



THE SOLDANO REPORT

BAY RIDGE MONTHLY REAL ESTATE UPDATE

Co-Op, Condo, Single Family Multi-Family Summary

NEW INVENTORY

50

TOTAL CONTRACTS SIGNED

27

TOTAL CLOSED SALES

32

HIGHEST CLOSING PRICE

\$2,300,000

October 2024 Edition

Bay Ridge's real estate market showed positive shifts in October compared to September, with inventory rising to 50 new listings from the previous month's 43. Signed contracts saw a notable increase from 18 to 27, reflecting an uptick in buyer interest.

Single-family homes were particularly active, with contract signings doubling from the previous month. Multi-family homes gained traction with six additional listings.

The co-op sector also showed growth, with contracts rising from 10 to 13. Overall, the Bay Ridge market demonstrated resilience and steady demand heading further into the fall season.

PROVIDED TO OUR BAY RIDGE
NEIGHBORS COMPLIMENTS OF



SOLDANO
— REALTY —

www.SoldBySoldano.com/SoldanoReport

For a Free Market Analysis of
Your Home Call Us Today at
718-333-5233



View Online

CO-OPS

- 21 New Co-ops hit market in October, up from 18 in September
- 13 Co-ops entered into contract, up from 10 in September
- The highest sold Co-op was a 2 bedroom 1 Bath for \$570,000
- Average Days on Market for Co-ops is around 4 months

OCTOBER NEW LISTINGS								
# Bedrooms	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market	
Studios	⇒ 4	↓ \$280,000	↓ \$198,000	↓ \$228,000	↓ 408	↑ \$554	↑ 12	
1 Beds	↑ 10	↑ \$525,000	↓ \$245,000	↑ \$382,100	↑ 792	↓ \$482	↓ 41	
2 Beds	↑ 6	↑ \$769,000	↓ \$350,000	↑ \$563,148	↑ 1025	↑ \$504	↑ 27	
3 Beds	↑ 1	↑ \$799,000	↑ \$799,000	\$799,000	1500	\$533	↓ 3	
Totals	↑ 21	↑ \$799,000	↓ \$198,000	↑ \$493,062	↑ 931	↑ \$518	↑ 83	

*DOM = Days On Market *Tot. On Market = Total Coops On Market Overall, All Months
 *PPSFT = Price Per Square Foot *Avg. = Average \$ = Price T= Square Footage
 ↑ = Higher Than Last Month
 ↓ = Lower Than Last Month

OCTOBER IN CONTRACT								
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract	
Studios	↓ -	↓ -	↓ -	-	-	-	↑ 9	
1 Beds	↑ 7	↓ \$499,999	↓ \$238,999	↓ \$359,700	↓ 80	↓ \$461	↓ 24	
2 Beds	↑ 6	↑ \$799,000	↓ \$339,000	↑ \$528,333	↑ 154	↑ \$521	⇒ 19	
3 Beds	⇒ -	⇒ -	⇒ -	-	-	-	↓ 0	
Totals	↑ 13	↑ \$799,000	↑ \$238,999	↑ \$444,017	↓ 117	↑ \$491	↓ 52	

*Tot. In Contract = Total Coops On Market Overall, All Months

OCTOBER SOLD LISTINGS								
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP	
Studios	↑ 2	↑ \$229,000	↓ \$165,000	↓ \$197,000	243	↓ \$538	↑ 98.53%	
1 Beds	↑ 6	↑ \$525,000	↑ \$319,000	↓ \$393,833	↓ 84	↑ \$498	↑ 98.58%	
2 Beds	↓ 4	↓ \$570,000	↓ \$425,000	↓ \$488,125	↑ 107	↓ \$482	⇒ 95.88%	
3 Beds	↓ -	↓ -	↓ -	-	-	-	-	
Totals	↓ 12	↓ \$570,000	↓ \$165,000	↓ \$359,853	↑ 144	↓ \$506	↑ 97.66%	

*Avg. SP Vs LP = Average Sold Price Versus List Price

CONDOS

- October saw no new condos hit the market
- Of the 18 total condos on market, only 1 went into contract in September and 1 into contract in October
- The highest selling condo in October was \$1,088,509
- A rare studio condo sold in October for \$365,000 for its asking price

OCTOBER NEW LISTINGS								
# Bedrooms	# New	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. On Market	
Studios	⇒ -	⇒ -	⇒ -	-	-	-	⇒ -	
1 Beds	↓ -	↓ -	↓ -	-	-	-	↓ 2	
2 Beds	⇒ -	⇒ -	⇒ -	-	-	-	↑ 13	
3 Beds	⇒ -	⇒ -	⇒ -	-	-	-	⇒ 1	
Totals	↓ -	↓ -	↓ -	-	-	-	⇒ 16	

*DOM = Days On Market *Tot. On Market = Total Condos On Market Overall, All Months
 *PPSFT = Price Per Square Foot *Avg. = Average \$ = Price

OCTOBER IN CONTRACT								
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract	
Studios	⇒ -	⇒ -	⇒ -	-	-	-	⇒ -	
1 Beds	↑ 1	↑ \$559,000	↑ \$559,000	\$559,000	37	\$665	↑ 1	
2 Beds	↓ -	↓ -	↓ -	-	-	-	↓ 2	
3 Beds	⇒ -	⇒ -	⇒ -	-	-	-	⇒ -	
Totals	⇒ 1	↓ \$559,000	↓ \$559,000	↓ \$559,000	↓ 37	↓ \$665	↓ 3	

