

Feb 7

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Crossing The Line Podcast](#) / [Brooklyn 2H25 1-3 Family Homes](#)

ECONOMIC HEADLINES

- Private payrolls [rose by just 22,000](#) in January.
- With government jobs data delayed, analysts are [flocking to unofficial data](#).
- Weekly jobless claims [rose more than expected](#).
- [Announced layoffs in January](#) were the highest to start a year since 2009.
- The number of job openings fell to its [lowest level since 2020](#).
- The Dow Jones Industrial Average [closed above 50,000](#) for the first time ever.
- US service providers registered the [strongest back-to-back growth since 2024](#) in January.
- US factory activity [grew for the first time in a year](#) in January.
- Consumer sentiment came in [better than expected in February](#).
- [Here are the retailers](#) with the most store openings and closures planned for 2026.
- President Trump announced that the [US and India have reached a trade deal](#).

HOUSING NEWS

- The average 30-year conforming mortgage rate [ticked up to 6.11%](#).
- [Mortgage applications fell 8.9%](#) in the week ending January 30.
- Nearly two-thirds of home buyers last year [purchased at discount to original listing price](#), the highest proportion since 2019.
- More homeowners are [falling behind on their mortgages](#).
- Buyers waiting for significantly lower mortgage rates this year [may be disappointed](#), even if the next Federal Reserve chair wants to lower interest rates.
- The share of U.S. homeowners with high rates on their mortgages [has jumped sharply in just the last few years](#).
- [Here's where](#) Americans moved in 2025.
- In the fourth quarter of 2025, home prices were up year-over-year in roughly [three-quarters of U.S. metro areas](#).
- Builders are working on a plan for a massive program [to develop "Trump Homes"](#) that would address the US affordability crisis.
- At least five state legislatures are moving to [eliminate property taxes](#).
- [Here's why](#) nobody really knows the scale of the US housing crisis.

NEW YORK UPDATE

- Realtor.com released their year-end [rental market report for New York City](#).
- The MTA released a [\\$12 billion plan](#) to replace aging trains and buses.
- Congestion pricing has netted the MTA [more than \\$562 million](#), \$62 million more than expected.
- REBNY has issued their [Second Half 2025 Manhattan Retail Report](#).
- American Express is reported to be nearing a decision to [move its headquarters to 2 World Trade Center](#).

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	53 West 53rd Street	65	\$29,500,000	1/23/2026
Townhouse	78 Morton Street	Townhouse	\$19,000,000	1/22/2026
Townhouse	61 East 80th Street	Townhouse	\$18,150,000	1/7/2026
Condo	53 West 53rd Street	61A	\$15,300,000	1/29/2026
Condo	50 West 66th Street	11D	\$13,350,000	1/29/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	261 Hicks Street	Townhouse	\$6,600,000	2/3/2026
Townhouse	105 Berry Street	Townhouse	\$5,000,000	1/30/2026
Townhouse	657 10th Street	Townhouse	\$4,500,000	1/30/2026
Townhouse	494 13th Street	Townhouse	\$3,970,000	1/28/2026
Townhouse	141 Lefferts Place	Townhouse	\$3,900,000	1/30/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	95 Malba Drive	Townhouse	\$2,820,000	1/29/2026
Townhouse	139-03 14th Avenue	Townhouse	\$2,500,000	1/28/2026
Condo	3 Court Square	PH402	\$2,292,294	1/9/2026
Townhouse	777 Caffrey Avenue	Townhouse	\$2,250,000	2/3/2026
Condo	11-36 45th Road	605A	\$2,180,000	1/27/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2750 Netherland Avenue	Townhouse	\$1,690,000	1/28/2026
Townhouse	5211 Arlington Avenue	Townhouse	\$1,625,000	1/23/2026
Townhouse	1119 Stadium Avenue	Townhouse	\$1,320,000	1/27/2026
Townhouse	216 East 201st Street	Townhouse	\$1,262,000	1/13/2026
Townhouse	1112 Saint Lawrence Avenue	Townhouse	\$1,235,000	1/16/2026

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