

Mar 21

2026 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

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

ECONOMIC HEADLINES

- The three major stock averages posted a [fourth straight weekly loss](#).
- The producer price index [rose much more than expected](#) in February.
- As expected, the Fed made [no changes to interest rates](#).
- The Fed still expects [at least one rate cut this year](#).
- Weekly jobless claims [fell to 205,000](#).
- US leading economic indicators for January forecast a [further slowdown in economic growth](#).
- Consumers are expected to [pull back on spending](#) as the war in Iran causes pain at the gas pump.
- [President Trump issued a 60-day waiver](#) of a longstanding US shipping law to stabilize oil markets.
- US industrial production [rose modestly in February](#).
- The Federal Reserve [keeps getting hit with new shocks](#) in its flight against inflation.
- Gasoline prices hit their [highest level since March 2022](#).
- Some economists are [warning about 'stagflation'](#).
- The incentive to change jobs is [disappearing](#), making it harder for unemployed people.
- America's biggest banks will be allowed to [hold billions of dollars less in capital on their books](#) under a new proposal.
- [Here are 10 high-paying careers](#) where women make up most of the workers.

HOUSING NEWS

- The average 30-year mortgage rate [edged up to 6.22%](#).
- New home sales in January fell to their [lowest level since 2022](#).
- Pending home sales [rose in February](#) as mortgage rates hit a three-year low.
- According to Realtor.com, the week of April 12-18 is [the best time to sell your home](#).
- [Builder sentiment inched up in March](#) even as builders continue to express affordability concerns.
- Compass has dropped its [lawsuit against Zillow](#).
- The national median asking rent [fell to a four-year low](#) in February.
- NAR tells us why [home staging really works](#).
- Apartment concessions have hit their highest level [in over a decade](#).
- [Here are the states](#) with the highest foreclosure rates.
- [This article](#) discusses the 'true age' of the average first-time homebuyer.
- NAR has responded [to recent Executive Orders](#) aimed at home affordability and mortgage lending.

NEW YORK UPDATE

- NYC subway ridership [rose 7.7% in 2025](#).
- The median age of NYC-area homeowners has risen to a [new high of 58.8 years](#).
- [Developers plan 700 apartments](#) in two Coney Island towers.
- Manufacturing activity [fell slightly](#) in New York State in March.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	217 West 57th Street	81E	\$24,502,250	2/27/2026
Townhouse	134 East 71st Street	Townhouse	\$16,675,000	3/10/2026
Co-Op	936 Fifth Avenue	PHA/SR19	\$13,815,000	3/10/2026
Co-Op	115 Central Park West	7C	\$13,000,000	3/11/2026
Condo	211 West 84th Street	11East	\$11,177,213	3/2/2026

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	30 Front Street	PHB	\$16,250,000	2/24/2026
Condo	10 Nevins Street	25I/24I/23I	\$6,311,550	3/13/2026
Townhouse	229 Dean Street	Townhouse	\$5,600,000	3/12/2026
Townhouse	1527 54th Street	Townhouse	\$5,310,000	3/5/2026
Townhouse	1826 East 8th Street	Townhouse	\$4,800,000	3/12/2026

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	165 Slocum Crescent	Townhouse	\$4,165,000	3/13/2026
Townhouse	33-06 Ditmars Boulevard	Townhouse	\$2,850,000	2/27/2026
Townhouse	151-65 26th Avenue	Townhouse	\$1,875,000	3/11/2026
Townhouse	17-34 149th Street	Townhouse	\$1,870,000	2/27/2026
Townhouse	75-84 180th Street	Townhouse	\$1,680,000	2/26/2026

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1537 Vyse Avenue	Townhouse	\$1,800,000	3/12/2026
Townhouse	3231 Tierney Place	Townhouse	\$1,275,000	3/11/2026
Townhouse	3319 Decatur Avenue	Townhouse	\$1,190,000	3/13/2026
Townhouse	2153 Mapes Avenue	Townhouse	\$1,100,000	3/11/2026
Townhouse	3232 Ely Avenue	Townhouse	\$1,020,000	3/6/2026

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