

# Oct 11

## 2025 LAST WEEK IN RESEARCH

Latest BHS Market Reports

[Manhattan Weekly Contract Signed](#) / [Crossing the Line Podcast](#) / [3Q25 Brooklyn Apartments](#)  
[3Q25 Queens](#) / [3Q25 Riverdale](#) / [September New Rental Listings](#) / [September Rental Concessions](#)

### ECONOMIC HEADLINES

- President Trump said the U.S. would impose a new tariff of 100% on imports from China “over and above any Tariff that they are currently paying,” starting on Nov. 1.
- Stocks tanked on Friday, after President Trump announced the additional tariff on China.
- Weekly jobless claims ticked up in the last week of September, according to data from Haver Analytics.
- The price of gold reached \$4,000 an ounce for the first time ever.
- The dollar is around a two-month high despite the US government shutdown.
- While Fed officials agreed to cut rates, they did debate how many cuts were coming.
- The Trump administration has resumed student loan forgiveness for some borrowers.
- Online holiday spending is expected to rise 5.3% this year to \$253.4 billion.
- The IRS announced the new federal income tax brackets for 2026.
- Americans are increasingly concerned about their financial situation amid expectations that inflation could pick up.
- The World Trade Organization on Tuesday hiked its forecast for global trade growth in 2025.

### HOUSING NEWS

- The average rate on a 30-year U.S. mortgage edged lower this week, returning to its lowest level in about a year.
- Homeowners are pouncing on the tiniest drop in mortgage rates.
- Mortgage applications fell 4.7% in the week ending October 3.
- A recent survey found that buyers are most willing to accept these trade-offs.
- Homeowners and real estate agents are using artificial intelligence to virtually enhance photos in real estate listings.
- One-third of all homes sold in the first half of 2025 were paid for in all cash.
- Realtor.com has issued their September 2025 Monthly Housing Market Trends Report.
- A slow housing market could be great for buyers.
- This article explains how the president can affect mortgage rates.
- President Trump has called on homebuilders to boost construction of new homes and bring prices down.
- The death of the American shopping mall is helping to tackle the housing crisis.

### NEW YORK UPDATE

- Credit-rating agencies Moody's, S&P Global, Fitch Ratings and KBRA have praised the city's fiscal policies, budget reserves, revenue growth and economic recovery.
- The availability rate of NYC retail space is at an all-time low.
- The City Council's land use committees approved the Jamaica Neighborhood Plan, which will approve almost 12,000 new homes.
- Legal marijuana sales reached a record \$214.4 million in August.

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## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	220 Central Park South	25A	\$16,150,000	9/24/2025
Condo	104 Wooster Street	4S	\$8,375,000	10/1/2025
Condo	175 East Broadway	10B	\$7,495,000	8/26/2025
Co-op	1100 Park Avenue	15B	\$7,250,000	9/30/2025
Condo	62 Beach Street	3E	\$6,550,000	9/19/2025

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	405 Sackett Street	Townhouse	\$7,700,000	9/29/2025
Townhouse	2174 East 4th Street	Townhouse	\$7,000,000	9/29/2025
Townhouse	230 Bergen Street	4	\$5,650,000	9/29/2025
Condo	265 State Street	1601	\$3,850,000	9/16/2025
Townhouse	151 Hawthorne Street	Townhouse	\$3,800,000	9/29/2025

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	186-20 Troon Road	Townhouse	\$2,700,000	10/3/2025
Townhouse	32-23 214th Street	Townhouse	\$2,480,000	9/25/2025
Townhouse	41-69 Summit Court	Townhouse	\$2,380,000	9/26/2025
Townhouse	144-21 South Drive	Townhouse	\$2,330,000	6/12/2025
Townhouse	30 Tennis Place	Townhouse	\$2,248,000	10/1/2025

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	4570 Henry Hudson Parkway East	Townhouse	\$2,000,000	10/3/2025
Townhouse	783 Dawson Street	Townhouse	\$1,782,284	9/8/2025
Townhouse	4417 Tibbett Avenue	Townhouse	\$1,700,000	9/25/2025
Townhouse	3007 Netherland Avenue	Townhouse	\$1,525,000	9/30/2025
Townhouse	278 Alexander Avenue	Townhouse	\$1,410,000	10/3/2025

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