

Apr 19

2025 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [April Manhattan Inventory](#)

ECONOMIC HEADLINES

- Retail sales rose more than expected in March.
- The S&P 500 index finished the holiday-shortened week down.
- Weekly jobless claims fell by 9,000 to 215,000.
- More than 60% of CEOs expect a recession in the next 6 months according to a monthly survey from Chief Executive.
- President Trump continued to call for the Fed to cut rates, and said chairman Powell's "termination cannot come fast enough."
- National Economic Council Director Kevin Hassett said he is not expecting a recession this year.
- Unemployment concerns are on the rise among American workers.
- Industrial production fell by 0.3% in March.
- President Trump hinted the end of the tariff spat with China may be in sight.
- Fed Chair Powell said the central bank could find itself in a dilemma between controlling inflation and supporting economic growth.
- The World Trade Organization warned that the outlook for global trade has "deteriorated sharply."
- Investors are growing concerned about a U.S. asset exodus as Treasuries and the dollar decline.
- Ukraine said it has signed the outline of a minerals deal with the U.S.
- The U.S. economy is set to lose billions of dollars in revenue in 2025 from a pullback in foreign tourism and boycotts of American products.
- Most companies say high costs will keep them from moving manufacturing back to the U.S., according to a new CNBC Supply Chain survey.
- President Trump is seriously considering ideas to raise taxes on the rich.
- A group of small businesses sued President Donald Trump, seeking to block the new tariffs that he has imposed on imports in recent weeks.
- President Donald Trump said he is looking to "help some of the car companies."

HOUSING NEWS

- The average 30-year conforming mortgage rate rose to 6.83% last week.
- The share of borrowers applying for adjustable-rate loans jumped to the highest in over two years.
- U.S. single-family housing starts fell to an eight-month low in March.
- 81% of potential home sellers believe they will get their asking price or more this year according to a new survey from Realtor.com.
- Here's why Americans still love McMansions.
- Homebuilder confidence rose slightly in April.
- Here's a look at the generational trends of single female home buying.
- Here's how much renters can save by switching from a car commute to public transit.

NEW YORK UPDATE

- According to the NYC Comptroller, President Trump's trade war could cost the city nearly 36,000 jobs by the end of 2025.
- Andrew Cuomo was endorsed by the labor groups 32BJ SEIU and Hotel and Gaming Trades Council.
- New rules and high costs have limited outdoor dining options in NYC.
- The share of Manhattan home sales involving a trust surged to 28% last year, according to data from real estate analytics firm Attom.
- Congestion pricing deterred an average of roughly 82,000 vehicles from entering Manhattan below 60th Street each day in March.
- The Trump administration has taken over the \$7B reconstruction project for NYC's Penn Station.
- The Empire State Manufacturing Index rose in April but remains in negative territory.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	111 West 57th Street	PT72	\$46,900,000	4/14/2025
Condo	111 West 57th Street	49	\$24,000,000	3/28/2025
Condo	111 West 57th Street	70	\$19,000,000	4/7/2025
Condo	345 West 14th Street	PH	\$18,000,000	4/7/2025
Condo	157 West 57th Street	51A	\$13,310,000	4/10/2025

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	35 Remsen Street	Townhouse	\$18,440,000	4/4/2025
Townhouse	25 Schermerhorn Street	Townhouse	\$11,200,000	4/11/2025
Townhouse	314 Hicks Street	Townhouse	\$6,500,000	4/11/2025
Townhouse	890 Park Place	Townhouse	\$3,400,000	4/9/2025
Townhouse	12 Lee Avenue	Townhouse	\$3,328,628	4/7/2025

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	80-84 Kent Street	Townhouse	\$2,850,000	4/7/2025
Townhouse	150-115 Powells Cove Boulevard	Townhouse	\$2,390,000	4/7/2025
Condo	46-30 Center Boulevard	1501	\$2,386,750	4/14/2025
Townhouse	69-18 171st Street	Townhouse	\$1,900,000	4/4/2025
Condo	3 Court Square	6309	\$1,880,718	4/4/2025

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2359 Lorillard Place	Townhouse	\$1,300,000	3/12/2025
Condo	3220 Arlington Avenue	10A	\$1,120,000	4/7/2025
Townhouse	448 Screvin Avenue	Townhouse	\$1,065,000	4/3/2025
Townhouse	1313 Herschell Street	Townhouse	\$1,030,000	4/11/2025
Townhouse	2163 Powell Avenue	Townhouse	\$955,000	4/9/2025

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