



THE SOLDANO REPORT

BAY RIDGE MONTHLY REAL ESTATE UPDATE

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

NEW INVENTORY

62

TOTAL CONTRACTS SIGNED

26

TOTAL CLOSED SALES

34

HIGHEST CLOSING PRICE

MULTI FAMILY: \$1,850,000

SINGLE FAMILY: \$2,750,000

March 2025 Edition

In March, Bay Ridge's real estate market gained momentum with increased inventory and a rebound in contract activity.

Single-family homes: saw a strong boost in new listings—rising from 4 to 12—while contracts edged up from 4 to 5.

Multi-family homes: also experienced a jump in inventory, with 14 new listings compared to 8 in February, though contracts dipped slightly from 5 to 3.

Co-ops: continued to lead the market in volume, with 31 new listings (up from 25) and 15 contracts signed—five more than the previous month.

Condos: remained consistent in new listings at 5, but contract activity improved, rising from zero in February to 3 in March.

The market displayed renewed energy, with rising buyer engagement and more sales.

PROVIDED TO OUR BAY RIDGE
NEIGHBORS COMPLIMENTS OF



SOLDANO
— REALTY —

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



View Online

CO-OPS

- 31 New Co-ops hit market in March, 6 more than February

MARCH NEW LISTINGS								
# Bedrooms	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market	
Studios	3	\$239,000	\$235,000	\$237,667	450	\$531	13	
1 Beds	17	\$470,000	\$275,000	\$353,588	702	\$540	51	
2 Beds	11	\$750,000	\$358,000	\$550,091	1026	\$531	23	
3 Beds	-	-	-	-	-	-	1	
Totals	31	\$750,000	\$235,000	\$380,449	726	\$534	88	

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

- 15 Co-ops entered into contract in March, 5 more than February

MARCH IN CONTRACT								
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract	
Studios	1	\$239,000	\$239,000	\$239,000	77	\$385	9	
1 Beds	8	\$350,000	\$268,000	\$317,613	73	\$422	32	
2 Beds	5	\$720,000	\$349,000	\$573,800	171	\$538	15	
3 Beds	1	\$550,000	\$550,000	\$550,000	32	\$381	2	
Totals	15	\$720,000	\$239,000	\$420,103	88	\$432	58	

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

- The highest sold Co-op was \$550,000 and pending \$720,000

MARCH SOLD LISTINGS								
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP	
Studios	1	\$229,000	\$229,000	\$229,000	46	-	93.09%	
1 Beds	6	\$465,000	\$297,000	\$343,667	251	\$426	94.55%	
2 Beds	5	\$550,000	\$350,000	\$463,200	105	\$491	96.96%	
3 Beds	-	-	-	-	-	-	-	
Totals	12	\$550,000	\$229,000	\$345,289	134	\$458	94.87%	

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

- Average Days on Market for pending Co-ops: 88 days

CONDOS

- March saw 5 new condos hit the market, same as February

MARCH NEW LISTINGS								
# Bedrooms	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market	
Studios	1	\$405,000	\$405,000	\$405,000	385	\$1,052	1	
1 Beds	2	\$829,000	\$569,000	\$699,000	693	\$1,006	1	
2 Beds	2	\$949,000	\$948,880	\$948,940	1022	\$933	11	
3 Beds	-	-	-	-	-	-	2	
Totals	5	\$949,000	\$405,000	\$684,313	700	\$997	13	

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

- 3 Condos went into contract in March, 3 more than February

MARCH IN CONTRACT								
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract	
Studios	-	-	-	-	-	-	0	
1 Beds	1	\$649,000	\$649,000	\$649,000	113	\$879	2	
2 Beds	1	\$739,000	\$739,000	\$739,000	132	\$854	2	
3 Beds	1	\$1,200,000	\$1,200,000	\$1,200,000	37	\$800	1	
Totals	3	\$1,200,000	\$649,000	\$862,667	94	\$844	5	

