

Jul 19

2025 LAST WEEK IN RESEARCH

LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#)

ECONOMIC HEADLINES

- Inflation picked up in June, with the CPI [2.7% higher than a year ago](#).
- The producer price index [was flat in June](#).
- [Retail sales rose](#) more than expected last month.
- The S&P 500 and Nasdaq [posted gains last week](#), while the Dow fell slightly.
- Initial claims for unemployment fell to [their lowest level in three months](#).
- President Trump threatened to impose “secondary tariffs” on Russia’s trade partners “at about 100%” [if President Putin does not agree to a deal to end his invasion of Ukraine in 50 days](#).
- The largest Wall Street banks [posted better-than-expected results](#) in the second quarter.
- Economists this month [dialed back their earlier pessimism](#) that U.S. trade policies would lead to slower growth and higher inflation this year.
- [President Trump denied](#) that he plans to fire Federal Reserve Chairman Jerome Powell.
- The Port of Los Angeles says that [shipping container traffic has increased](#) as importers race to beat the latest deadlines set by President Trump for tariffs.
- [Here are 10 of the most expensive cities](#) for high-net-worth individuals, according to Swiss bank Julius Baer.
- International inbound travel to the U.S. [shows mixed recovery](#).
- Insurers just marked the [costliest first half of the year since 2011](#).

HOUSING NEWS

- [Mortgage demand fell 10%](#) in the week ending July 11.
- [Mortgage rates rose](#) for the second straight week.
- According to NAR, [international buyer demand rose](#) for the first time in eight years.
- Nearly one-third of major U.S. housing markets [now see falling home prices](#).
- Housing starts [rose in June](#).
- [These were](#) the hottest housing markets in June, according to realtor.com.
- Homebuilders are slashing prices [at the highest rate in three years](#).
- [About 5.5 million more households](#) would be able to afford a home if rates drop to 6%, according to NAR.
- The ‘lock-in effect’ [is making it harder to buy a home](#)—even if mortgage rates fall.
- More than 60 real estate agents nationwide [have lost a combined \\$15 million in cryptocurrency scams](#).

NEW YORK UPDATE

- [New York City braces for wealth flight](#) with Mamdani’s political rise.
- NYC’s office vacancy rate [is the lowest of any major city](#), according to JLL.
- According to the NYC Comptroller, 44 office-to-residential conversions [could produce as many as 17,400 homes](#).
- Andrew Cuomo launched an independent bid [for New York City mayor](#).
- The NYC Comptroller’s Office has released its [Monthly Economic and Fiscal Outlook for July](#).
- NYC has finally released [its rules for basement and backyard apartments](#).
- [14 NYC restaurants](#) were added to the Michelin Guide 2025.
- [Manufacturing activity picked up slightly](#) in New York State in July.

LAST WEEK

TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	111 Murray Street	PH2	\$28,100,000	7/10/2025
Condo	111 West 57th Street	43	\$21,250,000	6/27/2025
Townhouse	150 West 15th Street	Townhouse	\$14,999,999	6/27/2025
Co-Op	1120 Fifth Avenue	PHB	\$14,000,000	7/8/2025
Townhouse	161 East 74th Street	Townhouse	\$8,675,000	7/8/2025

TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	96 South 2nd Street	Townhouse	\$5,716,200	6/26/2025
Townhouse	176 State Street	Townhouse	\$5,690,000	7/1/2025
Townhouse	785 Carroll Street	Townhouse	\$4,965,000	6/20/2025
Townhouse	3447 Bedford Avenue	Townhouse	\$4,800,000	7/1/2025
Townhouse	871 Driggs Avenue	Townhouse	\$4,100,000	7/8/2025

TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	199-07 Epsom Course	Townhouse	\$3,500,000	7/14/2025
Townhouse	184-28 Midland Parkway	Townhouse	\$2,999,000	7/7/2025
Townhouse	85-23 214th Street	Townhouse	\$2,998,000	6/23/2025
Condo	3 Court Square	6011	\$2,800,000	7/1/2025
Townhouse	5-18 Parsons Boulevard	Townhouse	\$2,500,000	6/26/2025

TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	791 West 254th Street	Townhouse	\$2,325,000	6/27/2025
Townhouse	4239 Digney Avenue	Townhouse	\$1,473,500	6/13/2025
Townhouse	5204 Arlington Avenue	Townhouse	\$1,350,000	6/30/2025
Townhouse	928 Throgmorton Avenue	Townhouse	\$1,250,000	6/25/2025
Townhouse	1844 Andrews Avenue South	Townhouse	\$1,219,000	6/23/2025

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