

# Feb 15

## 2025 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Crossing the Line Podcast](#) / [January Manhattan New Rental Listings](#)  
[January Manhattan Rental Concessions](#)

### TOP STORY

#### CONSUMER PRICES ROSE MORE THAN EXPECTED IN JANUARY

- The consumer price index [rose 0.5% last month](#), higher than the 0.3% forecast.
- [Here's a breakdown](#) of price changes over the past year by item.
- Producer prices also [rose more than expected](#) in January.

#### ECONOMIC HEADLINES

- Even with the higher-than-expected inflation data, all three major stock averages [posted gains last week](#).
- Retail sales [fell more than expected](#) in January.
- Initial claims for unemployment [fell by 7,000](#) in the week ending February 8.
- U.S. manufacturing output [fell in January](#).
- Fed Chair Powell said central bank doesn't "need to be in a hurry" [to lower interest rates further](#).
- The CEO of Bank of America believes the Fed will not cut rates this year.
- [Credit card debt hit a record \\$1.21 trillion](#) in the fourth quarter of 2024.
- President Trump has ordered [25% tariffs on steel and aluminum imports](#). He also is [imposing reciprocal tariffs](#) on countries that are placing tariffs or other unfair trade limitations on U.S. goods.
- U.S. consumers' long-term inflation expectations [edged higher in January](#).
- President Trump has ordered the U.S. Treasury [to stop minting pennies](#).

#### HOUSING NEWS

- The average 30-year mortgage rate [fell to 6.87% last week](#).
- Mortgage refinancings rose to [their highest level since October](#).
- [More homes for sale are being delisted](#), as buyers have become scarcer.
- The senior-housing market is picking up [due to aging baby boomers](#).
- Economists believe [2025 could be a renter's market](#) — but it won't last.

#### NEW YORK UPDATE

- The U.S. Department of Justice is [dropping the federal corruption case](#) against NYC Mayor Eric Adams.
- [These are the 10 U.S. cities](#) New Yorkers want to move to most according to Streeteasy.
- The NYC Comptroller's Office has issued their [Monthly Economic and Fiscal Outlook](#).
- Manhattan Borough President Market Levine [will oppose the zoning changes](#) for Related's Hudson Yards casino.

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	760 Madison Avenue	PH11	\$30,877,688	1/28/2025
Co-op	820 Fifth Avenue	3rd Floor	\$27,500,000	1/29/2025
Townhouse	26 West 87th Street	Townhouse	\$10,500,000	2/5/2025
Co-op	1228 Madison Avenue	12	\$9,950,000	1/28/2025
Condo	200 Amsterdam Avenue	40B	\$9,150,000	1/30/2025

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	12 College Place	Townhouse	\$9,300,000	1/30/2025
Townhouse	882 Carroll Street	Townhouse	\$8,750,000	1/7/2025
Condo	1 Prospect Park West	3A	\$6,262,500	2/3/2025
Townhouse	1001 Lorimer Street	Townhouse	\$5,900,000	1/17/2025
Condo	130 Furman Street	S106	\$5,270,000	2/7/2025

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	2-17 51st Avenue	801	\$2,525,000	1/31/2025
Townhouse	30-65 36th Street	Townhouse	\$2,500,000	1/31/2025
Townhouse	64-09 251st Street	Townhouse	\$2,200,000	1/15/2025
Townhouse	192-15 Radnor Road	Townhouse	\$1,999,999	2/4/2025
Condo	3 Court Square	6109	\$1,860,072	1/17/2025

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2112 Continental Avenue	Townhouse	\$1,340,000	1/24/2025
Townhouse	5155 Post Road	Townhouse	\$1,200,000	1/24/2025
Townhouse	1903 Vyse Avenue	Townhouse	\$1,037,500	1/23/2025
Townhouse	1998 Morris Avenue	Townhouse	\$999,000	1/27/2025
Townhouse	847 East 221st Street	Townhouse	\$980,000	1/30/2025

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