



THE SOLDANO REPORT

BAY RIDGE MONTHLY REAL ESTATE UPDATE

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

NEW INVENTORY

48 ↓

TOTAL CONTRACTS SIGNED

35 ↑

TOTAL CLOSED SALES

24 ↓

HIGHEST CLOSING PRICE

MULTI FAMILY: \$2,350,000

SINGLE FAMILY: \$1,650,000

April 2025 Edition

In April, Bay Ridge's real estate market showed increased buyer action with more contracts signed, even as overall inventory declined.

Single-family homes: New listings fell from 12 to 6, but contracts rose from 5 to 9, reflecting stronger buyer demand.

Multi-family homes: Listings dipped slightly from 14 to 13, while contracts improved from 3 to 5.

Co-ops: New listings decreased from 31 to 26, yet contracts rose from 15 to 18—indicating continued high interest in co-ops.

Condos: Listings declined from 5 to 3, but contract activity held steady at 3, showing consistent interest.

Despite fewer new listings overall, April's market activity reflected rising buyer urgency and a continued demand for Bay Ridge properties.

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CO-OPS

- 26 New Co-ops hit market in April, 5 less than March
- 18 Co-ops entered into contract in April, 3 more than March
- The highest sold Co-op was \$660,000 and in contract: \$700,000
- Days on Market for pending Co-ops in April: 1 Beds: 121 days, 2 beds: 34 days

APRIL NEW LISTINGS									
# Bedrooms	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market		
Studios	➡	3 ↑	\$275,000 ↓	\$225,000 ↑	\$246,667 ↓	425 ↑	\$581 ↓	12	
1 Beds	↓	16 ↑	\$525,000 ↓	\$250,000 ↓	\$347,312 ↑	725 ↓	\$487 ➡	51	
2 Beds	↓	6 ➡	\$750,000 ↑	\$515,000 ↑	\$613,667 ↑	1088 ↑	\$592 ↑	25	
3 Beds	↑	1 ↑	\$825,000 ↑	\$825,000	\$825,000	1300	\$635 ↑	3	
Totals	↓	26 ↑	\$825,000 ↓	\$225,000 ↑	\$508,161 ↑	884 ↑	\$574 ↑	91	

*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

APRIL IN CONTRACT									
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract		
Studios	↑	3 ↑	\$245,000 ↓	\$200,000 ↓	\$226,667 ↑	410 ↑	\$461 ↑	11	
1 Beds	↑	9 ↑	\$459,000 ↑	\$275,000 ↑	\$359,333 ↑	121 ↑	\$457 ➡	32	
2 Beds	↑	6 ↓	\$700,000 ↑	\$358,000 ↓	\$513,500 ↓	34 ↓	\$493 ↑	17	
3 Beds	↓	— ↓	— ↓	—	—	—	— ➡	2	
Totals	↑	18 ↓	\$700,000 ↓	\$200,000 ↓	\$366,500 ↑	189 ↑	\$471 ↑	62	

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

APRIL SOLD LISTINGS									
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP		
Studios	➡	1 ↑	\$285,000 ↑	\$285,000 ↑	\$285,000 ↑	136	— ↑	98.28%	
1 Beds	↑	8 ↓	\$400,000 ↓	\$290,000 ↑	\$346,250 ↓	141 ↑	\$434 ↑	105.75%	
2 Beds	↓	2 ↑	\$660,000 ↑	\$462,000 ↑	\$561,000 ↓	40	\$504 ↑	100.45%	
3 Beds	➡	— ➡	— ➡	—	—	—	—	—	
Totals	↓	11 ↑	\$660,000 ↑	\$285,000 ↑	\$397,417 ↓	106 ↑	\$469 ↑	101.49%	

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

CONDOS

- April saw 3 new condos hit the market, 2 less than March
- 3 Condos went into contract in April, same as February
- 0 condos closed in April and there are 8 total available now
- The average price of new condos in April: \$832,667

