

# Mar 7

## 2026 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) [Crossing the Line Podcast](#)

### TOP STORY

#### 92,000 JOBS LOST IN FEBRUARY

- [Employment fell by 92,000 last month](#), compared to the 50,000 gain economists were expecting.
- Private companies [added 63,000 jobs in February](#) according to ADP.
- Layoff announcements [declined sharply in February](#).
- Initial claims for unemployment [were unchanged at 213,000](#).

#### ECONOMIC HEADLINES

- Retail sales [fell 0.2% in January](#).
- All three major stock averages [posted losses last week](#).
- [Worker productivity slowed](#) in the fourth quarter.
- Economic activity in the services sector [continued to expand](#) in February.
- US manufacturing activity [expanded steadily in February](#).
- [Here's what the Iran strikes](#) could mean for US inflation.
- The Fed's latest Beige Book paints a [mixed picture of the economy](#).
- President Trump has officially nominated [Kevin Warsh as the next Fed chair](#).
- Even before he takes office, Kevin Warsh's path to rate cuts [is getting tougher](#).
- 43% of workers want to [change careers this year](#).
- The average 401(k) balance [rose 11% in 2025](#).

#### HOUSING NEWS

- The average 30-year conforming mortgage rate [ticked up to 6%](#) last week.
- [Mortgage applications rose 11%](#) in the week ending February 27.
- Online mortgage firm Better has partnered with OpenAI to launch a ChatGPT app that can cut mortgage underwriting from about 21 days to [as little as 47 seconds](#).
- Home sellers are relisting properties at the [fastest pace in a decade](#).
- [Here are the 10 most expensive homes](#) ever sold in the US.
- There's a push to [cut capital gains taxes on home sales](#).
- [Here's how to tell](#) if we're in a buyer's market.
- [Here are Zillow's most buyer-friendly housing markets](#) of 2026.
- The housing supply gap [exceeded four million homes in 2025](#).
- [Here's why](#) Gen Z and millennials vanished from the housing market in 2025.
- Mortgage holders [fall into 3 groups](#), from those with rock-bottom rates to over 6%.
- Are open floor plans [still popular](#)?

#### NEW YORK UPDATE

- Mayor Mamdani's tax threat [risks worsening the NYC housing crisis](#) he's trying to fix.
- [The "Patriotic Millionaires" group](#) is supporting Mayor Mamdani's tax-the-rich agenda.
- [New York is suing the Trump administration](#) over its new global tariffs.
- A federal judge has decided [congestion pricing can continue](#) after the Trump administration attempted to stop the toll.
- Manhattan's office leasing demand [decreased in February](#) as the availability rate increased for the first time in two years

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	250 West Street	11A	\$21,435,750	2/27/2026
Condo	495 West Street	PHB	\$19,500,000	2/24/2026
Condo	111 West 57th Street	36	\$18,000,000	2/19/2026
Condo	200 East 95th Street	30A	\$16,897,413	2/19/2026
Co-op	145 Central Park West	4C	\$14,740,000	2/19/2026

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	37 Garden Place	Townhouse	\$9,400,000	2/27/2026
Townhouse	513 4th Street	Townhouse	\$5,700,000	2/26/2026
Townhouse	584 Leonard Street	PHB	\$5,665,163	2/11/2026
Townhouse	175 Saint James Place	Townhouse	\$5,500,000	2/26/2026
Townhouse	16 2nd Street	Townhouse	\$5,500,000	2/25/2026

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	115-18 Mayfair Road	Townhouse	\$3,100,000	2/24/2026
Townhouse	181-51 Aberdeen Road	Townhouse	\$2,350,000	2/18/2026
Condo	78-29 Austin Street	TH8	\$2,316,519	3/2/2026
Condo	3 Court Square	5501	\$1,996,285	2/11/2026
Townhouse	244-89 61st Avenue	Townhouse	\$1,950,000	2/26/2026

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	3716 Blackstone Avenue	Townhouse	\$1,550,000	2/2/2026
Townhouse	731 East 181st Street	Townhouse	\$1,127,000	2/27/2026
Townhouse	804 Freeman Street	Townhouse	\$1,062,500	2/10/2026
Townhouse	875 Elsmere Place	Townhouse	\$999,000	2/4/2026
Townhouse	2364 Washington Avenue	Townhouse	\$999,000	1/28/2026

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