

Mar 14

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

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

ECONOMIC HEADLINES

- The S&P 500 fell to a [new low for the year](#) on Friday.
- The consumer price index [rose 2.4% over the past year](#), in line with expectations.
- [Here are the change in prices](#) by item over the past year.
- Two key inflation measures are telling opposite stories [about where inflation is headed](#).
- The number of job openings [ticked up in January](#), while layoffs declined.
- Economic growth in 4Q25 was [revised down to a 0.7% annual rate](#).
- The Iran war could soon mean [higher prices on store shelves](#) for consumers.
- The US trade deficit [dropped by over 25% in January](#).
- [The US will release 172 million barrels of oil](#) from the Strategic Petroleum Reserve to help lower energy costs during the Iran war.
- Fed officials are watching the Iran war for [its impact on inflation](#).
- Weekly jobless claims [ticked down to 213,000](#).
- The average gas price [reached a 21-month high](#).
- The US budget deficit through February is [12% lower than the same period in 2025](#).
- Demand for durable goods [was virtually unchanged](#) in January from December.
- The Trump administration announced [new trade investigations](#) of China, Mexico, the European Union and more than a dozen other economies.

HOUSING NEWS

- Mortgage rates averaged 6.11% last week, their [highest level in over a month](#).
- Existing home sales [rose 1.7% in February](#).
- [Mortgage applications increased 3.2%](#) in the week ending March 6.
- [Here's why high oil prices](#) aren't good for mortgage rates.
- Home sales in 2025 fell to their [lowest level in 14 years](#).
- Housing starts [rose 7.2% in January](#).
- [Here's how much more](#) homeowners earn than renters.
- Realtor.com has released their [Monthly Housing Report for February](#).
- [A record 20 million single women](#) now own homes.
- The National Association of Realtors reaffirmed that multiple listing services [have discretion to set their own rules and policies regarding listing statuses](#).
- The US Senate passed the [largest housing affordability bill in 30 years](#).

NEW YORK UPDATE

- NYC Mayor Mamdani wants the New York estate tax threshold [cut 90% to \\$750,000](#).
- [Moody's lowered its outlook](#) on New York City's debt to negative.
- [New York City's \\$30 minimum-wage proposal](#) has rattled small businesses.
- For young New York job hunters, [entry-level roles are vanishing](#).
- Comptroller Levine said New York City can likely [fix its fiscal crisis without tax hikes](#).
- The City Council approved plans for a [72-story Brooklyn tower](#), which would be the second-tallest in the borough.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	157 West 57th Street	65a	\$26,000,000	3/5/2026
Co-Op	812 Park Avenue	Pha	\$19,350,000	3/4/2026
Townhouse	7 Macdougall Alley	Townhouse	\$18,000,000	3/2/2026
Condo	50 West 66th Street	50n	\$17,846,960	3/4/2026
Co-Op	895 Park Avenue	Phc	\$14,000,000	3/5/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	307 Hicks Street	Townhouse	\$14,995,000	2/25/2026
Townhouse	1221 Albemarle Road	Townhouse	\$6,250,000	3/2/2026
Townhouse	284 Garfield Place	Townhouse	\$4,530,000	2/26/2026
Condo	282 6th Street	U2	\$4,236,113	3/2/2026
Townhouse	16 Douglass Street	Townhouse	\$4,100,000	3/5/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	22-18 Jackson Avenue	713	\$2,280,000	2/25/2026
Townhouse	54-16 252nd Street	Townhouse	\$2,050,000	2/26/2026
Condo	5-18 51st Avenue	3	\$2,013,204	2/18/2026
Townhouse	14-63 Burton Street	Townhouse	\$1,988,000	3/6/2026
Townhouse	34-11 211th Street	Townhouse	\$1,890,000	3/9/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1415 Park Lane	Townhouse	\$2,800,000	2/26/2026
Townhouse	274 College Road	Townhouse	\$1,900,000	2/27/2026
Townhouse	2385 Woodhull Avenue	Townhouse	\$1,350,000	3/3/2026
Townhouse	1335 Commonwealth Avenue	Townhouse	\$1,260,000	3/6/2026
Townhouse	258 Longstreet Avenue	Townhouse	\$1,255,000	2/24/2026

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