tax](#).
- [Here are five key takeaways](#) from Mayor Mamdani's housing plan.
- Mayor Mamdani wants to [put "bad" landlords out of business](#).
- The NYC Economic Development Corporation has issued their [NYC Economic Snapshot for May](#).
- Mayor Mamdani appointed a [15-member charter revision commission](#) to identify government efficiency measures.
- One-quarter of the houses in Columbia County NY [were built before 1900](#), compared to national average of 1%.
- [Eighteen people were indicted](#) in Manhattan for an alleged deed theft and mortgage fraud scheme involving a Harlem brownstone.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	107 Bank Street	Townhouse	\$70,000,000	5/19/2026
Co-op	778 Park Avenue	12th Floor	\$21,250,000	5/19/2026
Condo	211 West 84th Street	THE	\$17,000,000	5/11/2026
Condo	211 West 84th Street	THW	\$17,000,000	5/11/2026
Condo	2505 Broadway	PHA	\$13,269,750	5/15/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	989 East 9th Street	Townhouse	\$11,150,000	5/14/2026
Condo	127 Kent Avenue	PH2F	\$5,995,000	5/26/2026
Townhouse	27 7th Avenue	Townhouse	\$5,700,000	5/15/2026
Townhouse	210 Union Street	Townhouse	\$4,999,999	5/18/2026
Condo	346 Kent Avenue	41B	\$4,520,000	5/15/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	110-18 67th Drive	Townhouse	\$2,300,000	5/19/2026
Condo	3 Court Square	5402	\$1,985,000	5/15/2026
Townhouse	63-39 136th Street	Townhouse	\$1,880,000	5/15/2026
Townhouse	447 Beach 140th Street	Townhouse	\$1,700,000	5/18/2026
Townhouse	119-44 195th Street	Townhouse	\$1,657,000	5/5/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2441 Yates Avenue	Townhouse	\$1,150,000	4/23/2026
Townhouse	590 Morris Park Avenue	Townhouse	\$1,100,000	5/14/2026
Townhouse	1966 Crotona Avenue	Townhouse	\$1,075,000	5/14/2026
Townhouse	285 East 203rd Street	Townhouse	\$1,050,000	5/13/2026
Townhouse	3523 Laconia Avenue	Townhouse	\$970,000	5/13/2026

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