

#### LATEST BHS MARKET REPORTS

Manhattan Weekly Contract Signed / Crossing the Line Podcast / August Manhattan Inventory

### **ECONOMIC HEADLINES**

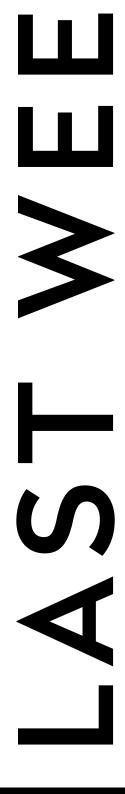
- The Dow Jones Industrial Average closed at a record high on Friday.
- Fed Chairman Powell opened the door to rate cuts during his speech in Jackson Hole, Wyoming.
- Researchers at the San Francisco Fed have created a new warning gauge for recessions, the Labor Market Stress Indicator.
- President Trump has expanded 50% steel and aluminum tariffs to include 407 additional product types.
- S&P expects 'meaningful tariff revenue' to offset the impact of President Trump's tax bill.
- The U.S. and the EU established a written framework for the trade deal agreed to on July 27.
- Treasury Secretary Bessent said <u>he expects a big jump in revenues from President Trump's tariffs</u>, and that money would be used to pay down the federal debt.
- Federal Reserve officials worried at their July meeting <u>about the state of the labor market and inflation</u>, though most agreed that it was too soon to lower interest rates.
- U.S. manufacturing is expanding at the <u>fastest rate in more than three years</u>.
- President Trump said the U.S. will not approve wind or solar power projects.
- The U.S. government has taken a 10% stake in Intel.
- Here's how far a \$100,000 salary goes after taxes in every U.S. state.

#### HOUSING NEWS

- Mortgage rates were unchanged last week.
- Existing home sales unexpectedly ticked up in July.
- Here's what's keeping homebuyers on the sidelines despite mortgage rates hitting a 10-month low.
- Homebuyers have <u>lost thousands of dollars in spending power</u> since 2019.
- · Homebuilder sentiment remained weak in August.
- Housing starts unexpectedly rose in July.
- <u>Doing these 5 key steps</u> 'will allow you to move quickly' for a mortgage refinance.
- Realtor.com has issued their list of the most popular school districts this moving season.
- The senior living market can't keep up with demand as baby boomers age

### **NEW YORK UPDATE**

- Mayor Adams' former chief advisor among seven people facing new charges in City Hall corruption probe.
- The MTA has approved a \$2 billion contract for work on phase two of the Second Avenue Subway.
- The NYC Economic Development Corporation has released their <u>August Economic Snapshot</u>.
- Downtown Brooklyn on pace for its biggest year for housing yet.
- The MTA plans to launch a daily pass aimed at hybrid workers.
- Here's everything you ever wanted to know about payments in lieu of taxes.



## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	157 West 57th Street	51C	\$14,950,000	8/14/2025
Condo	443 Greenwich Street	5G	\$13,300,000	8/7/2025
Condo	201 East 74th Street	23rd Floor	\$12,390,448	8/8/2025
Со-ор	953 Fifth Avenue	13/14	\$12,000,000	8/13/2025
Со-ор	9 East 79th Street	6/7	\$10,500,000	8/12/2025

# TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	647 Baltic Street	Townhouse	\$5,650,000	8/15/2025
Townhouse	16 Verandah Place	Townhouse	\$5,625,000	8/11/2025
Townhouse	461 11th Street	Townhouse	\$5,500,000	8/14/2025
Townhouse	10 Polhemus Place	Townhouse	\$5,350,000	8/8/2025
Townhouse	201 6th Avenue	Townhouse	\$4,995,000	8/7/2025

# TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	32-53 35th Street	Townhouse	\$2,150,000	8/14/2025
Townhouse	245-51 61st Avenue	Townhouse	\$2,016,135	8/6/2025
Condo	27-28 Thomson Avenue	235	\$1,740,000	8/14/2025
Townhouse	60-23 Woodbine Street	Townhouse	\$1,700,000	8/1/2025
Townhouse	110-39 63rd Avenue	Townhouse	\$1,700,000	8/6/2025

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	4 Alderbrook Road	Townhouse	\$2,600,000	8/7/2025
Townhouse	2960 Cruger Avenue	Townhouse	\$1,990,000	7/31/2025
Townhouse	2733 Creston Avenue	Townhouse	\$1,500,000	8/13/2025
Townhouse	220 Outlook Avenue	Townhouse	\$1,460,000	7/31/2025
Townhouse	3841 Orloff Avenue	Townhouse	\$1,200,000	8/7/2025

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





