

Mar 15

2025 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Episode 209 of Crossing the Line](#) / [Manhattan New Rental Listings](#)
[Manhattan Rental Concessions](#)

ECONOMIC HEADLINES

- [Here is the latest](#) on proposed and enacted tariffs.
- President Trump has [signed a 6-month government funding bill](#).
- Consumer prices [rose less than expected](#) in February.
- According to the February CPI report, housing costs rose at their [slowest pace in over three years](#).
- [Producer prices were flat last month](#), beating the estimate of a 0.3% increase.
- The Dow had its [worst week since 2023](#).
- Initial jobless claims [fell by 2,000 to 220,000](#).
- The stock market [has lost \\$5 trillion in value](#) the past three weeks.
- Gold prices have [passed \\$3,000 an ounce for the first time ever](#).
- U.S. household worth [hit a record high](#) in the fourth quarter of 2024.
- Consumer sentiment [fell more than expected](#) in March.
- President Trump warned that [a transition period for the economy is likely](#), and we can't rule out a recession.
- President Trump said he's ['not going to bend at all'](#) on his tariff plans.
- Treasury Secretary Bessent said the [White House is focused on the 'real economy'](#) and not concerned about 'a little' market volatility.
- Traders believe the Fed is ready to [deliver rapid-fire rate cuts](#) if an economic downturn happens.
- Goldman Sachs has [lowered its forecast](#) for economic growth in 2025.
- The U.S. budget deficit rose by \$307 billion in February and is already [over the \\$1 trillion mark](#) for the current fiscal year.
- [Women will get most of the \\$124 trillion 'great wealth transfer'](#) according to Cerulli Associates.
- The number of job openings [rose to 7.74 million](#) in January.
- [Consumers owed a total of \\$5 trillion](#) as of January, according to the Federal Reserve.
- Airlines are cutting their first-quarter profit and sales estimates, warning that a [weaker economic backdrop is weighing on travel demand](#).
- Small business owners [were feeling uncertain about the future in February](#) as they continue to deal with lingering inflation and labor challenges.

HOUSING NEWS

- [Mortgage applications rose 11.2%](#) in the week ending March 7.
- The average 30-year conforming mortgage rate [was virtually unchanged from the previous week](#).
- [The math on renting versus buying a home](#) has gotten more complex since the 1960s.
- The housing supply gap in the U.S. [reached nearly 4 million in 2024](#) according to realtor.com.
- According to home remodeling site Fixr.com, [these are the worst home colors for selling in 2025](#).

NEW YORK UPDATE

- More NYC residents [now support congestion pricing](#) than oppose it.
- Moody's is warning that if congestion pricing goes away the [MTA's credit rating could be downgraded](#).
- The NYC Comptroller's Office has issued their [Monthly Economic and Fiscal Outlook](#) for March.
- [Billions are at risk for New York](#) under Trump's pause of Inflation Reduction Act grants.
- Some landlords are [opting for fines](#) over Local Law 97 retrofits.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Co-op	88 Central Park West	4N/5W	\$18,000,000	3/5/2025
Condo	535 West End Avenue	16	\$15,550,000	3/5/2025
Condo	217 West 57th Street	91W	\$15,315,500	3/3/2025
Co-op	65 Central Park West	PH/North	\$14,500,000	3/10/2025
Co-op	1185 Park Avenue	PHA	\$14,000,000	3/5/2025

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	17 Montgomery Place	Townhouse	\$7,200,000	2/28/2025
Townhouse	240 Berkeley Place	Townhouse	\$6,262,800	2/28/2025
Townhouse	927 East 9th Street	Townhouse	\$6,000,000	2/27/2025
Townhouse	1931 Ocean Parkway	Townhouse	\$5,500,000	3/5/2025
Condo	9 College Place	5A	\$3,995,000	3/4/2025

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	181 Beach 145th Street	Townhouse	\$7,625,000	3/6/2025
Townhouse	28-43 216th Street	Townhouse	\$2,200,000	3/3/2025
Townhouse	33-23 161st Street	Townhouse	\$2,200,000	3/7/2025
Townhouse	142-09 Negundo Avenue	Townhouse	\$2,110,000	2/24/2025
Condo	23-15 44th Drive	5901	\$2,082,045	3/3/2025

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2758 Morris Avenue	Townhouse	\$3,125,000	3/10/2025
Townhouse	2115 Matthews Avenue	Townhouse	\$1,600,000	3/5/2025
Townhouse	1343 Bristow Street	Townhouse	\$1,185,000	2/28/2025
Townhouse	1158 Leland Avenue	Townhouse	\$995,000	2/28/2025
Townhouse	3055 Perry Avenue	Townhouse	\$990,000	3/5/2025

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