

Nov 29

2025 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

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

ECONOMIC HEADLINES

- All three major stock averages were up last week.
- Private payroll losses accelerated in the past four weeks, according to ADP.
- Retail sales rose less than expected in September.
- The producer price index for September came in as expected.
- An MIT study found that AI can already replace 11.7% of the US workforce.
- Consumer confidence fell sharply in November.
- September orders for durable goods came in as expected.
- The Fed's Beige Book shows cooler consumer spending, muted hiring, and higher prices.
- Treasury Secretary Bessent said he expects President Trump to pick a new Fed Chair by the holiday season.
- AI-related investment might have accounted for half of GDP growth in the first six months of the year.
- A new AT&T survey found that members of Generation Z are the biggest Black Friday shoppers.

HOUSING NEWS

- Mortgage rates ticked lower this week.
- Pending home sales rose 1.9% in October.
- Sellers are taking their homes off the market at the fastest pace in nearly a decade.
- Beginning next year, Fannie Mae and Freddie Mac will be able to acquire loans of up to \$832,750 on single-family homes in most of the country.
- Here's where mortgage payments are cheaper than rent in the US.
- According to the latest edition of NAR's Profile of Home Buyers and Sellers, 14% of home buyers on 2025 purchased a multigenerational home.

NEW YORK UPDATE

- Mayor-elect Zohran Mamdani announced his transition committees.
- Mayor Adams is rushing to appoint at least six new members to the Rent Guidelines Board.
- The NYC Economic Development Corporation has released their Economic Snapshot for November.
- Here's why Manhattan office stocks are tanking as demand for space soars.

WEEK
LAST

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	4 East 80th Street	Townhouse	\$38,000,000	11/26/2025
Condo	520 West 28th Street	PH37	\$26,500,000	11/21/2025
Co-op	795 Fifth Avenue	2501	\$13,920,000	8/7/2025
Condo	301 East 80th Street	25B	\$12,000,000	11/14/2025
Condo	500 West 18th Street	East 22A	\$11,750,000	11/17/2025

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1042 East 8th Street	Townhouse	\$6,800,000	10/29/2025
Townhouse	315 Adelphi Street	Townhouse	\$5,650,000	11/6/2025
Townhouse	106 Park Place	Townhouse	\$4,250,000	11/10/2025
Townhouse	179 Kingsland Avenue	Townhouse	\$3,500,000	11/10/2025
Condo	16 2nd Place	4	\$3,150,000	11/17/2025

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	28-25 31st Street	Townhouse	\$3,350,000	11/4/2025
Townhouse	55 Exeter Street	Townhouse	\$3,250,000	11/12/2025
Townhouse	87-14 Santiago Street	Townhouse	\$2,260,000	11/18/2025
Townhouse	143-24 Quince Avenue	Townhouse	\$2,145,000	11/18/2025
Townhouse	69-32 223rd Street	Townhouse	\$2,100,000	11/10/2025

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2805 Morris Avenue	Townhouse	\$2,150,000	11/14/2025
Townhouse	4547 Delafield Avenue	Townhouse	\$2,025,000	11/14/2025
Townhouse	467 East 143rd Street	Townhouse	\$1,299,000	10/17/2025
Townhouse	4279 Oneida Avenue	Townhouse	\$1,240,000	11/13/2025
Townhouse	2107 Tiebout Avenue	Townhouse	\$1,185,000	11/5/2025

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