

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.

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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.

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