

Oct 25

2025 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) | [Crossing the Line](#) | [October Manhattan Inventory](#) | [3Q25 Hamptons](#)

ECONOMIC HEADLINES

- All three major stock averages [closed the week at record highs](#).
- Consumer prices [rose less than expected](#) in September.
- The government shutdown is now the [second longest in US history](#).
- The proportion of US companies beating earnings expectations this quarter is [the highest in more than four years](#).
- The US and Australia have [signed a critical minerals agreement](#) worth up to \$8.5 billion.
- Goldman Sachs economists estimated that as of August, U.S. businesses [were absorbing a net 51% of tariff costs](#).
- Nearly a quarter of American workers [didn't take any of their vacation days this year](#).
- The world's ultra-wealthy primarily live in [these 10 cities](#).
- [Here's how rising national debt](#) can affect your finances.

HOUSING NEWS

- [Mortgage rates fell](#) to their lowest level in over a year.
- Existing home sales [rose 1.5% in September](#).
- A new CNBC Survey found [most homebuyers expect mortgage rates to come down further](#) and are waiting to buy.
- [Refinance demand is 81% higher](#) than it was a year ago, thanks to falling mortgage rates.
- The Mortgage Bankers Association's chief economist expects mortgage rates to [remain between 6% and 6.5% until the end of 2028](#).
- Former Treasury Secretary Larry Summers warned that growing federal deficits [could lead to a dramatic spike in mortgage rates](#).
- Realtor.com has released their [September Rental Report](#).
- Single-family rent growth just hit [the lowest level in 15 years](#).
- [Connecticut is leading the nation](#) in home equity gains.
- [Home builders are rolling back prices](#) to bring more buyers to the closing table this fall.
- [These are the most horrifying](#) home design trends according to NAR.
- [Here are the top 10 states](#) with the lowest property taxes.
- The average down payment paid in the US from July to September [was 14.4%, or \\$30,400](#).
- Half of Americans surveyed said [they would buy a haunted house](#) for the right price.

NEW YORK UPDATE

- One in three Manhattan condos [sold for a loss over the last year](#), according to a report from Brown Harris Stevens.
- The NYC Economic Development Corporation has released their [Economic Snapshot for October](#).
- Mayor Adams is considering [making changes to the Rent Guidelines Board](#) that could reduce the possibility of a rent freeze.
- Over the next three years, the Upper West Side is slated to [receive just 51 new condo units](#).
- Mayor Adams announced a \$146 million plan to add drainage infrastructure and other improvements to an area known as "the Hole."

WEEK
LAST

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	10 East 67th Street	Townhouse	\$36,000,000	10/17/2025
Townhouse	83 Jane Street	Townhouse	\$14,550,126	10/1/2025
Condo	50 United Nations Plaza	PH41	\$14,300,000	10/17/2025
Co-op	1158 Fifth Avenue	PHB	\$13,500,000	10/6/2025
Co-op	720 Park Avenue	13A	\$13,250,000	10/14/2025

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	90 Furman Street	N214	\$4,650,000	10/14/2025
Townhouse	538 Pacific Street	Townhouse	\$3,399,000	10/3/2025
Townhouse	114 Noble Street	Townhouse	\$3,196,750	10/9/2025
Townhouse	512 Lorimer Street	Townhouse	\$3,150,000	10/15/2025
Townhouse	617 Avenue N	Townhouse	\$2,900,000	10/21/2025

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	46-30 Center Boulevard	103	\$2,900,000	10/9/2025
Townhouse	134-12 Maple Avenue	Townhouse	\$2,750,000	10/6/2025
Townhouse	83 Beechknoll Road	Townhouse	\$2,398,000	10/16/2025
Townhouse	69-04 Roosevelt Avenue	Townhouse	\$2,150,000	10/9/2025
Townhouse	133-15 41st Road	Townhouse	\$2,150,000	10/6/2025

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	25 Mt. Hope Place	Townhouse	\$2,500,000	10/3/2025
Townhouse	5235 Netherland Avenue	Townhouse	\$1,975,000	10/10/2025
Townhouse	23 Mt. Hope Place	Townhouse	\$1,900,000	10/3/2025
Co-op	3333 Henry Hudson Parkway West	23EF	\$1,400,000	10/9/2025
Townhouse	2527B Frisby Avenue	Townhouse	\$1,290,000	10/20/2025

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