

Feb 28

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#)

ECONOMIC HEADLINES

- Wholesale prices [rose much more than expected](#) in January.
- Initial jobless claims [ticked up by 4,000](#) but remain historically low.
- The S&P 500 and Nasdaq [finished in the red for February](#).
- [Here are the Wall Street Journal's grades](#) for the US economy in President Trump's first year.
- [Here are five takeaways](#) from President Trump's State of the Union address.
- [Neither theory, history nor the latest data](#) suggests a recession driven by AI job dislocation is likely.
- Gen Z and young millennials are the only ones feeling good about the economy—[everyone else is worrying about trade and inflation](#).
- [Here's what you need to know](#) about President Trump's new 15% global tariff.
- [This article](#) explains why tariffs aren't shrinking the US trade deficit.
- Americans are [leaving the US in record numbers](#).
- Goldman Sachs warns AI-fueled layoffs could [raise the unemployment rate this year](#).
- Amazon is spending \$12 billion in Louisiana [on AI data centers](#).
- Google will build a [data center in Minnesota](#) with new solar, wind power and battery storage.
- Apple is moving [some of the manufacturing for its Mac Mini](#) to the US as a part of a previously announced \$600 billion commitment to domestic manufacturing.
- The prospect of being replaced by artificial intelligence is helping to [scare higher-income workers](#) and leading them to stay in their jobs longer.
- Women's investable assets in the U.S. [are expected to nearly double by 2030](#), according to Cerulli Associates.
- [The average tax refund is up 10.2%](#) compared to the same period in 2025.

HOUSING NEWS

- Mortgage rates fell to their [lowest level in 3.5 years](#).
- According to the S&P Cotality Case-Shiller Index, the value of single-family homes in the US [rose just 1.3% in 2025](#).
- Banks have been [cutting their mortgage footprint](#) amid strict regulations and stiff competition from new lenders.
- In February, 36% of home builders [reported cutting prices](#).
- [Here are the top 10](#) most expensive zip codes in America.
- Rising costs are making it more of a priority for home buyers to understand the [true price of buying a home](#).
- Here's why it's so important to [meet the neighbors](#) before buying a house.
- [Homebuyers are paying more](#) for mortgage credit checks.
- [These are the top 10 remodeling projects](#) for homeowners to prioritize according to NAR.
- [Here's why](#) excessive consumer debt is an issue for first-time homebuyers.

NEW YORK UPDATE

- The NYC Comptroller's Office has issued a report on [recent employment trends in NYC](#).
- According to REBNY, just 10% of NYC multifamily buildings [account for 80% of evictions](#).
- NYC Mayor Mamdani met with President Trump to discuss [building 12,000 housing units](#).
- Mayor Mamdani [appointed Sideya Sherman](#) as chair of the City Planning Commission and director of the Department of City Planning.
- Toll Brothers has acquired a [development site adjacent to the High Line](#) for \$53 million.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	8 East 62nd Street	Townhouse	\$55,000,000	2/24/2026
Co-op	895 Park Avenue	PH16/1718A	\$19,990,000	2/10/2026
Condo	50 West 66th Street	52W	\$18,122,563	2/9/2026
Townhouse	10 East 64th Street	Townhouse	\$14,000,000	2/20/2026
Condo	150 East 72nd Street	5S	\$9,995,000	2/13/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	170 Clinton Street	Townhouse	\$14,000,000	2/10/2026
Townhouse	839 President Street	Townhouse	\$9,500,000	2/13/2026
Townhouse	2018 East 4th Street	Townhouse	\$8,600,000	2/19/2026
Townhouse	146 Saint Johns Place	Townhouse	\$7,300,000	2/13/2026
Condo	346 Kent Avenue	PH3A	\$7,000,000	2/26/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	144-02 38th Avenue	Townhouse	\$2,000,000	2/10/2026
Townhouse	28-09 Ditmars Boulevard	Townhouse	\$1,810,000	2/19/2026
Townhouse	50-05 215th Street	Townhouse	\$1,800,000	1/21/2026
Townhouse	18-28 215th Street	Townhouse	\$1,785,000	2/10/2026
Townhouse	25-66 Steinway Street	Townhouse	\$1,700,000	1/29/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2888 Bailey Avenue	Townhouse	\$1,200,000	2/17/2026
Townhouse	2576 Boston Road	Townhouse	\$1,200,000	2/25/2026
Townhouse	2869 Wellman Avenue	Townhouse	\$1,080,000	2/12/2026
Townhouse	4163 Wickham Avenue	Townhouse	\$925,000	2/11/2026
Townhouse	2842 Zulette Avenue	Townhouse	\$850,000	2/25/2026

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