

Mar 22

2025 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Episode 210 of Crossing the Line](#) / [Manhattan 20-Year March Manhattan Inventory](#)

ECONOMIC HEADLINES

- The S&P 500 posted its [first weekly gain in five weeks](#).
- Retail sales [rose less than expected](#) in February.
- The Federal Reserve [held rates steady](#), while lowering their forecast for economic growth.
- U.S. manufacturing production [increased more than expected](#) in February.
- Trump economic advisor Kevin Hassett is warning of [more uncertainty over tariffs](#).
- According to a CNBC Fed Survey, the probability of a recession is [now at 36%](#).
- President Trump said ["there'll be flexibility" on reciprocal tariffs](#).
- [These are the 10 cheapest states to start a new business in the U.S.](#)
- U.S. births fell in 2023 to their [lowest level in more than 40 Years](#).
- [Here's why](#) uncertainty makes the stock market go haywire.
- Households are [running out of emergency funds](#) as pandemic cash runs out.
- Trump's policies ["promise" an economic downturn](#) according to the UCLA Anderson Forecast.
- Morgan Stanley is planning to [layoff almost 2,000 employees in March](#).
- U.S. households are [more invested in stocks than ever](#).
- These are the most expensive places in the U.S. [to start a business](#).
- [Here's the salary](#) you need to be considered middle class in every state.

HOUSING NEWS

- Existing home sales [unexpectedly rose in February](#).
- Mortgage rates [were virtually unchanged](#) last week.
- [Mortgage applications fell 6.2%](#) in the week ending March 14.
- According to realtor.com, the best time to list a home this year [is the week of April 13-19](#).
- Single women account for nearly a [quarter of first-time homebuyers](#).
- The Trump administration is creating a task force to identify federal land that [could be used to build affordable housing](#).
- [Builder confidence fell in March](#) to its lowest level in seven months.
- Housing starts [rose more than expected](#) in February.
- [A secret mortgage blacklist](#) is making it impossible to sell condos in certain buildings.
- Selling homes in areas hit by [natural disasters has become very tricky](#).

NEW YORK UPDATE

- [This Bloomberg article](#) looks at how well NYC has recovered from Covid-19.
- The Trump administration [has extended the deadline](#) it gave New York City to end its congestion pricing program.
- Factory activity in New York State plummeted this month [by the largest amount in nearly two years](#).
- Governor Hochul and Congressman Tonko announced that over \$270 million was awarded to [create and preserve more than 1,800 affordable homes in NYS](#).
- Long Island homes are [selling for record prices](#).
- [Randy Mastro has been appointed](#) first deputy mayor of NYC.
- NYC is gearing up for a rezoning that could [bring 12,000 homes to Jamaica, Queens](#).
- The MTA [will stop selling MetroCards](#) by the end of 2025.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	150 Charles Street	9A	\$60,000,000	3/13/2025
Condo	15 Central Park West	PH40A/6K	\$33,891,125	2/28/2025
Condo	200 Amsterdam Avenue	41	\$20,105,750	3/11/2025
Condo	212 West 72nd Street	PHN	\$17,025,000	3/14/2025
Condo	140 West 12th Street	PH6A	\$16,250,000	2/25/2025

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	34 North 7th Street	7T	\$4,750,000	3/11/2025
Condo	8 South 4th Street	42A	\$3,375,000	2/28/2025
Townhouse	227 Warren Street	Townhouse	\$3,340,000	3/14/2025
Townhouse	34 Madison Street	Townhouse	\$3,250,000	3/18/2025
Townhouse	191 Carlton Avenue	Townhouse	\$3,200,000	3/11/2025

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	39-36 28th Street	Townhouse	\$2,920,000	3/12/2025
Townhouse	140 Beach 137th Street	Townhouse	\$2,850,000	3/19/2025
Townhouse	75-88 180th Street	Townhouse	\$2,126,000	2/21/2025
Townhouse	1664 Cornelia Street	Townhouse	\$2,100,000	2/27/2025
Townhouse	204-20 46th Avenue	Townhouse	\$2,026,318	3/10/2025

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	5022 Waldo Avenue	Townhouse	\$2,725,000	3/7/2025
Townhouse	1549 Selwyn Avenue	Townhouse	\$1,349,999	2/14/2025
Townhouse	1129 Grant Avenue	Townhouse	\$1,300,000	3/11/2025
Townhouse	16 Tier Street	Townhouse	\$1,250,000	3/13/2025
Townhouse	452 Cyrus Place	Townhouse	\$1,050,000	3/18/2025

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