

# Feb 1

## 2025 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Crossing the Line Podcast](#) / [Manhattan 10-Year Townhouse](#)  
[Brooklyn 2H24 Townhouse](#) / [Hudson Valley 4Q24](#)

### TOP STORY

#### FED HOLDS RATES STEADY

- The Federal Reserve [left rates unchanged](#), while taking a less confident view on inflation.
- [Here's what changed](#) in the new Fed statement.
- [Here's when](#) to expect more cuts from the Fed.

#### ECONOMIC HEADLINES

- All three major stock averages [posted gains in January](#).
- Gross Domestic Product grew at a [slower pace than expected](#) in the fourth quarter.
- The Fed's preferred measure of inflation [rose 2.8% over the past year](#), in line with expectations.
- The Trump Administration has implemented [25% tariffs on Mexico and Canada, as well as a 10% duty on China](#).
- Weekly jobless claims [fell more than expected](#).
- Wall Street still expects [two rate cuts this year](#).
- New orders for capital goods [rose more than expected](#) in December.
- [Consumer confidence fell](#) more than expected.
- [U.S. labor costs rose moderately](#) in the fourth quarter.
- The U.S. trade deficit in goods [widened sharply in December](#).
- [62% of couples](#) keep at least some money separate from each other.
- Millennials are now [worth about \\$15.95 trillion](#), up from \$3.94 trillion five years earlier, according to Federal Reserve data.
- The Trump administration is offering millions of federal workers [the option to accept buyouts](#) through a "deferred resignation" program .
- [These are the 10 places](#) where Americans have the most disposable income.

#### HOUSING NEWS

- The average mortgage rate [fell for a second straight week](#).
- [Mortgage applications fell 2%](#) in the week ending January 24.
- Pending home sales [fell 5.5% in December](#).
- New home sales were [higher than expected in December](#).
- New homes are getting smaller, [here's why](#).
- [Here's why](#) some brokers don't like the phrase "marry the house, date the rate."
- Homes in the path of hurricanes and other natural disasters may have to start giving a "[disaster discount](#)."
- [This article explains](#) why the home insurance model is broken.
- NAR has issued their [2024 Year in Review](#).

#### NEW YORK UPDATE

- Uncollected MTA tolls [were \\$5.1 billion](#) over the past four years.
- New York was among the latest cities where [Immigration and Customs Enforcement agents conducted raids](#).
- Demand for New York City office space [has finally returned to pre-pandemic levels](#).
- [REBNY has issued a memo](#) highlighting the items in Governor Hochul's budget that impact real estate.
- New York City's two subway stations with the highest number of violent crimes [are along the 4/5/6 lines](#).

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	760 Madison Avenue	5	\$22,456,500	1/13/2025
Condo	760 Madison Avenue	PH10	\$22,000,000	1/15/2025
Condo	24 Leonard Street	2	\$21,188,000	12/31/2024
Condo	176 Duane Street	5/6	\$8,950,000	12/20/2024
Condo	20 East End Avenue	16A	\$8,800,000	1/10/2025

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	133 Fort Greene Place	Townhouse	\$5,600,000	1/15/2025
Townhouse	476 Bergen Street	Townhouse	\$4,622,207	1/10/2025
Townhouse	234 Flatbush Avenue	Townhouse	\$4,385,673	1/10/2025
Townhouse	1280 President Street	Townhouse	\$4,100,000	1/13/2025
Condo	50 Bridge Park Drive	2A	\$3,995,000	1/9/2025

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	64-18 32nd Avenue	Townhouse	\$2,140,000	12/20/2024
Townhouse	82-24 Kent Street	Townhouse	\$2,025,000	12/18/2024
Townhouse	76-44 267th Street	Townhouse	\$1,715,000	1/14/2025
Townhouse	70-26 Fleet Street	Townhouse	\$1,600,000	1/13/2025
Townhouse	31-42 38th Street	Townhouse	\$1,560,000	12/19/2024

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1554 Paulding Avenue	Townhouse	\$1,350,000	1/14/2025
Townhouse	3734 Paulding Avenue	Townhouse	\$1,085,000	12/26/2024
Townhouse	3250 Rawlins Avenue	Townhouse	\$999,999	1/9/2025
Townhouse	1010 East 233rd Street	Townhouse	\$910,000	1/13/2025
Townhouse	3743 Paulding Avenue	Townhouse	\$890,000	12/27/2024

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