

Jun 21

2025 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) | [Crossing the Line Podcast](#)

ECONOMIC HEADLINES

- The S&P 500 and Dow ticked [lower last week](#), while the Nasdaq posted a small gain.
- Retail sales [fell more than expected](#) in May.
- [Here's why](#) the Fed isn't cutting rates despite cooling inflation.
- Industrial output [fell in May](#).
- The U.S. and UK [announced a trade deal](#), although steel imports remained unresolved.
- [This article tries to answer the question](#) "Has anything actually gotten more expensive because of Trump's tariffs?"
- The Social Security trust fund [may be depleted as early as 2033](#), according to its Board of Trustees.
- A recent survey by Charles Schwab found that women who invest [began at an average age of 31](#).
- According to Bank of America, investor sentiment has [rebounded to pre-Liberation Day levels](#).
- [Here's why](#) credit card rates keep going up even as the Fed holds rates steady.
- According to Microsoft, employees are now experiencing an ["infinite workday."](#)

HOUSING NEWS

- Mortgage rates [fell for the third straight week](#).
- Even with lower rates, mortgage demand [fell to its lowest level since April](#).
- [Here's how](#) real estate brokers can articulate their value according to NAR.
- Housing starts [fell to a five-year low](#) in May.
- [Homebuilder sentiment fell in June](#) due to higher mortgage rates and economic concerns.

NEW YORK UPDATE

- President Trump has ordered ICE to expand deportations of [illegal immigrants in large cities like New York](#).
- Congestion pricing has led to [25% fewer traffic jams](#) according to the Regional Plan Association.
- NYC pension payments [exceeded \\$6 billion in 2024](#).
- Moody's has upgraded [the rating for MTA bonds](#).
- Manufacturing activity in New York State [continued to decline in June](#).

WEEK
LAST

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	108 Leonard Street	PHN	\$21,384,449	6/10/2025
Condo	111 West 57th Street	46	\$20,400,000	6/6/2025
Condo	50 West 66th Street	7D	\$19,934,394	6/9/2025
Condo	111 West 57th Street	25	\$11,000,000	5/30/2025
Condo	50 West 66th Street	15F	\$9,267,556	6/4/2025

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2046 Ocean Parkway	Townhouse	\$5,600,000	6/19/2025
Townhouse	322 Carroll Street	Townhouse	\$5,400,000	6/6/2025
Townhouse	207 Washington Avenue	Townhouse	\$4,160,000	6/10/2025
Townhouse	74 Skillman Avenue	Townhouse	\$2,800,000	6/11/2025
Townhouse	555 East 17th Street	Townhouse	\$2,800,000	5/29/2025

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	160-25 10th Avenue	Townhouse	\$3,980,000	6/5/2025
Townhouse	14-54 159th Street	Townhouse	\$2,180,000	5/30/2025
Townhouse	99-15 63rd Avenue	Townhouse	\$1,985,588	5/13/2025
Townhouse	50-15 230th Street	Townhouse	\$1,600,000	6/4/2025
Townhouse	336 Burns Street	Townhouse	\$1,505,000	6/10/2025

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	754 East 211th Street	Townhouse	\$1,225,000	6/4/2025
Townhouse	84 West 197th Street	Townhouse	\$1,150,000	6/16/2025
Townhouse	535 West 231st Street	Townhouse	\$1,100,000	6/11/2025
Townhouse	4017 Amundson Avenue	Townhouse	\$1,100,000	6/9/2025
Townhouse	435 West 259th Street	Townhouse	\$1,040,000	6/9/2025

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