Jan 3

2026 LAST WEEK IN RESEARCH

LAST WEEK

LATEST BHS MARKET REPORTS

Manhattan Weekly Contract Signed

ECONOMIC HEADLINES

- The S&P 500 rose 16.39% in 2025, the Nasdaq was up 20.36%, and the Dow gained 12.97%.
- Weekly jobless claims fell to their lowest level in a month.
- Here are five key questions for the US economy in 2026.
- Corporate bankruptcies rose 14% in 2025.
- Here's how the economy fared in 2025 according to Bloomberg.
- Big changes are coming to the Federal Reserve in 2026, here's what they could mean for interest rates.
- The success rate for student loan borrowers who attempt to discharge their debt in bankruptcy has "jumped" to 87% in recent years.
- Here's what to expect for commercial real estate in 2026.

HOUSING NEWS

- Pending home sales rose for the fourth consecutive month in November.
- Mortgage rates fell to 6.15% in the week ending December 31, their lowest level of 2025.
- This is what to expect from the housing market in 2026.
- President Trump announced that the administration is holding off tariff increases on timber, furniture, kitchen cabinets, and vanities.
- The typical US homebuyer now requires about seven years to save for a down payment.
- Home prices are getting slightly more affordable, but down payments are still holding buyers back.
- The pace of home price increases remained low in October.
- US condo prices this fall posted their biggest declines since 2012.
- These are the best global retirement havens for Americans in 20206 according to International Living.

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	823 Park Avenue	PH	$24,200,000	12/18/2025
Townhouse	152 West 13th Street	Townhouse	$18,750,000	12/18/2025
Condo	151 East 58th Street	38C/38B	$12,000,000	12/23/2025
Condo	200 East 75th Street	14A	$11,770,869	12/18/2025
Condo	85 Worth Street	4	$10,976,313	12/18/2025

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	1 Main Street	9B	$6,225,000	12/15/2025
Townhouse	244 Bergen Street	Townhouse	$5,700,000	12/17/2025
Townhouse	77 North 7th Street	Townhouse	$4,190,000	12/17/2025
Townhouse	209 Hooper Street	Townhouse	$3,510,000	12/17/2025
Townhouse	441 Myrtle Avenue	Townhouse	$3,450,000	11/13/2025

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	74 Puritan Avenue	Townhouse	$2,788,000	12/16/2025
Townhouse	40-03 Bell Boulevard	Townhouse	$2,300,000	12/19/2025
Townhouse	57-28 Parsons Boulevard	Townhouse	$2,185,000	12/22/2025
Townhouse	156 Beach 135th Street	Townhouse	$1,995,000	12/22/2025
Condo	11-36 45th Road	PH5B	$1,870,000	12/19/2025

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	89 Park Drive	Townhouse	$1,875,000	12/23/2025
Townhouse	2079 Honeywell Avenue	Townhouse	$1,180,000	12/19/2025
Townhouse	1664 Grand Avenue	Townhouse	$1,100,000	12/17/2025
Townhouse	2486 Elm Place	Townhouse	$992,500	12/15/2025
Townhouse	2488 Elm Place	Townhouse	$992,500	12/15/2025

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