

Jan 11

2025 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Crossing the Line Podcast](#) / [Manhattan Weekly Contract Signed](#) / [December New Rental Listings](#) / [December Rental Concessions](#) / [4Q24 Brooklyn Apartments](#) / [4Q24 Queens](#) / [4Q24 Riverdale](#)

TOP STORY

JOB GROWTH MUCH HIGHER THAN EXPECTED IN DECEMBER

- [Employment rose by 256,000 last month](#), easily beating the 155,000 forecast.
- Weekly jobless claims fell [to an 11-month low](#).
- The number of job openings [rose to 8.1 million](#) at the end of November.

ECONOMIC HEADLINES

- All three major stock averages [posted losses last week](#).
- Online holiday shopping [rose 9% this year](#), according to Adobe Analytics.
- U.S. services sector activity [rose in December](#).
- [These are](#) the 10 fastest-growing jobs according to LinkedIn.
- Treasury Secretary Yellen said [Covid spending may have contributed a 'little bit' to inflation](#).
- According to Bloomberg Intelligence, [banks will cut as many as 200,000 jobs](#) in the next three to five years due to the use of artificial intelligence.
- According to Handshake, 37% of all full-time jobs posted on their site [were at small companies](#).
- The U.S. trade deficit [rose to \\$78.2 billion in November](#).
- Consumer confidence [fell slightly](#).
- [These 10 cities and counties](#) have some of the highest U.S. minimum wages.

HOUSING NEWS

- The average 30-year mortgage rate [rose to 6.93% last week](#).
- Realtor.com has released their [2025 Housing Forecast](#).
- [These are](#) the 10 best cities to buy your first home for under \$250,000.

NEW YORK UPDATE

- [Congestion pricing](#) began on January 6 in NYC.
- Wall Street bonuses are expected to [climb by 10% or more](#) at the biggest banks.
- The NYC office market had a record [28 new leases at over \\$200 per square foot](#) in 2024.
- Mayor Adams delivered his [State of the City Address](#).
- Governor Hochul has proposed new initiatives [to make homeownership more affordable](#).
- The NYC Economic Development Corporation has released its inaugural [State of the Economy Report](#).
- New York's retail market enters 2025 [at its strongest since 2017](#).

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	730 Fifth Avenue	25A	\$66,000,000	12/30/2024
Townhouse	22 Bank Street	Townhouse	\$19,750,000	12/30/2024
Townhouse	37 West 70th Street	Townhouse	\$11,850,000	12/20/2024
Condo	555 West 22nd Street	15AW	\$11,000,000	12/27/2024
Condo	30 Park Place	75B	\$10,825,000	12/27/2024

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	619 2nd Street	Townhouse	\$6,500,000	12/30/2024
Townhouse	4311 13th Avenue	Townhouse/Building B	\$6,000,000	12/11/2024
Townhouse	56 Garfield Place	Townhouse	\$5,900,000	12/20/2024
Condo	50 Bridge Park Drive	21A	\$4,999,995	12/20/2024
Condo	144 North 8th Street	PH2	\$4,550,000	12/20/2024

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	26 Summer Street	Townhouse	\$2,365,000	1/6/2025
Townhouse	164 Burns Street	Townhouse	\$2,200,000	12/19/2024
Townhouse	53-11 254th Street	Townhouse	\$2,138,400	12/6/2024
Townhouse	69-24 Exeter Street	Townhouse	\$1,950,000	12/16/2024
Townhouse	57-34 159th Street	Townhouse	\$1,930,500	12/6/2024

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	421 West 250th Street	Townhouse	\$6,500,000	1/7/2025
Townhouse	2712 Morgan Avenue	Townhouse	\$1,100,000	12/9/2024
Townhouse	5040 Tibbett Avenue	Townhouse	\$1,100,000	12/30/2024
Townhouse	1464 Minford Place	Townhouse	\$1,100,000	1/2/2025
Townhouse	2304 Bassford Avenue	Townhouse	\$1,075,000	12/20/2024

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