

# Jun 14

## 2025 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Crossing the Line Podcast](#) / [May New Manhattan Rental Listings](#)  
[May Manhattan Rental Concessions](#)

### ECONOMIC HEADLINES

- Steep losses on Friday dragged all three major stock averages [into negative territory for the week](#).
- Inflation was [lower than expected](#) in May.
- [Wholesale prices](#) rose modestly in May.
- The U.S. and China have [reached an agreement on trade](#).
- [Here are the three reasons](#) why tariffs have yet to drive inflation higher.
- [Here's how much money](#) the U.S. is earning from tariffs.
- Consumer sentiment was [higher than expected](#) in June.
- Treasury Secretary Bessent signaled the Trump administration's openness [to extend the current 90-day tariff pause](#).
- Republican senators are trying to reduce the House-passed \$40,000 SALT limit [to at least \\$30,000](#).
- According to the Chief Executive Group, [less than 30% of CEOs forecast](#) either a mild or severe recession over the next six months.
- The U.S. budget deficit [hit \\$316 billion in May](#).
- [Tariffs are the biggest macroeconomic concern](#) for two in three investors.
- Americans were [less fearful of inflation in May](#), according to the NY Fed.
- China's exports to the U.S. [fell 35% in May](#) compared to the prior year.
- Americans say [these are the top 5 things](#) they waste the most money on.
- The World Bank expects [U.S. economic growth to fall to 1.4% this year](#) due to President Trump's tariff policies.
- Entry-level workers are [losing confidence in the job market](#).

### HOUSING NEWS

- [Mortgage demand rose](#) to its highest level in over a month.
- Mortgage rates [fell for the second straight week](#).
- Realtor.com has released their [May 2025 Monthly Housing Market Trends Report](#).
- Realtor.com has also released their [Top Markets for International Buyers](#) report for the first quarter of 2025.
- [Is now a good time](#) to buy a home?
- [Here's how US tariffs](#) may affect home prices in 2025.
- Americans are paying \$1.4 trillion in rent each year, but only [20% of landlords report the rent paid to credit bureaus](#).
- [Renting is taking off in the suburbs](#) as homeownership remains out of reach for many would-be buyers.
- [Here's how](#) education is shaping homeownership trends.
- NAR is saying that outdated tax rules [are freezing the housing market](#).

### NEW YORK UPDATE

- [The FARE Act](#) took effect on June 10.
- [Here's a factsheet](#) on the FARE Act courtesy of REBNY.
- The NYC Council [approved Related's Hudson Yards megaproject](#), except for the casino.
- The Trump administration is [proposing to Congress \\$1 billion](#) to fund the Hudson River train tunnel and the Second Avenue subway.
- 23 MTA workers [received over \\$200,000 in overtime pay](#) last year.

WEEK  
LAST

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	111 West 57th Street	35	\$16,150,000	6/6/2025
Condo	200 East 83rd Street	34A	\$13,625,000	5/28/2025
Condo	180 East 88th Street	46	\$13,500,000	6/5/2025
Condo	101 Warren Street	3210	\$12,000,000	6/6/2025
Co-Op	730 Park Avenue	7C	\$12,000,000	5/7/2025

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	303 Bedford Avenue	Townhouse	\$4,800,000	4/23/2025
Townhouse	578 4th Street	Townhouse	\$4,600,000	5/29/2025
Townhouse	1933 59th Street	Townhouse	\$4,000,000	6/9/2025
Townhouse	60 Tompkins Place	Townhouse	\$4,000,000	6/5/2025
Townhouse	1603 East 7th Street	Townhouse	\$3,200,000	5/29/2025

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	5 Center Drive	Townhouse	\$3,500,000	6/2/2025
Townhouse	103 Ascan Avenue	Townhouse	\$2,275,000	5/29/2025
Townhouse	43-20 222nd Street	Townhouse	\$2,250,333	6/9/2025
Townhouse	36-03 28th Avenue	Townhouse	\$2,250,000	5/28/2025
Townhouse	110-56 68th Avenue	Townhouse	\$2,160,000	6/5/2025

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2075 Honeywell Avenue	Townhouse	\$1,265,000	5/29/2025
Townhouse	2763 Fish Avenue	Townhouse	\$1,212,000	5/30/2025
Townhouse	1469 Teller Avenue	Townhouse	\$1,141,000	5/15/2025
Townhouse	1746 Westchester Avenue	Townhouse	\$1,125,000	5/28/2025
Townhouse	1027 Wilcox Avenue	Townhouse	\$1,050,000	5/28/2025

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