

Aug 30

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 [ruled that most of President Trump's global tariffs are illegal](#) 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 [increased more than expected in July](#).
- President Trump's tariffs [helped increase revenue for some U.S. businesses](#).
- 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 [limiting some young Americans' employment prospects](#).
- [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 [planning trips to Europe to buy luxury goods](#), with the goal of bringing them back tariff-free.

HOUSING NEWS

- The average 30-year mortgage rate [fell to a 10-month low](#).
- [Pending home sales](#) dipped 0.4% last month.
- New homes sales [fell in July](#).
- More homeowners are [pulling their properties off the market](#).
- [These were the top 10](#) most expensive ZIP codes in July.
- Despite new rules designed to shake up how agents are paid, [real estate commissions a year later remain largely unchanged](#).
- A new study by Truework warns that younger homebuyers are [banking too heavily on refinancing in the future](#).
- Hundreds of thousands of apartments [will be built in the U.S. this year](#) — with most concentrated in one region.
- According to realtor.com, these are the [top metropolitan areas for new construction](#).
- [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](#).

WEEK
LAST

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.