

Jan 25

2025 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

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

ECONOMIC HEADLINES

- All three major stock averages posted [their second straight positive week](#).
- Continuing claims for unemployment hit [their highest level in three years](#).
- President Trump said he's thinking about imposing [25% tariffs on Canada and Mexico in February](#).
- The Conference Board's Leading Economic Index [fell by 0.1% in December](#).
- [Consumer sentiment declined](#) for the first time in six months.
- A record number of consumers [are making minimum payments on credit cards](#).
- The Federal Reserve is likely [to hold interest rates steady](#) on Jan. 29 at the end of its two-day meeting.
- US manufacturing companies [are feeling better about the business outlook](#) according to new data from S&P Global.
- [Women are outpacing men](#) in both income and spending growth, according to a Bank of America report.
- President Donald Trump signed an executive order that includes working toward [developing a national digital asset stockpile](#).

HOUSING NEWS

- Existing-home sales [rose 2.2% in December](#), but posted their [lowest annual total since 1995](#).
- [Mortgage rates fell](#) for the first time in six weeks.
- [Here's why](#) mortgage rates aren't likely to fall any time soon.
- [Only 28% of Americans](#) who planned to buy a home in 2024 actually did.
- Here's how home sellers can [use concessions to get to closing](#).
- Homebuilder sentiment [ticked up in January](#).
- Single women homebuyers are expected to drive the luxury real estate market in 2025, according to a [report by Sotheby's International Realty](#).

NEW YORK UPDATE

- Governor Hochul has released her [FY 2026 Executive Budget](#).
- Public Advocate Jumaane Williams has released his list of [NYC's worst landlords](#).
- Tax Equity Now New York has filed a motion against the city [over its assessments for the upcoming fiscal year](#).

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	220 Central Park South	24B	\$17,250,000	1/10/2025
Condo	160 Central Park South	PH4001	\$11,375,000	1/9/2025
Condo	15 Hudson Yards	PH85B	\$9,503,750	1/8/2025
Condo	165 Charles Street	11	\$9,500,000	12/23/2024
Condo	760 Madison Avenue	4A	\$8,800,000	1/9/2024

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	609 Ocean Parkway	Townhouse	\$4,400,000	1/9/2025
Townhouse	354 16th Street	Townhouse	\$3,995,000	1/8/2025
Townhouse	260 Westminster Road	Townhouse	\$3,800,000	1/15/2025
Townhouse	1519 49th Street	Townhouse	\$3,100,000	12/31/2024
Condo	535 Dean Street	808	\$2,469,810	1/14/2025

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	81-17 Haddon Street	Townhouse	\$3,200,000	1/14/2025
Condo	11-12 44th Drive	PH4	\$2,990,000	12/26/2024
Townhouse	255 Greenway North	Townhouse	\$2,800,000	1/15/2025
Condo	40-46 24th Street	PHC	\$1,832,850	1/9/2025
Townhouse	59-17 Van Doren Street	Townhouse	\$1,730,000	1/6/2025

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	517 Tulfan Terrace	Townhouse	\$1,535,000	1/14/2025
Townhouse	3263 Giegerich Place	Townhouse	\$1,170,000	1/13/2025
Townhouse	1932 Narragansett Avenue	Townhouse	\$1,170,000	1/6/2025
Townhouse	2776 Bainbridge Avenue	Townhouse	\$999,999	1/14/2025
Townhouse	531 East 187th Street	Townhouse	\$999,000	12/23/2024

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