*Tot. In Contract = Total Condos In Contract Overall, All Months

OCTOBER SOLD LISTINGS								
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP	
Studios	↑ 1	↑ \$365,000	↑ \$365,000	\$365,000	41	\$913	↑ 100.00%	
1 Beds	⇒ -	⇒ -	⇒ -	-	-	-	⇒ -	
2 Beds	↑ 3	↑ \$1,088,509	↓ \$775,000	↓ \$904,170	↓ 38	↓ \$901	↑ 98.81%	
3 Beds	⇒ -	⇒ -	⇒ -	-	-	-	⇒ -	
Totals	↑ 4	↑ \$1,088,509	↓ \$365,000	↓ \$634,585	↓ 39	↓ \$907	↑ 99.41%	

*Avg. SP Vs LP = Average Sold Price Versus List Price

SINGLE FAMILY HOMES

- 15 new Single Family Homes hit the market in October, about the same as September

OCTOBER NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market
Attached	3	\$1,450,000	\$899,000	\$1,249,296	1577	\$827	2
Attached + Parking	1	\$998,000	\$998,000	\$998,000	-	-	8
Semi-Detached	5	\$2,498,000	\$995,000	\$1,444,400	1533	\$936	13
Detached	6	\$3,500,000	\$1,325,000	\$2,270,667	2713	\$849	21
Totals	15	\$3,500,000	\$899,000	\$1,490,591	1941	\$871	44

*DOM = Days On Market *Tot. On Market = Total Single Family Homes On Market Overall, All Months
 *PPSFT = Price Per Square Foot *Avg. = Average *\$ = Price SQFT = Square Footage

- 8 Homes Entered into Contract in October, doubling September's total

OCTOBER IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract
Attached	3	\$1,600,000	\$1,150,000	\$1,441,667	22	\$854	3
Attached + Parking	-	-	-	-	-	-	3
Semi-Detached	1	\$1,550,000	\$1,550,000	\$1,550,000	88	\$903	3
Detached	4	\$3,599,000	\$1,050,000	\$1,948,500	70	\$873	9
Totals	8	\$3,599,000	\$1,050,000	\$1,646,722	60	\$877	18

*Tot. In Contract = Total SFH In Contract Overall

- The highest selling Single Home was \$1,350,000
- Average Days on Market For Pending Sales was 60 Days

OCTOBER SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Attached	1	\$900,000	\$900,000	\$900,000	-	\$752	100%
Attached + Parking	1	\$950,000	\$950,000	\$950,000	57	\$642	83%
Semi-Detached	5	\$1,350,000	\$900,000	\$1,112,600	207	\$630	94%
Detached	-	-	\$0	-	-	-	-
Totals	7	\$1,350,000	\$900,000	\$987,533	132	\$675	92%

*Avg. SP VS LP = Average Sold Price Versus List Price

MULTI FAMILY HOMES

- 14 New Multi Families hit market in October, 6 more than September

OCTOBER NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market
Two Family	9	\$2,850,000	\$1,100,000	\$1,637,889	2623	\$647	33
Three Family	-	-	-	-	-	-	2
4-6 Family	2	\$1,650,000	\$1,299,000	\$1,474,500	4620	\$318	13
Mixed Use	3	\$3,500,000	\$1,750,000	\$2,416,000	4072	\$657	18
Totals	14	\$3,500,000	\$1,100,000	\$1,842,796	3772	\$541	66

*DOM = Days On Market *Tot. On Market = Total Multi-Family On Market Overall *\$ = Price
 *PPSFT = Price Per Square Foot *Avg. = Average SQFT = Square Footage

- 5 Multi Family Homes entered into contract, 2 more than September

OCTOBER IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract
Two Family	4	\$2,288,000	\$1,399,000	\$1,690,000	40	\$702	11
Three Family	1	\$1,998,000	\$1,998,000	\$1,998,000	14	\$500	1
4-6 Family	-	-	-	-	-	-	0
Mixed Use	-	-	-	-	-	-	6
Totals	5	\$2,288,000	\$1,399,000	\$1,844,000	27	\$601	18

*Tot. In Contract = Total coops in contract overall, not just December

- The highest sold Multi-Family home was \$2,288,000

OCTOBER SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Two Family	6	\$1,658,000	\$1,135,000	\$1,395,500	49	\$656	97%
Three Family	-	-	-	-	-	-	-
4-6 Family	2	\$2,300,000	\$1,120,000	\$1,710,000	225	\$412	84%
Mixed Use	1	\$1,300,000	\$1,300,000	\$1,300,000	546	\$377	93%
Totals	9	\$2,300,000	\$1,120,000	\$1,468,500	273	\$482	91%

*Avg. SP Vs LP = Average Sold Price Versus List Price

- Total of 66 Multi-Family/Mixed Use On Market 7 more than September

WANT TO KNOW YOUR HOME'S VALUE?

Call us today and let the experts at Soldano Realty provide you with a free estimate of your home's value with no obligations attached.



718-333-5233



SOLDANO
— REALTY —

9014 3rd Avenue Brooklyn, NY 11209

O: (718)-333-5233

C: (347) 489-3315

E: Daniel.Soldano@SoldanoRealty.com

Have Your Home Sold By Soldano!

www.SoldBySoldano.com

