

# Jan 10

2026 LAST WEEK IN RESEARCH

## LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) [Manhattan 4Q25 Apartments](#)

## ECONOMIC HEADLINES

- December job growth [was weaker than expected](#).
- [Private payrolls rose by 41,000](#) in December according to ADP.
- Weekly jobless claims [ticked up to 208,000](#) in the week ending December 27.
- The number of job openings fell in November to its [lowest level in over a year](#).
- Layoff plans for December hit their [lowest monthly level since 2024](#).
- The S&P 500 closed at a [new high on Friday](#).
- [Americans grew more worried about the job market](#) in December even as anxieties over personal finances faded.
- The Supreme Court held off on ruling [on the legality of President Trump's tariffs](#).
- The US services sector expanded in December at its [fastest pace in more than a year](#).
- America's trade deficit fell to its [lowest level since 2009](#).
- Treasury Secretary Bessent said more Fed rate cuts are the ['only ingredient missing'](#) for stronger economy.
- 19 states [increased their minimum wages in January](#), several to over \$15 an hour.
- American taxpayers [will get bigger refunds in the first half of 2026](#) because of President Trump's tax-cuts package.
- President Trump said Venezuela would relinquish as much as [50 million barrels of oil](#) to the US.
- The highest tariffs in almost a century [haven't caused the massive surge in inflation](#) many economists feared.
- US manufacturing activity [slumped to a 14-month low](#) in December.

## HOUSING NEWS

- [Compass has completed its \\$1.6 billion acquisition](#) of rival firm Anywhere.
- President Trump wants the federal government to [purchase \\$200 billion in mortgage bonds](#) to drive rates lower.
- With \$6 trillion being passed down from older generations, more younger people are [looking to purchase to luxury properties](#).
- For the week ended Jan. 2, 2026, [total mortgage application volume fell 9.7%](#).
- The average 30-year conforming mortgage rate [ticked up to 6.16% last week](#).
- [Single-family homebuilding rebounded in October](#), while building permits ticked downward.
- [Here's what](#) leading housing economists are looking for in 2026.
- According to Realtor.com, [these are the 11 large US cities](#) expected to see the biggest home price increases in 2026.
- Real estate agents say the [housing market is starting to balance out](#).
- Once you find a home you love, pay close attention to [these signs that can make it difficult to insure it](#).
- President Trump said he's immediately taking steps to [ban large institutional investors from buying more single-family homes](#).
- After hitting a record low in 2025, first-time home buyers may find a [more welcoming housing market in the new year](#).
- Better Homes and Gardens Real Estate has released their [2026 Design Trends Moving Real Estate report](#).

## NEW YORK UPDATE

- [Julie Menin was unanimously elected](#) speaker of the New York City Council.
- New York City Mayor Zohran Mamdani says the city will be holding "Rental Ripoff" hearings [with tenants](#).
- Mayor Mamdani signed an executive order [targeting shady subscription practices and junk fees](#).
- New York State has [the lowest homeownership rate in the US](#) according to the Census Bureau.
- Dina Levy has been appointed as [Commissioner of the Department of Housing Preservation & Development](#).
- Manhattan office leasing in the fourth quarter [was the strongest in 6 years](#).

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	50 West 66th Street	52E	\$55,635,125	12/18/2025
Condo	53 West 53rd Street	59B	\$14,000,000	12/23/2025
Townhouse	22 East 78th Street	Townhouse	\$10,450,000	12/19/2025
Condo	53 West 53rd Street	60B	\$10,350,000	12/18/2025
Condo	85 Worth Street	5	\$9,991,289	12/29/2025

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	757 Carroll Street	Townhouse	\$9,000,000	12/19/2025
Townhouse	42 Monroe Place	Townhouse	\$8,250,000	12/24/2025
Townhouse	25 Middagh Street	Townhouse	\$4,995,000	1/5/2026
Condo	30 Bartlett Street	2	\$4,990,000	12/29/2025
Townhouse	137 Saint Felix Street	Townhouse	\$4,350,000	1/5/2026

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	184-65 Midland Parkway	Townhouse	\$3,950,000	1/2/2026
Townhouse	131-48 40th Road	Townhouse	\$2,350,000	12/19/2025
Townhouse	68-33 Clyde Street	Townhouse	\$2,000,000	12/22/2025
Townhouse	202-22 45th Drive	Townhouse	\$1,990,000	12/24/2025
Townhouse	28-40 210th Place	Townhouse	\$1,850,000	12/31/2025

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	5247 Independence Avenue	Townhouse	\$2,800,000	9/19/2025
Townhouse	1903 Tomlinson Avenue	Townhouse	\$1,650,000	12/29/2025
Townhouse	1704 Popham Avenue	Townhouse	\$1,400,000	12/15/2025
Townhouse	1925 Bogart Avenue	Townhouse	\$1,275,000	12/29/2025
Townhouse	2077 Honeywell Avenue	Townhouse	\$1,240,000	12/16/2025

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