

# Dec 6

## 2025 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

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

### ECONOMIC HEADLINES

- Private payrolls [unexpectedly fell by 32,000](#) in November.
- Weekly jobless claims fell to the [lowest level in over three years](#).
- The Fed's preferred measure of inflation [was lower than expected in September](#).
- The S&P 500 [closed 0.7% below its record level](#) on Friday.
- Challenger, Gray & Christmas said layoff plans totaled 71,321 in November, [bringing the yearly total to 1.1 million](#).
- US manufacturing [contracted for the ninth straight month](#) in November.
- Consumer sentiment [rose slightly in December](#).
- [An estimated 202.9 million US consumers](#) shopped during the five-day stretch from Thanksgiving Day through Cyber Monday, according to the National Retail Federation.
- The services sector of the economy [grew for the sixth month in a row](#).
- US factory orders [rose less than expected](#) in September.
- Financial planners say [politics dominates financial planning conversations with clients](#), even over money matters like inflation and market volatility.
- Industrial production [ticked up 0.1% in September](#).
- Treasury Secretary Bessent said the Trump administration [will be able to replicate tariffs](#) even if it loses the Supreme Court decision.
- Euro zone inflation [stood at 2.2% in November](#), marking a slight rise from the previous month.

### HOUSING NEWS

- The average 30-year conforming mortgage rate [fell to 6.19% last week](#).
- [Mortgage applications fell 1.4%](#) in the week ending November 28.
- Realtor.com has released their [2026 Housing Forecast](#).
- According to Realtor.com, [these are the 10 metropolitan areas](#) with the highest housing turnover.
- [Here's what typically happens](#) in the housing market each December.
- The national median apartment rent fell in November [for the fourth consecutive month](#).
- Renters in the US may be [slowly gaining the upper hand over landlords](#) in the housing market.
- [Here's how portable mortgages](#) might change the housing market.
- [Here are nine reasons](#) retirees regret moving to the suburbs.
- [This article](#) tells you when it makes sense to refinance to get rid of private mortgage insurance.
- According to Realtor.com, property values in Florida [would immediately jump by about 7% to 9%](#) if property taxes were eliminated for owner-occupied homes.

### NEW YORK UPDATE

- [NYC will get 12,000 new apartments](#) from old office buildings according to the mayor's office.
- [NYC housing production rose 23%](#) in the first year of "City of Yes."
- The New York Gaming Facility Location Board [OK'd three casino licenses](#), two in Queens and one in the Bronx.
- Developers are racing to build as Manhattan office rents [reach \\$300 per square foot](#).
- The New York Housing Conference [issued a policy brief](#) examining the NYC Budget Office's role in housing production and made recommendations to make the process more efficient.

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	443 Greenwich Street	PHG	\$39,995,000	11/25/2025
Condo	50 Central Park South	28	\$28,380,000	11/25/2025
Condo	220 Central Park South	22C	\$13,290,165	11/17/2025
Condo	611 West 56th Street	PH6/7	\$12,100,000	11/18/2025
Condo	111 Murray Street	45E	\$8,700,000	11/19/2025

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1010 East 8th Street	Townhouse	\$8,000,000	11/21/2025
Townhouse	196 Warren Street	Townhouse	\$5,800,000	11/20/2025
Townhouse	1446 59th Street	Townhouse	\$5,600,000	11/17/2025
Condo	50 Bridge Park Drive	PH2C	\$5,300,000	11/26/2025
Townhouse	460 5th Street	Townhouse	\$4,999,999	11/19/2025

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	72-03 Ingram Street	Townhouse	\$2,770,000	11/21/2025
Condo	5-43 48th Avenue	3B	\$2,475,000	11/13/2025
Condo	3 Court Square	PH209	\$2,372,411	11/18/2025
Townhouse	143-28 Quince Avenue	Townhouse	\$1,980,000	11/25/2025
Condo	11-36 45th Road	605B	\$1,812,485	11/25/2025

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	11 Sigma Place	Townhouse	\$1,750,000	11/21/2025
Townhouse	3176 Tierney Place	Townhouse	\$1,250,000	11/24/2025
Townhouse	3620 Paulding Avenue	Townhouse	\$1,250,000	11/26/2025
Townhouse	1855 Williamsbridge Road	Townhouse	\$1,250,000	11/12/2025
Townhouse	2910 Zulette Avenue	Townhouse	\$1,220,000	11/13/2025

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