

Oct 18

2025 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

Manhattan Weekly Contract Signed

ECONOMIC HEADLINES

- Despite increased volatility, all three major stock averages rose last week.
- Stocks rebounded Monday after President Trump softened his tone on China.
- According to data from Bloomberg, consumer spending slowed in September.
- Fed Chair Powell said a sharp slowdown in hiring is posing a growing risk to the US economy, a sign that the Fed is likely to cut rates twice more this year.
- Prospects for US economic growth are looking up, according to economists surveyed by The Wall Street Journal.
- Wall Street had a great third quarter, with strong earnings for Bank of America, Morgan Stanley, and Goldman Sachs.
- Private-sector measures suggest US inflation picked up in September.
- The International Monetary Fund has said the US and global economies will grow more than forecast this year.
- There's a shocking disparity between how high-income and low-income earners feel about the economy.
- Here are the states most affected by the government shutdown.
- Wall Street has become more concerned with the health of regional banks.
- A surge in artificial intelligence infrastructure spending is lifting GDP and driving market optimism, but some experts warn the boom could be concealing underlying economic weakness.
- Here's how long bull markets typically last.
- Many student loan borrowers have not made payments on their loans since fall 2024.
- Three researchers who probed the process of business innovation won the Nobel memorial prize in economics.

HOUSING NEWS

- Mortgage rates fell for the second straight week.
- Mortgage applications declined 1.8% in the week ending October 10.
- Confidence among US homebuilders rose in October by the most since early 2024.
- Many homeowners are finding that downsizing is more costly than they thought.
- Homeowners will need a lot more money than they expected in their retirement.
- These are the top 10 metros with the most apartments under \$1,000 a month.
- This article explains how condo ownership works.

NEW YORK UPDATE

- Tax hikes seem likely in NYC no matter who becomes mayor.
- Brooklyn has the most neighborhoods where homes are selling above asking price.
- There are just three bidders left for up to three casino licenses NYS will award by the end of the year.
- Realtor.com has released their 3Q25 NYC Rental Report.
- The MTA's congestion pricing program raised \$365 million in net revenue through August.
- Here's how social media is driving NYC's real estate trends.
- Just 400,000 of NYC taxpayers will save a combined \$1 billion in taxes thanks to the increased SALT cap.
- New York City will require large employers to report worker pay by race and gender.
- Governor Hochul announced the MTA is beginning its work on the \$5.5 billion Interborough Express, a light rail between Queens and Brooklyn.
- Manufacturing activity increased slightly in NYS in the beginning of October.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	155 West 11th Street	4G	\$15,950,000	10/8/2025
Condo	111 West 56th Street	PHC	\$12,300,000	10/6/2025
Condo	50 West 66th Street	3D	\$12,010,312	9/29/2025
Co-op	910 Fifth Avenue	1516C	\$8,950,000	10/10/2025
Townhouse	330 West 88th Street	Townhouse	\$8,500,000	10/8/2025

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	591 2nd Street	Townhouse	\$6,200,000	10/1/2025
Townhouse	1043 East 8th Street	Townhouse	\$6,125,000	10/1/2025
Townhouse	5706 8th Avenue	Townhouse	\$5,700,000	10/6/2025
Condo	323 Bergen Street	T104W	\$4,750,000	8/29/2025
Townhouse	64 2nd Street	Townhouse	\$4,750,000	10/7/2025

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	78-29 Austin Street	PH1B	\$2,970,000	10/3/2025
Townhouse	10-20 47th Avenue	Townhouse	\$2,622,000	10/7/2025
Townhouse	209-42 46th Road	Townhouse	\$2,380,000	10/7/2025
Townhouse	178-23 Edgerton Road	Townhouse	\$2,375,000	9/19/2025
Condo	78-29 Austin Street	PH2E	\$1,973,956	9/11/2025

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	550 West 261st Street	Townhouse	\$2,037,300	10/10/2025
Townhouse	4562 White Plains Road	Townhouse	\$1,598,630	8/11/2025
Townhouse	1738 Hobart Avenue	Townhouse	\$1,500,000	8/28/2025
Townhouse	147 East 236th Street	Townhouse	\$1,055,000	10/7/2025
Townhouse	3119 Arnow Place	Townhouse	\$980,000	10/9/2025

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