

# Dec 14

## 2024 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#)

### ECONOMIC HEADLINES

- The consumer price index [rose 0.3% last month](#) and was 2.7% higher than a year ago.
- [Housing costs eased in November](#), according to the November CPI report.
- Producer prices [rose more than expected](#) last month.
- The Dow posted its seventh straight losing day on Friday, its [longest losing streak since 2020](#).
- New unemployment claims rose to a [two-month high of 242,000](#).
- The U.S. budget deficit for the first two months of fiscal 2025 [was 64% higher than a year ago](#).
- Although the Federal Reserve started slashing interest rates in September, the average credit card interest rate [has barely budged](#).
- [Here are the top 10](#) U.S. cities where salaries are shrinking the fastest.
- The Fed will most likely cut rates next week, [here's what that could mean to you](#).
- The percent of households expecting their financial situation to be better a year from now jumped to 37.6%, [the highest since before the Covid pandemic](#).
- According to the Pew Research Center, [half of all employed adults](#) say they're extremely or very satisfied with their jobs.

### HOUSING NEWS

- Mortgage rates fell for [the third consecutive week](#).
- [Mortgage refinance demand surged 27%](#), as interest rates declined for the third straight week.
- To keep inflation down, the government will have to [get more homes built](#).
- [These are the top 5](#) cities where Gen Z renters spend most of their income on housing.
- According to economists at a recent NAR summit, [these are the 10 hottest housing spots for 2025](#).

### NEW YORK UPDATE

- NYC is closing [25 migrant shelters](#) amid declining numbers.
- The NYC Comptroller's Office has released their [Monthly Economic and Fiscal Outlook for December](#).
- New York City just secured [its first new 3-star Michelin restaurant](#) in over a decade.
- [It will cost more than \\$800 million](#) to turn the office tower at 750 Third Ave. into 639 apartments, according to owner SL Green.
- Met's owner Steve Cohen is set to [spend about \\$1.6 billion on payroll](#) in his first five years.

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	500 West 18th Street	PH26	\$45,033,750	12/10/2024
Condo	170 East End Avenue	PH2B	\$14,250,000	12/5/2024
Condo	500 West 18th Street	West_28B	\$13,000,000	12/6/2024
Co-op	211 Central Park West	19B	\$12,500,000	12/6/2024
Co-op	16 Hudson Street	6D	\$8,175,000	11/18/2024

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1833 East 8th Street	Townhouse	\$5,145,000	12/6/2024
Townhouse	722 President Street	Townhouse	\$3,400,000	11/20/2024
Condo	50 1st Place	1	\$3,137,000	11/26/2024
Condo	351 Union Street	B	\$3,125,000	12/2/2024
Townhouse	179 Franklin Avenue	Townhouse	\$3,050,000	11/26/2024

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	87-31 Chevy Chase Street	Townhouse	\$2,200,000	12/4/2024
Condo	5-20 51st Avenue	3	\$2,013,204	11/22/2024
Townhouse	246-03 61st Avenue	Townhouse	\$2,003,916	11/26/2024
Townhouse	42-08 161st Street	Townhouse	\$1,883,763	11/26/2024
Townhouse	42-06 161st Street	Townhouse	\$1,883,763	11/26/2024

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	5040 Goodridge Avenue	Townhouse	\$3,000,000	12/5/2024
Townhouse	3164 Fenton Avenue	Townhouse	\$1,295,000	12/6/2024
Townhouse	3170 East Tremont Avenue	Townhouse	\$850,000	12/4/2024
Townhouse	6139 Tyndall Avenue	Townhouse	\$840,000	12/4/2024
Townhouse	1859 Holland Avenue	Townhouse	\$835,000	11/18/2024

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