

Feb 21

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [February Manhattan Inventory](#)

ECONOMIC HEADLINES

- Gross domestic product [rose at an annualized rate of just 1.4%](#) in the fourth quarter, well below expectations.
- The Supreme Court [struck down President Trump's tariffs](#), rebuking his signature economic policy.
- Because of the Supreme Court's decision, the US government could owe [more than \\$175 billion in refunds to importers](#).
- Initial claims for unemployment fell by the most [since November](#).
- All three major stock averages [posted small gains last week](#).
- Incentives are dimming [for workers to change jobs](#).
- [Here's why](#) many Americans believe the most recent economic data doesn't reflect their experiences.
- [Fed officials were split](#) on where interest rates should go, minutes say.
- Foreign investors [injected approximately \\$1.6 trillion](#) into US financial assets in 2025.
- Durable-goods orders [slipped in December](#).
- The US trade deficit [totaled \\$901 billion in 2025](#).
- The elderly are physically and financially [healthier than ever](#).

HOUSING NEWS

- Mortgage rates fell to their [lowest level since 2022](#).
- [Mortgage applications rose 2.8%](#) during the week ending February 13.
- New home sales [fell less than expected](#) in December.
- Realtor.com has released its [January Rental Report](#).
- Here are [15 things to do before every showing](#), according to NAR.
- [Here's how](#) Congress plans to take on the housing crisis.
- US single-family housing starts [rebounded in January](#).
- Housing permits, starts, and completions [were all lower in 2025 than 2024](#).
- [Home builder sentiment fell](#) for the second straight month.
- Home buyers can benefit from an early closing, but must weigh [the pros and cons](#).
- March generally brings the year's [biggest spike in home sales](#), says NAR Economist Chris Lux.

NEW YORK UPDATE

- NYC Mayor Mamdani said that if taxes aren't increased on wealthy residents, he will [raise property taxes by 9.5%](#).
- Mayor Mamdani is poised to 'freeze the rent' after [stacking the Rent Guidelines Board with likeminded appointees](#).
- REBNY data suggests the FARE Act is [hurting businesses and renters](#).
- Governor Hochul plans to send an [additional \\$1.5 billion to New York City](#) over the next two years.
- The Trump administration [released \\$127 million in overdue funds](#) for New York-New Jersey Gateway tunnel project.
- Governor Hochul [has abandoned a proposal](#) that would have allowed for commercial robotaxi pilots in parts of the state.
- [Manufacturing activity ticked up](#) in New York State in February.
- The last group of striking nurses has [reached a tentative deal](#) with New York-Presbyterian.

WEEK
LAST

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

| TYPE | ADDRESS | UNIT | PRICE | CLOSING DATE |
|-----------|----------------------|------------|--------------|--------------|
| Condo | 432 Park Avenue | 78th Floor | \$52,500,000 | 2/4/2026 |
| Townhouse | 36 East 63rd Street | Townhouse | \$46,750,000 | 2/13/2026 |
| Condo | 50 West 66th Street | 43S | \$24,247,063 | 2/12/2026 |
| Condo | 200 East 75th Street | 12A | \$19,785,644 | 2/12/2026 |
| Condo | 160 West 12th Street | 104 | \$14,998,500 | 2/3/2026 |

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

| TYPE | ADDRESS | UNIT | PRICE | CLOSING DATE |
|-----------|-----------------------|-----------|-------------|--------------|
| Townhouse | 623 2nd Street | Townhouse | \$6,220,000 | 2/13/2026 |
| Townhouse | 1022 East 10th Street | Townhouse | \$4,700,000 | 2/10/2026 |
| Townhouse | 292 Gates Avenue | Townhouse | \$4,125,000 | 2/3/2026 |
| Condo | 16 2nd Place | 2 | \$3,283,719 | 2/13/2026 |
| Townhouse | 2134 East 5th Street | Townhouse | \$3,250,000 | 2/19/2026 |

TOP QUEENS CLOSINGS RECORDED LAST WEEK

| TYPE | ADDRESS | UNIT | PRICE | CLOSING DATE |
|-----------|-------------------------|-----------|-------------|--------------|
| Townhouse | 76-02 137th Street | Townhouse | \$2,390,000 | 2/11/2026 |
| Townhouse | 42-66 Kissena Boulevard | Townhouse | \$2,250,000 | 1/29/2026 |
| Townhouse | 104 Grosvenor Street | Townhouse | \$2,150,000 | 2/10/2026 |
| Townhouse | 607 Lanett Avenue | Townhouse | \$2,000,000 | 2/3/2026 |
| Townhouse | 1254 Rosedale Avenue | Townhouse | \$1,167,250 | 1/20/2026 |

TOP BRONX CLOSINGS RECORDED LAST WEEK

| TYPE | ADDRESS | UNIT | PRICE | CLOSING DATE |
|-----------|------------------------|-----------|-------------|--------------|
| Townhouse | 3930 Carpenter Avenue | Townhouse | \$1,600,000 | 2/4/2026 |
| Townhouse | 794 South Oak Drive | Townhouse | \$1,300,000 | 2/3/2026 |
| Townhouse | 1066 University Avenue | Townhouse | \$1,250,000 | 2/11/2026 |
| Townhouse | 819 Hollywood Avenue | Townhouse | \$1,170,000 | 1/9/2026 |
| Townhouse | 1254 Rosedale Avenue | Townhouse | \$1,167,250 | 1/20/2026 |

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