

# Sep 13

## 2025 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

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

### ECONOMIC HEADLINES

- Consumer prices rose 2.9% over the past year.
- Wholesale prices unexpectedly fell in August.
- The Nasdaq closed at a record high on Friday.
- Weekly jobless claims rose to their highest level in almost four years.
- Job growth during the 12 months ending March was revised downward by 911,000.
- The Labor Department's Office of Inspector General is reviewing the BLS's data-collection efforts.
- U.S. household wealth rose to a record \$176.3 trillion in the second quarter.
- Treasury Secretary Bessent warned of massive refunds if the Supreme Court rules against tariffs.
- Unemployment, inflation and GDP growth will be worse this year than projected, according to the Congressional Budget Office.
- Worker confidence in the ability to move from one job to another is at a record low, according to a New York Federal Reserve survey.
- For the first time in over 60 years, the gender pay gap widened 2 years in a row.
- According to the Census Bureau, real median income rose slightly in 2024 to \$83,730.
- Americans' support for capitalism has fallen to record low according to a recent Gallup poll.
- Fitch Ratings has nudged up its world growth outlook for 2025.
- 46% of Gen Z workers have already tapped their retirement savings.

### HOUSING NEWS

- Mortgage rates fell again, hitting an 11-month low.
- Mortgage demand rose to its highest level in three years.
- According to the Census Bureau, homeownership costs have risen 26% over the past five years.
- Realtor.com has released their August Monthly Housing Market Trends Report.
- Many housing markets in the U.S. are facing a shortage of homebuyers.
- Here's how to get a better mortgage rate as the 30-year fixed rate nears a one-year low.
- Realtor.com has issued their 2025 Housing and Climate Risk Report.
- Here's where homeowner's insurance costs the most and the least.
- The U.S. Treasury Department is cracking down on money laundering in all-cash home purchases.
- These seven major cities are favoring buyers as the U.S. housing market reaches a 'rare state of balance'.

### New York Update

- The LIRR may strike this week for the first time in over 30 years.
- Mayor Adams hinted at potentially dropping out of the mayoral race while addressing a group of civic and business leaders.
- Property owners resigned to Zohran Mamdani winning the mayoral election are now looking for ways to work with him.
- NYC developers are constructing 99-unit buildings to avoid the wage requirements of the 485-x tax program.
- These are the 57 richest people who call New York home.
- A new political action committee in NYC aims to spend \$3 million in support of ballot measures that could make it easier to build housing as the city faces its worst shortage in decades.

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	16 East 64th Street	Townhouse	\$21,000,000	9/4/2025
Condo	330 Spring Street	12A	\$14,999,999	9/3/2025
Co-op	1010 Fifth Avenue	2ADE	\$14,000,000	9/3/2025
Townhouse	344 West 22nd Street	Townhouse	\$13,100,000	8/27/2025
Townhouse	171 East 73rd Street	Townhouse	\$12,112,500	9/3/2025

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	2011 East 5th Street	Townhouse	\$8,500,000	9/2/2025
Condo	8 South 4th Street	PH1A	\$7,450,000	8/28/2025
Townhouse	101 Park Place	Townhouse	\$7,150,000	8/29/2025
Townhouse	323 Garfield Place	Townhouse	\$6,100,000	8/26/2025
Townhouse	930 East 9th Street	Townhouse	\$5,900,000	8/27/2025

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	3 Court Square	2411	\$2,600,000	8/25/2025
Townhouse	71-38 Harrow Street	Townhouse	\$2,200,000	8/27/2025
Townhouse	5-12 Grandview Avenue	Townhouse	\$2,100,000	8/26/2025
Condo	78-29 Austin Street	311	\$1,914,000	8/25/2025
Townhouse	724 Reads Lane	Townhouse	\$1,900,000	8/21/2025

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	4617 Delafield Avenue	Townhouse	\$2,500,000	8/27/2025
Townhouse	255 East 201st Street	Townhouse	\$2,305,000	9/4/2025
Townhouse	465 East 143rd Street	Townhouse	\$1,350,000	8/26/2025
Townhouse	907 Clarence Avenue	Townhouse	\$1,200,000	8/27/2025
Townhouse	928 Pierce Avenue	Townhouse	\$1,180,000	8/29/2025

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