

# Apr 26

## 2025 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Crossing the Line Podcast](#) / [1Q25 Hamptons](#)

### ECONOMIC HEADLINES

- [All three major stock averages](#) posted gains last week.
- The Conference Board Leading Economic Index [fell 0.7% in March](#).
- Weekly jobless claims [ticked up to 222,000](#).
- Durable goods orders [jumped 9.2% last month](#).
- Consumer sentiment [fell to 52.2 in April](#), from 57 in March.
- President Trump said he plans to be “very nice” to China in any trade talks and that [tariffs will drop](#) if the two countries can reach a deal.
- Investors are [growing wary of U.S. assets](#) as President Trump keeps attacking Fed Chair Powell.
- According to a new analysis, tariffs levied by President Trump [would hurt the poorest U.S. households more than the rich](#).
- According to a new Fed report, businesses are already trying to [pass tariff costs onto customers](#).
- [Consumer spending was up big in early April](#) according to JPMorgan, as people bought in anticipation of tariffs.
- The IMF expects a ‘significant slowdown’ in [economic growth this year](#) due to tariffs and economic uncertainty.
- President Trump said ‘there is a chance’ that tariff revenue could [replace the federal income tax](#).
- 85% of Americans [have concerns about tariffs](#) according to a new NerdWallet survey.
- Americans expect they will [need \\$1.26 million to retire comfortably](#), according to a recent study by Northwestern Mutual.
- The International Monetary Fund forecasts U.S. tariffs will help lower the country’s [fiscal deficit slightly in 2025](#).
- CRE market sentiment [dropped by most in Q1 since pandemic](#).
- Foreign visitors to the United States by air [fell nearly 10% in March](#) from the same month a year earlier.
- The 19 richest U.S. households saw a [\\$1 trillion wealth increase in 2024](#).
- Americans are more worried about [running out of money in retirement](#) than dying.

### HOUSING NEWS

- [Mortgage applications fell 12.7%](#) in the week ending April 18.
- The average 30-year conforming mortgage rate [ticked down to 6.81% last week](#).
- Existing home sales [declined 5.9% in March](#).
- Sales of new homes [rose more than expected](#) in March.
- Realtor.com has released their [Report Card for Homebuilding and Affordability](#).
- Senior housing has become so scarce many older adults are [buying before they need it](#).

### NEW YORK UPDATE

- [Employment in NYC hit a record high](#) in March according to the Economic Development Corporation.
- President Trump warned NY of “[serious consequences](#)” if it doesn’t end congestion pricing.
- NYC’s most expensive home [is listed for \\$110 million](#) amid market uncertainty.
- Mayor Adams’ neighborhood-reshaping rezonings [could permit 40,000 homes in 2025](#).
- NYC’s reforms to private trash pickup have been [delayed until the end of 2027](#).

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	1 Great Jones Alley	PH	\$24,000,000	4/15/2025
Condo	838 Fifth Avenue	6	\$21,750,000	4/17/2025
Condo	235 West 75th Street	PH2	\$13,200,000	4/9/2025
Co-Op	1060 Fifth Avenue	4B	\$13,000,000	4/7/2025
Condo	50 West 66th Street	8D	\$12,541,101	4/16/2025

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	90 Furman Street	N411	\$6,150,000	4/21/2025
Townhouse	599 2nd Street	Townhouse	\$5,180,000	4/8/2025
Townhouse	86 Bergen Street	Townhouse	\$4,800,000	4/9/2025
Townhouse	82 3rd Place	Townhouse	\$4,600,000	4/22/2025
Condo	50 Bridge Park Drive	11A	\$4,450,000	4/15/2025

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	182-31 Radnor Road	Townhouse	\$4,000,000	4/9/2025
Townhouse	22-31 College Point Boulevard	Townhouse	\$2,910,000	4/14/2025
Townhouse	67-11 Fresh Pond Road	Townhouse	\$2,300,000	4/16/2025
Townhouse	43-10 162nd Street	Townhouse	\$2,266,550	4/10/2025
Townhouse	44-17 Douglaston Parkway	Townhouse	\$2,000,000	4/9/2025

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2776 Briggs Avenue	Townhouse	\$1,500,000	3/28/2025
Townhouse	1380 Thieriot Avenue	Townhouse	\$1,350,000	4/17/2025
Townhouse	3846b Bailey Avenue	Townhouse	\$1,100,000	4/8/2025
Townhouse	3846a Bailey Avenue	Townhouse	\$1,100,000	4/8/2025
Townhouse	662 Burke Avenue	Townhouse	\$885,100	4/7/2025

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