2025 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

Manhattan Weekly Contract Signed Crossing the Line Podcast

ECONOMIC HEADLINES

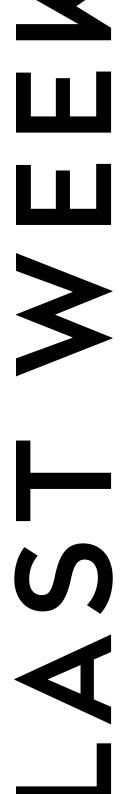
- The S&P 500 posted its fourth winning month in a row in August.
- The Fed's preferred measure of inflation rose 2.9% over the past year, in line with expectations.
- A federal appeals court <u>ruled that most of President Trump's global tariffs are illegal</u> but paused the ruling from taking effect until October 14.
- Consumer confidence dipped slightly in August.
- Initial claims for unemployment fell by 5,000 to 229,000 for the week ending August 23.
- New orders for key U.S.-manufactured capital goods <u>increased more than expected in July.</u>
- President Trump's tariffs <u>helped increase revenue for some U.S. businesses</u>.
- Economic growth was stronger in the second quarter than initially thought.
- Economists see slow U.S. growth and stubborn inflation well into 2026
- This article looks at how much control the president has over the Fed and interest rates.
- · Artificial intelligence is profoundly <u>limiting some young Americans' employment prospects</u>.
- Only 23% of Americans say you need to earn six figures to be rich.
- Americans are less confident about their financial futures—except for those without children.
- Some affluent consumers are <u>planning trips to Europe to buy luxury goods</u>, with the goal of bringing them back tariff-free.

HOUSING NEWS

- The average 30-year mortgage rate <u>fell to a 10-month low</u>.
- Pending home sales dipped 0.4% last month.
- New homes sales <u>fell in July</u>.
- More homeowners are <u>pulling their properties off the market</u>.
- These were the top 10 most expensive ZIP codes in July.
- Despite new rules designed to shake up how agents are paid, <u>real estate commissions a year later remain largely unchanged</u>.
- A new study by Truework warns that younger homebuyers are <u>banking too heavily on refinancing in</u> the future.
- Hundreds of thousands of apartments <u>will be built in the U.S. this year</u> with most concentrated in one region.
- According to realtor.com, these are the top metropolitan areas for new construction.
- $\underline{\text{Here's a look}}$ at why the U.S. housing market is stuck.
- The home flipping market is showing signs of a slowdown.

NEW YORK UPDATE

- Penn Station construction set to begin in 2027 for its \$7 billion redevelopment project.
- These are the top 10 reasons subway trains are delayed.
- Amtrak has rolled out its NextGen Acela trains.
- Charles Cohen is selling 623 Fifth Avenue to Vornado Realty Trust for less than half its assigned value.



TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	109 East 79th Street	PH16	\$33,000,000	8/18/2025
Condo	432 Park Avenue	52C	\$14,650,000	8/20/2025
Townhouse	85 Charles Street	Townhouse	\$11,500,000	8/20/2025
Townhouse	163 West 87th Street	Townhouse	\$9,175,000	8/19/2025
Condo	145 Hudson Street	7B	\$8,750,000	8/14/2025

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	43 Dean Street	Townhouse	\$5,350,000	8/11/2025
Condo	323 Bergen Street	PH704W	\$5,098,750	8/11/2025
Townhouse	362 Clinton Street	Townhouse	\$4,650,000	8/18/2025
Townhouse	181 Waverly Avenue	Townhouse	\$4,250,000	8/15/2025
Townhouse	628 Carlton Avenue	Townhouse	\$3,950,000	8/14/2025

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	27-20 42nd Road	9B	\$2,392,888	8/15/2025
Townhouse	117-06 Park Lane South	Townhouse	\$2,150,000	8/12/2025
Townhouse	13-22 Jackson Avenue	Townhouse	\$2,100,000	8/6/2025
Townhouse	73-18 137th Street	Townhouse	\$2,000,000	8/21/2025
Townhouse	70-50 45th Avenue	Townhouse	\$1,988,000	8/15/2025

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	4671 Grosvenor Avenue	Townhouse	\$3,003,838	7/24/2025
Townhouse	1822 Crotona Avenue	Townhouse	\$1,750,000	8/18/2025
Townhouse	630 Baker Avenue	Townhouse	\$1,130,000	8/15/2025
Townhouse	2711 Bruckner Boulevard	Townhouse	\$1,100,000	8/8/2025
Townhouse	2790 Creston Avenue	Townhouse	\$1,075,000	8/8/2025

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





