# Oct 18

# 2025 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

Manhattan Weekly Contract Signed

### **ECONOMIC HEADLINES**

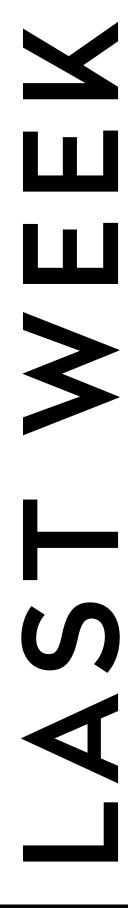
- Despite increased volatility, all three major stock averages rose last week.
- Stocks rebounded Monday after President Trump softened his tone on China.
- According to data from Bloomberg, consumer spending slowed in September.
- Fed Chair Powell said a sharp slowdown in hiring is posing a growing risk to the US economy, a sign that <u>the</u> 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 <u>Bank of America</u>, <u>Morgan Stanley</u>, and <u>Goldman Sachs</u>.
- Private-sector measures suggest <u>US inflation picked up in September</u>.
- 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 <u>warn the boom could be concealing underlying economic weakness</u>.
- 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 <u>will need a lot more money than they expected</u> 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**

- <u>Tax hikes seem likely in NYC</u> 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 <u>3Q25 NYC Rental Report</u>.
- The MTA's congestion pricing program raised \$365 million in net revenue through August.
- <u>Here's how social media</u> is driving NYC's real estate trends.
- Just 400,000 of NYC taxpayers  $\underline{\text{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.



## 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
Со-ор	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.





