

Sep 6

2025 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

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

TOP STORY

JOB GROWTH WEAKER THAN EXPECTED IN AUGUST

- [Payrolls rose by just 22,000 last month](#), much lower than the 75,000 forecast.
- According to ADP, private-sector hiring [rose by 54,000 in August](#).
- The number of job openings [fell by 176,000 to 7.181 million](#) in July.
- [Jobless claims rose more than expected](#) in the week ending August 30.
- [Here's why](#) analysts say the job market has weakened — and what to do about it.

ECONOMIC HEADLINES

- [The S&P 500 and Nasdaq were up last week](#), while the Dow was slightly lower.
- [Here's what](#) President Trump's tariff loss in court means for shippers and the billions in trade duties collected by U.S. government.
- The president has asked the Supreme Court to quickly hear an appeal to overturn [lower court decisions that found many of his tariffs illegal](#).
- U.S. manufacturing activity [contracted for the sixth straight month](#).
- The U.S. trade deficit [widened sharply in July](#).
- U.S. worker productivity [grew faster than initially thought](#) in the second quarter.
- According to a PricewaterhouseCoopers survey, holiday spending is set for its [steepest drop since the pandemic](#).
- The number of 401(k) accounts with a balance of \$1 million or more [has risen to a record 595,000](#).

HOUSING NEWS

- Mortgage rates fell to their [lowest level since October 2024](#).
- After the August jobs report came out, mortgage rates posted [their biggest one-day drop in over a year](#).
- [Mortgage applications fell 1.2%](#) during the week ending August 29.
- The Trump administration is considering [emergency measures to address the housing affordability crisis](#).
- This article helps you decide if you should [buy or rent a home](#).
- According to Kiplinger, [here's how to know](#) if you should lock in a rate now or let it float until closing.
- [Here are 20 red flags](#) that scream “don't buy this house.”

NEW YORK UPDATE

- Mayor Adams said he is [staying in the mayoral race](#).
- Manhattan office leasing is on track to hit [highest volume since 2019](#).
- The NYC Comptroller's office [gave 56% of the city's bus lines a D or F for their performance](#).
- Norway's \$2 trillion sovereign wealth fund has announced a [\\$542.6 million investment in prime Manhattan real estate](#).

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	730 Fifth Avenue	24A	\$55,000,000	8/20/2025
Condo	400 West 12th Street	TH3	\$17,200,000	8/19/2025
Condo	151 East 58th Street	PH55W	\$16,500,000	8/21/2025
Condo	20 East 76th Street	11A	\$15,000,000	8/26/2025
Condo	20 East 76th Street	11C	\$12,000,000	8/27/2025

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	524 Manhattan Avenue	8A	\$5,975,000	8/13/2025
Townhouse	233 Bergen Street	Townhouse	\$5,850,000	8/15/2025
Townhouse	2136 East 3rd Street	Townhouse	\$5,800,000	8/27/2025
Townhouse	272 Lafayette Avenue	Townhouse	\$4,800,000	8/28/2025
Townhouse	47 Orient Avenue	Townhouse	\$3,850,000	8/20/2025

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	164-33 76th Road	Townhouse	\$2,600,000	8/20/2025
Townhouse	33-05 Broadway	Townhouse	\$2,500,000	8/21/2025
Condo	22-18 Jackson Avenue	601	\$2,350,000	8/25/2025
Townhouse	149-32 19th Avenue	Townhouse	\$2,270,698	8/20/2025
Condo	22-18 Jackson Avenue	208	\$2,100,000	8/21/2025

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2096 Ryer Avenue	Townhouse	\$1,400,000	8/14/2025
Townhouse	500 Logan Avenue	Townhouse	\$1,250,000	8/26/2025
Townhouse	3087 Alan Place	Townhouse	\$1,210,000	8/14/2025
Townhouse	5749 Faraday Avenue	Townhouse	\$1,190,000	8/18/2025
Townhouse	1495 Bryant Avenue	Townhouse	\$1,066,000	8/14/2025

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