

# Mar 1

## 2025 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Episode 207 of Crossing the Line](#) / [February Manhattan Inventory](#) / [2024 Year-End Hamptons](#)

### ECONOMIC HEADLINES

- The Fed's favorite measure of inflation [rose 2.6% last month](#), in line with expectations.
- All three major stock averages [were down for the month of February](#).
- Weekly jobless claims [rose more than expected](#).
- [Consumers grew more pessimistic](#) about their economic outlook in February.
- U.S. core capital goods orders [beat expectations in January](#).
- The second estimate of economic growth in 4Q24 [was unchanged at 2.3%](#).
- President Trump says [Mexico and Canada tariffs will start March 4](#), plus an additional 10% on China.
- [China has threatened to retaliate](#) as necessary to any additional tariffs.
- The U.S. trade deficit in goods [widened sharply in January](#).
- Investors and economists [expect the Fed to respond "strongly and systematically"](#) to changes in inflation and the labor market.
- Apple announced that it will [spend and invest more than \\$500 billion in the U.S.](#) over the next four years.
- President Trump [wants to replace EB-5 visas](#) with a \$5 million "gold card".
- [Here are the 10 states](#) where \$1 million runs out the fastest in retirement.
- As many as 41% of employers plan to [use AI to replace roles](#).
- The yield curve inverted on Wednesday: [here's what that means for the economy](#).

### HOUSING NEWS

- [Mortgage rates fell](#) for the sixth consecutive week.
- Pending home sales [fell to a record low in January](#).
- New home sales [fell sharply in January](#).
- [Mortgage applications fell 1.2%](#) in the week ending February 21, despite a decline in mortgage rates.
- [Here's why](#) the spring selling season is going to be 'challenging' for homebuilders.
- [Here are five things](#) you can negotiate when buying a home.
- While rent prices for apartment buildings are flattening out because of a supply increase, [single-family rentals did not see that same level of construction](#).
- According to GOBankingRates, [this is how much home \\$300,000 buys you in every U.S. state](#).

### NEW YORK UPDATE

- Former Governor Andrew Cuomo has [launched his NYC mayoral bid](#).
- New York City's congestion pricing toll [generated nearly \\$50 million in revenue in its first month](#).
- [The NYPD is launching a 'Quality of Life' commission](#) to tackle soaring complaints about open-air drug use, panhandlers and more.
- Manhattan office buildings can make millions by [changing their address](#).
- [Retail leasing has picked up on Fifth Avenue](#) since the Future of Fifth project came out.
- Investors are back to buying office bonds, which is [very good news for NYC](#).

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	114 Waverly Place	Townhouse	\$20,800,000	2/13/2025
Co-Op	247 West 12th Street	PHB	\$14,650,000	2/14/2025
Co-Op	101 Central Park West	17/18G	\$11,700,000	2/18/2025
Townhouse	36 East 64th Street	Townhouse	\$11,500,000	2/13/2025
Condo	1 Central Park South	909	\$10,625,000	2/13/2025

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1226 East 26th Street	Townhouse	\$5,775,000	2/18/2025
Townhouse	607 6th Street	Townhouse	\$4,950,000	2/6/2025
Townhouse	357 Pacific Street	Townhouse	\$4,425,000	2/10/2025
Condo	8 South 4th Street	4B	\$3,900,000	2/7/2025
Townhouse	159 Hoyt Street	Townhouse	\$3,530,000	2/12/2025

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	242-16 Rushmore Avenue	Townhouse	\$2,230,000	2/12/2025
Townhouse	44-72 23rd Street	Townhouse	\$1,965,000	2/14/2025
Condo	35-32 Leavitt Street	12F	\$1,781,440	2/10/2025
Townhouse	53-55 63rd Street	Townhouse	\$1,780,000	2/12/2025
Townhouse	50-34 Deepdale Place	Townhouse	\$1,700,000	2/20/2025

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	834 East 214th Street	Townhouse	\$1,485,000	2/21/2025
Townhouse	1301 Seneca Avenue	Townhouse	\$1,250,000	1/27/2025
Townhouse	1905 Vyse Avenue	Townhouse	\$1,237,500	1/23/2025
Townhouse	1614 Stadium Avenue	Townhouse	\$1,150,000	2/6/2025
Townhouse	2812 Dudley Avenue	Townhouse	\$1,125,000	2/14/2025

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