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

- 6 condos closed in March and there are 13 total available now

MARCH SOLD LISTINGS								
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP	
Studios	-	-	-	-	-	-	-	
1 Beds	2	\$638,000	\$425,880	\$531,940	50	\$820	99.15%	
2 Beds	4	\$997,885	\$810,000	\$931,306	98	\$861	103.68%	
3 Beds	-	-	-	-	-	-	-	
Totals	6	\$997,885	\$425,880	\$731,623	74	\$840	101.42%	

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

- The average price of condos in March: \$684,313

SINGLE FAMILY HOMES

- 12 new Single Family Homes

hit the market in March, 8 more than February

- 5 Homes entered into

Contract in March, 1 more than February

- The highest selling home was

\$2,750,000 and the highest in contract was \$1,699,000

- Total Single Family Homes on

Market rose by 7 to 27

MARCH NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market
Attached	1	\$1,575,000	\$1,575,000	\$1,575,000	1600	\$984	2
Attached + Parking	4	\$1,759,000	\$888,000	\$1,246,472	1539	\$859	5
Semi-Detached	3	\$1,390,000	\$1,068,000	\$1,242,000	1384	\$899	8
Detached	4	\$3,250,000	\$1,595,000	\$2,648,250	2794.75	\$1,001	12
Totals	12	\$3,250,000	\$888,000	\$1,677,831	1829	\$936	27

*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

MARCH IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract
Attached	0	—	—	—	—	—	3
Attached + Parking	1	\$1,099,988	\$1,099,988	\$1,099,988	66	\$724	1
Semi-Detached	3	\$1,595,000	\$995,000	\$1,283,000	30	\$1,038	3
Detached	1	\$1,699,000	\$1,699,000	\$1,699,000	123	\$1,084	4
Totals	5	\$1,699,000	\$995,000	\$1,353,996	73	\$948	11

*Tot. In Contract = Total SFH In Contract Overall

MARCH SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Attached	0	—	—	—	—	—	—
Attached + Parking	2	\$1,250,000	\$925,000	\$1,087,500	56.5	\$868	98%
Semi-Detached	3	\$1,690,000	\$1,075,000	\$1,343,333	111.7	\$657	95%
Detached	3	\$2,750,000	\$950,000	\$2,089,629	193	\$1,069	90%
Totals	8	\$2,750,000	\$925,000	\$1,508,821	120.4	\$865	94%

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

MULTI FAMILY HOMES

- 14 New Multi Families hit

market in March, 6 more than February

- 3 Multi-Family Homes

entered into contract, 2 less than February

- The highest sold Multi-

Family home was \$1,850,000

- Total of 64 Multi-

Family/Mixed Use On Market

MARCH NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market
Two Family	6	\$1,828,000	\$1,298,000	\$1,658,333	2386	\$720	22
Three Family	3	\$2,498,000	\$1,850,000	\$2,082,333	2629	\$796	3
4-6 Family	2	\$1,599,000	\$1,550,000	\$1,574,500	—	—	18
Mixed Use	3	\$2,780,000	\$2,200,000	\$2,453,333	4616	\$563	21
Totals	14	\$2,780,000	\$1,298,000	\$1,942,125	3210	\$693	64

*DOM = Days On Market

*Tot. On Market = Total Multi-Family On Market Overall *\$ = Price

*PPSFT = Price Per Square Foot

*Avg. = Average SQFT = Square Footage

MARCH IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract
Two Family	1	\$1,498,000	\$1,498,000	\$1,498,000	102	\$986	9
Three Family	0	—	—	—	—	—	2
4-6 Family	1	\$2,695,000	\$2,695,000	\$2,695,000	—	—	0
Mixed Use	1	\$1,745,000	\$1,745,000	\$1,745,000	606	\$420	4
Totals	3	\$2,695,000	\$1,498,000	\$1,979,333	354	\$703	15

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

MARCH SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Two Family	7	\$1,650,000	\$1,280,000	\$1,458,571	56	\$600	96%
Three Family	1	\$1,850,000	\$1,850,000	\$1,850,000	52	—	93%
4-6 Family	0	—	—	—	—	—	—
Mixed Use	0	—	—	—	—	—	—
Totals	8	\$1,850,000	\$1,280,000	\$1,654,286	54	\$600	94%

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

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

