

Aug 23

2025 LAST WEEK IN RESEARCH

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 [he expects a big jump in revenues from President Trump's tariffs](#), and that money would be used to pay down the federal debt.
- Federal Reserve officials worried at their July meeting [about the state of the labor market and inflation](#), though most agreed that it was too soon to lower interest rates.
- U.S. manufacturing is expanding at the [fastest rate in more than three years](#).
- 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 [lost thousands of dollars in spending power](#) since 2019.
- Homebuilder sentiment [remained weak in August](#).
- Housing starts [unexpectedly rose in July](#).
- [Doing these 5 key steps](#) '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 [August Economic Snapshot](#).
- 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.

WEEK
LAST

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
Co-op	953 Fifth Avenue	13/14	\$12,000,000	8/13/2025
Co-op	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.