

Jan 18

2025 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

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

TOP STORY

CORE INFLATION LOWER THAN EXPECTED IN DECEMBER

- Core CPI [rose less than expected](#) last month.
- [Here's a table](#) of price changes over the past year by item.
- Housing inflation fell to its [lowest annual level in three years](#).
- Producer prices also [rose less than expected](#) in December.

ECONOMIC HEADLINES

- [Stocks posted strong gains](#) last week.
- Wall Street has [high hopes for strong earnings](#) in 2025, even though plenty of hurdles await.
- Retail sales [rose less than expected](#) in December.
- Weekly jobless claims [ticked up to 217,000](#).
- [U.S. industrial production](#) rose in December by more than forecast.
- The U.S. budget deficit in December was [39.4% higher than a year ago](#).
- [Oil prices rose](#) for the fourth straight week.
- Economists expect the Los Angeles fire to [have a limited national economic impact](#).
- House Republicans are pushing to [extend the 2017 tax cuts](#).
- [These are the cities](#) with the most high-paying jobs in the U.S.
- According to human resource provider Gusto, the average year-end bonus for employees [rose 2% last year](#), but fewer workers are getting them.
- The World Bank says the global economy is growing steadily, [but not fast enough to help ease poverty](#).

HOUSING NEWS

- The average 30-year mortgage rate [rose to 7.04%](#), its highest level in eight months.
- Even with rising rates, mortgage demand [started 2025 stronger than last year](#).
- U.S. single-family homebuilding [rose to a 10-month high](#) in December.
- It has become very hard for first-time homebuyers [to find starter homes](#).
- [75% of Americans](#) think owning a home is still a part of the American dream.
- Displaced Los Angeles-area residents [face spiking rents](#) as authorities warn of price gouging.
- According to senior living website Seniorly.com, Washington D.C. outranks all 50 states [as the best place to retire](#).

NEW YORK UPDATE

- The Department of Finance has released the [tentative tax assessment roll for fiscal year 2026](#).
- Mayor Adams has released his [Fiscal Year 2026 Preliminary Budget](#).
- Governor Hochul delivered her [State of the State address](#).
- REBNY continues their efforts to [stop the FARE act's implementation](#).
- [Manufacturing activity declined](#) in NYS in January.
- The NYC Comptroller's Office has released their [Monthly Economic and Fiscal Outlook](#).

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Co-op	960 Fifth Avenue	12	\$53,500,000	1/9/2025
Co-op	907 Fifth Avenue	12W/SVT20	\$37,500,000	1/14/2025
Condo	1 West End Avenue	29C	\$9,425,000	1/3/2025
Co-op	101 Central Park West	16/17A	1/15/2025	12/27/2024
Condo	432 Park Avenue	38C	\$7,225,000	12/11/2024

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	30 Front Street	27B	\$6,600,000	12/30/2024
Townhouse	616 Avenue J	Townhouse	\$4,200,000	1/15/2025
Townhouse	468 Crown Street	Townhouse	\$4,000,000	1/14/2025
Condo	30 Main Street	PHB	\$3,725,000	12/27/2024
Townhouse	19 Girard Street	Townhouse	\$3,550,000	12/19/2024

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	3 Court Square	5911	\$2,710,009	12/27/2024
Townhouse	136-23 72nd Road	Townhouse	\$2,500,000	1/6/2024
Condo	31-27 Crescent Street	PHD/PHC	\$2,446,451	12/11/2024
Townhouse	143-66 Sanford Avenue	Townhouse	\$1,999,000	12/30/2024
Townhouse	110-30 69th Road	Townhouse	\$1,925,000	1/9/2025

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	828 Dean Avenue	Townhouse	\$1,735,550	12/18/2024
Townhouse	217 Bedford Park Boulevard	Townhouse	\$1,250,000	12/19/2024
Townhouse	1662 Tomlinson Avenue	Townhouse	\$1,200,000	12/31/2024
Townhouse	1990 Morris Avenue	Townhouse	\$1,200,000	12/19/2024
Townhouse	255 Mt Hope Place	Townhouse	\$1,040,000	1/9/2025

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