

Mar 29

2025 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Episode 211 of Crossing the Line](#)

ECONOMIC HEADLINES

- Core PCE inflation was higher than expected in February.
- The S&P 500 posted its fifth decline in the past six weeks.
- Consumer confidence fell in March, as the view of future conditions declined to its lowest level in over a decade.
- Young Americans are losing confidence in the economy — and it shows online.
- President Trump announced 25% tariffs on all cars not made in the U.S.
- Weekly jobless claims fell to 224,000.
- U.S. economic activity expanded at a faster pace in March, as strength in services offset an unexpected downturn in manufacturing.
- Orders for core capital goods unexpectedly declined in February.
- President Trump said the tariffs coming in April will 'probably be more lenient than reciprocal'
- The U.S. trade deficit in goods fell 4.9% to \$147.9 billion in February.
- More companies are trying to force workers back in the office.
- The U.S. will impose 25% tariffs on countries that buy oil and gas from Venezuela.
- President Trump continues to call for lower rates from the Federal Reserve.
- According to the Congressional Budget Office, the U.S. Treasury risks payment default as soon as August.
- The richest half of American families owned about 97.5% of national wealth as of the end of 2024.
- Bitcoin is more closely correlated to the Nasdaq than gold, according to an analysis by Standard Chartered.
- According to a report by Savings.com, 50% of parents with a child over 18 provide them with at least some financial support.
- Around 9.7 million student loan borrowers became past due on their bills after the Covid-era payment pause expired.

HOUSING NEWS

- Home prices kept growing in January, but there are signs of a slowing market ahead.
- Sales of new homes rose 1.8% in February.
- The average 30-year mortgage rate ticked down to 6.65%.
- Mortgage demand from homebuyers is at its strongest in nearly two months.
- Pending home sales rose 2% in February.
- Only about 34% of renters see the probability of owning a home, according to a New York Federal Reserve survey.
- The Federal Housing Finance Agency has no plans to lower the conforming loan limit.

NEW YORK UPDATE

- Wall Street bonuses rose 34% last year to a record \$47.5 billion.
- According to the New York Housing Conference, housing construction could slow under the city's budget plan.
- Congestion pricing raised \$52 million in February, bringing the total for the year to \$100.6 million.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Co-Op	4 East 66th Street	7	\$37,000,000	3/19/2025
Co-Op	730 Park Avenue	PH19/20C	\$28,500,000	3/17/2025
Co-Op	834 Fifth Avenue	MAIS/A	\$14,750,000	3/24/2025
Condo	151 East 58th Street	PH54W	\$14,700,000	3/10/2025
Co-Op	1220 Park Avenue	PHB	\$13,000,000	3/20/2025

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	402 Avenue T	Townhouse	\$11,500,000	3/25/2025
Townhouse	193 Carlton Avenue	Townhouse	\$5,850,000	3/14/2025
Townhouse	108 Willow Street	Townhouse	\$5,800,000	3/26/2025
Townhouse	1262 43rd Street	Townhouse	\$4,400,000	3/18/2025
Townhouse	135 South 1st Street	Townhouse	\$4,350,000	3/12/2025

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	370-19 37th Avenue	Townhouse	\$2,000,000	3/17/2025
Townhouse	165-06 32nd Avenue	Townhouse	\$1,781,938	3/6/2025
Townhouse	64-21 230th Street	Townhouse	\$1,780,000	3/21/2025
Townhouse	32-73 45th Street	Townhouse	\$1,670,000	3/12/2025
Townhouse	37-39 60th Street	Townhouse	\$1,600,000	3/12/2025

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2622 Davidson Avenue	Townhouse	\$1,200,000	3/18/2025
Townhouse	1814 Bussing Avenue	Townhouse	\$1,110,000	3/18/2025
Townhouse	328 Huntington Avenue	Townhouse	\$1,045,000	3/21/2025
Townhouse	269 Van Cortlandt Avenue East	Townhouse	\$999,900	2/10/2025
Townhouse	1910 Muliner Avenue	Townhouse	\$999,000	3/18/2025

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