

Feb 14

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Crossing The Line Podcast](#) / [January Manhattan New Rental Listings](#)
[January Manhattan Rental Concessions](#)

ECONOMIC HEADLINES

- Consumer prices [rose less than expected](#) in January.
- [Here's how prices for certain goods](#) have changed over the past year.
- Job growth in January was [much stronger than expected](#).
- [Here are the five key takeaways](#) from the January jobs report.
- Initial claims for unemployment [fell by 5,000](#).
- [Retail sales were flat](#) in December.
- All three major stock averages [posted declines last week](#).
- [This is why](#) it's so hard to find a job right now.
- Growth in labor costs [unexpectedly slowed](#) in the fourth quarter.
- [UBS downgraded its outlook on US IT stocks](#), citing lingering "software uncertainty" and increased capital expenditure.
- President Trump said his pick to lead the Federal Reserve can stoke the economy to [grow at a rate of 15%](#).
- Delinquency rates on loans rose to their [highest level since 2017](#) in the fourth quarter.
- Tariff collections totaled \$30 billion last month and are [up 304% from a year ago](#).
- The House passed a resolution to [overturn President Donald Trump's tariffs on Canada](#).
- The big money in today's economy is [going to capital instead of labor](#).
- [Americans now owe \\$1.28 trillion](#) on their credit cards, according to a new report by the Federal Reserve Bank of New York.

HOUSING NEWS

- The average 30-year mortgage rate [fell to 6.09%](#) last week.
- Existing home sales [fell 8.4% in January](#).
- US homeowners are staying in their houses for the [longest period in at least 25 years](#).
- [These are the top 10 buyer's markets](#) in the US according to Realtor.com.
- NAR's chief economist believes that pent-up demand, easing rates, and policy shifts have the housing market [positioned for a recovery](#).
- [A housing affordability package](#) is set to advance in Congress amid home-cost concerns.
- [Here are 10](#) first-time homebuyer mistakes to avoid.
- [These were](#) January's hottest housing markets according to Realtor.com.
- Cash buyers are getting the [biggest discounts on homes in years](#).
- Nearly one in five new homes is [selling at a discount](#).
- [Here are the least affordable cities in the world](#) according to Remitly.

NEW YORK UPDATE

- NYC Mayor Mamdani said that Wall Street bonuses, combined with an aggressive savings plan will reduce the city's budget deficit by [\\$5 billion over the next two years](#).
- Thousands of nurses at two New York City hospital systems [returned to work Saturday](#) after striking for an entire month.
- The NYC Comptroller's Office has released their [Economic and Fiscal Outlook for February](#).
- NYS has the [8th highest average residential electricity price](#) in the nation.
- [The Waldorf Astoria hotel is coming up for sale](#) following an extensive renovation.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	70 Vestry Street	PHS	\$57,000,000	2/5/2026
Condo	220 Central Park South	32A	\$37,250,000	2/3/2026
Co-Op	4 East 66th Street	3RD	\$28,000,000	2/9/2026
Condo	15 Central Park West	14B	\$24,777,215	2/6/2026
Condo	201 East 74th Street	PH	\$20,846,996	1/28/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	36 Colin Place	Townhouse	\$5,200,000	2/6/2026
Condo	155 Noble Street	PH5	\$4,700,000	2/4/2026
Townhouse	1646 54th Street	Townhouse	\$4,450,000	1/20/2026
Townhouse	115 Milton Street	Townhouse	\$4,300,000	1/21/2026
Townhouse	158 Washington Park	Townhouse	\$4,200,000	1/27/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	39-18 61st Street	Townhouse	\$2,000,000	1/29/2026
Townhouse	182-37 Radnor Road	Townhouse	\$1,900,000	1/21/2026
Townhouse	133-10 116th Avenue	Townhouse	\$1,873,468	12/22/2025
Townhouse	67-34 48th Avenue	Townhouse	\$1,850,000	2/2/2026
Townhouse	67-60 Harrow Street	Townhouse	\$1,825,000	2/5/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1466 Dwight Place	Townhouse	\$1,518,000	1/7/2026
Condo	39 Island Point	39	\$1,360,000	2/2/2026
Townhouse	1193 Neill Avenue	Townhouse	\$1,337,000	2/6/2026
Townhouse	2328 Esplanade	Townhouse	\$1,130,000	2/6/2026
Townhouse	2788 Sedgwick Avenue	Townhouse	\$1,125,000	1/30/2026

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