

Jan 24

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [4Q25 Hudson Valley](#)

ECONOMIC HEADLINES

- The S&P 500 posted its [second straight losing week](#).
- Weekly jobless claims [rose less than expected](#).
- The Fed's preferred measure of inflation [was 2.8% higher in November than a year ago](#), in line with expectations.
- Economic growth in the third quarter of 2025 was [revised up to a 4.4% annualized rate](#).
- Senior Trump administration officials [are forecasting a boom for the U.S. economy in 2026](#), driven by Federal Reserve interest rate cuts and historically large tax refunds.
- President Trump called for 'immediate negotiations' on Greenland, [but ruled out using force](#).
- [Here's what President Trump said](#) about the US economy at Davos.
- President Trump also called on Congress to [enact his 10% credit card interest rate cap](#).
- Treasury Secretary Bessent said the president's pick for Fed Chairman [could happen next week](#).
- Consumer sentiment registered a modest improvement in January [but remained depressed from a year ago](#).
- The IMF increased its [2026 global economic growth forecast](#) to 3.3% from 3.1%.
- [Jerome Powell could stay at the Fed](#) even after being removed as chair.
- Billionaires' wealth reached a [record high of \\$18.3 trillion in 2025](#), according to the international charity Oxfam.
- [These are the 10 best](#) US companies to work for according to Glassdoor.
- [Here are the 15 fields](#) seeing the quickest growth in fully remote work, according to FlexJobs.

HOUSING NEWS

- Pending home sales [dropped sharply in December](#).
- Mortgage rates ticked up slightly but [remained near a three-year low](#).
- [Mortgage applications rose 14.1%](#) in the week ending January 16.
- President Trump issued an executive order [designed to stop Wall Street home purchases](#).
- [Young Americans need home prices to fall](#), but existing owners don't want to take a hit.
- [Here's what you need to know](#) about using a 401(k) to purchase a home.
- Renters in a majority of US counties are [spending more than a third of the income on rent](#).
- The National Association of Realtors has issued their [2025 Annual Report](#).
- Gen Xers and millennials [will inherit trillions of dollars in real estate](#) over the next 10 years.
- States are legalizing more housing, but [sticky tax policies are still hurting builders and buyers](#).
- [Here's what homebuyers need to know](#) about the home appraisal process.
- Lawmakers and government officials say they're making progress on an [update to the capital gains tax for homeowners](#).

NEW YORK UPDATE

- Governor Hochul released her [\\$260 billion state budget proposal](#), which won't increase income taxes.
- The New York City Public Advocate released the [annual list of the city's worst landlords](#).
- Manhattan real estate investment sale volume [rose 26% in 2025 to \\$11 billion](#).
- [There were \\$6.6 billion worth of deals](#) in Brooklyn's commercial real estate market last year.

WEEK
LAST

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	20 East 76th Street	12AC	\$28,000,000	1/16/2026
Condo	505 West 19th Street	PH2	\$21,000,000	1/14/2026
Co-Op	765 Park Avenue	12B	\$18,250,000	1/7/2026
Condo	150 Charles Street	14B	\$16,250,000	1/16/2026
Condo	470 Columbus Avenue	PH2	\$15,000,000	1/5/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Co-Op	200 Hicks Street	6S	\$7,500,000	1/16/2026
Condo	17 Bergen Street	4PH	\$7,385,126	1/12/2026
Condo	119 Congress Street	1	\$4,750,000	12/30/2025
Townhouse	309 Pacific Street	Townhouse	\$4,500,000	1/15/2026
Condo	90 Furman Street	N510	\$4,300,000	1/12/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	82-50 Surrey Place	Townhouse	\$2,800,000	1/12/2026
Townhouse	154-45 Riverside Drive	Townhouse	\$2,670,000	1/7/2026
Townhouse	145-04 21st Avenue	Townhouse	\$2,100,000	1/14/2026
Townhouse	61-47 231st Street	Townhouse	\$1,850,000	12/18/2025
Townhouse	45-14 161st Street	Townhouse	\$1,850,000	1/7/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	351 West 262nd Street	Townhouse	\$1,400,000	1/15/2026
Condo	4425 Douglas Avenue	TH3	\$1,325,000	1/12/2026
Townhouse	1321 Commonwealth Avenue	Townhouse	\$1,258,000	1/21/2026
Townhouse	3604 Willett Avenue	Townhouse	\$1,170,000	1/15/2026
Townhouse	2422 Fuller Street	Townhouse	\$1,150,000	1/14/2026

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