

Apr 12

2025 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Episode 213 of Crossing the Line](#) / [Brooklyn 1Q25 Apartments](#)
[Queens 1Q25](#) / [Riverdale 1Q25](#) / [March New Rental Listings](#) / [March Rental Concessions](#)

ECONOMIC HEADLINES

- President Trump [dropped tariffs to 10% for 90 days](#) except for China, which now faces a 145% tariff.
- Inflation was [lower than expected](#) in March.
- Producer prices [unexpectedly fell 0.4%](#) in March.
- Stocks had one of their [most volatile weeks ever](#).
- Weekly jobless claims ticked up 4,000, but [remain at historical lows](#).
- China raised its tariff [on U.S. imports to 125%](#).
- Consumer sentiment [was worse than expected](#) in April.
- The European Union approved its [first set of retaliatory tariffs on U.S. imports](#), but then [paused them for 90 days](#).
- JPMorgan became the first Wall Street bank to [forecast a U.S. recession](#) following Trump's tariffs.
- Wall Street economists [are bracing for a recession](#) if full tariff threats take effect.
- Oil prices have fallen to their [lowest level since April 2021](#).
- The Supreme Court ruled that the Trump administration can go forward with [the firing of 16,000 probationary federal employees](#).
- Small-business confidence [dropped for a third straight month](#) in March.
- According to AI experts, [these jobs are at risk of disappearing](#) in the next 20 years.
- [Here's how](#) 20% declines in stocks came to be known as 'bear markets.'

Housing News

- [Mortgage rates fell](#) for the third week in a row.
- Don't expect mortgage rates to move lower [because of the ongoing trade war](#).
- [Americans have \\$35 trillion in home equity](#), but are having problems accessing it.
- [Here's how](#) China could crush the U.S. housing market.
- Zillow is clamping down [on private listings](#).
- [These are](#) the 12 remodeling projects that offer the best value at resale according to NAR.

New York Update

- NYC has retained the top ranking as [the wealthiest city in the world](#) according to the latest [World's Wealthiest Cities Report 2025](#).
- The MTA and Trump administration have agreed to [allow congestion pricing to continue until at least October](#).
- The availability rate for retail space in Manhattan fell to 14.6% in the first quarter of 2025, [the lowest level since JLL started tracking it in 2017](#).

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	35 Hudson Yards	PH91	\$28,585,750	4/1/2025
Co-op	730 Park Avenue	9A	\$16,500,000	4/3/2025
Townhouse	17 East 92nd Street	Townhouse	\$14,200,000	3/31/2025
Condo	140 Franklin Street	PHC	\$12,600,000	3/31/2025
Condo	70 Vestry Street	5C	\$8,600,000	4/4/2025

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	355 Henry Street	Townhouse	\$6,488,333	3/20/2025
Townhouse	393 Clinton Street	Townhouse	\$5,500,000	4/8/2025
Condo	362 State Street	1	\$5,250,000	3/7/2024
Townhouse	81 Willoughby Avenue	Townhouse	\$4,525,000	3/31/2025
Townhouse	148 Warren Street	Townhouse	\$3,800,000	3/28/2025

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	3 Court Square	PH408	\$2,649,700	3/12/2025
Townhouse	42-35 Saull Street	Townhouse	\$2,530,000	3/26/2025
Townhouse	21-25 37th Street	Townhouse	\$2,413,250	3/26/2025
Townhouse	95-05 Roosevelt Avenue	Townhouse	\$2,200,000	3/24/2025
Condo	3 Court Square	5812	\$1,996,108	4/1/2025

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	4662 Grosvenor Avenue	Townhouse	\$2,800,000	4/10/2025
Townhouse	4720 Grosvenor Avenue	Townhouse	\$1,975,000	4/4/2025
Townhouse	584 Morris Park Avenue	Townhouse	\$1,350,000	4/2/2025
Townhouse	3071 Villa Avenue	Townhouse	\$1,300,000	4/1/2025
Townhouse	1463 Hicks Street	Townhouse	\$1,100,000	4/1/2025

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