APRIL NEW LISTINGS									
# Bedrooms	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market		
Studios	➡	— ➡	— ➡	—	—	—	— ➡	—	
1 Beds	➡	— ➡	— ➡	—	—	—	— ➡	1	
2 Beds	↓	3 ➡	\$850,000 ↑	\$799,000 ↑	\$832,667 ↓	934 ↑	\$895 ↓	6	
3 Beds	↓	— ↓	— ↓	—	—	—	— ↓	1	
Totals	↓	3 ↓	\$850,000 ↑	\$799,000 ↓	\$832,667 ↓	934 ↑	\$895 ↓	8	

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

APRIL IN CONTRACT									
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract		
Studios	➡	— ➡	— ➡	—	—	—	— ➡	0	
1 Beds	➡	— ➡	— ➡	—	—	—	— ➡	2	
2 Beds	↑	2 ↑	\$825,000 ↑	\$775,000	\$800,000	56	\$824 ↓	2	
3 Beds	↑	1 ↑	\$480,000 ↑	\$480,000	\$480,000	7	\$459 ➡	1	
Totals	↑	3 ↑	\$825,000 ↑	\$480,000	\$640,000	32	\$642 ↓	5	

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

APRIL SOLD LISTINGS									
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP		
Studios	➡	— ➡	— ➡	—	—	—	—	—	
1 Beds	➡	— ➡	— ➡	—	—	—	—	—	
2 Beds	➡	— ➡	— ➡	—	—	—	—	—	
3 Beds	➡	— ➡	— ➡	—	—	—	—	—	
Totals	➡	— ➡	— ➡	—	—	—	—	—	

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

SINGLE FAMILY HOMES

- Only 6 new Single Family Homes hit the market in April, 6 less than March
- 9 Homes entered into Contract in April, 4 more than March
- The highest selling home was \$1,650,000 and the highest in contract was \$2,499,000
- Total Single Family Homes on Market dropped by 4 to 23

APRIL NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market
Attached	1	\$1,499,000	\$1,499,000	\$1,499,000	1652	\$907	4
Attached + Parking	0	—	—	—	—	—	3
Semi-Detached	4	\$1,400,000	\$699,999	\$1,137,500	1311	\$862	7
Detached	1	\$2,750,000	\$2,750,000	\$2,750,000	4256	\$646	9
Totals	6	\$2,750,000	\$699,999	\$1,795,500	2406	\$805	23

*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

APRIL IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract
Attached	—	—	—	—	—	—	4
Attached + Parking	3	\$1,088,888	\$888,000	\$991,963	371.7	\$727	1
Semi-Detached	4	\$1,390,000	\$1,250,000	\$1,289,500	21	\$954	5
Detached	2	\$2,499,000	\$1,595,000	\$2,047,000	32	\$823	4
Totals	9	\$2,499,000	\$888,000	\$1,442,821	141.6	\$835	14

*Tot. In Contract = Total SFH In Contract Overall

APRIL SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Attached	0	—	—	—	—	—	—
Attached + Parking	2	\$1,165,000	\$999,000	\$1,082,000	61.5	\$840	94%
Semi-Detached	2	\$1,550,000	\$1,125,000	\$1,337,500	76.5	\$959	96%
Detached	1	\$1,650,000	\$1,650,000	\$1,650,000	156	\$1,074	97%
Totals	5	\$1,650,000	\$999,000	\$1,356,500	98	\$957	96%

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

MULTI FAMILY HOMES

- 13 New Multi Families hit market in April, 1 less than March
- 5 Multi-Family Homes entered into contract, 2 more than March
- The highest sold Multi-Family home was \$2,350,000
- Total of 67 Multi-Family/Mixed Use On Market

APRIL NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market
Two Family	7	\$1,828,000	\$999,000	\$1,517,557	2354	\$668	26
Three Family	1	\$1,450,000	\$1,450,000	\$1,450,000	2760	\$525	3
4-6 Family	2	\$2,450,000	\$2,399,000	\$2,424,500	—	—	16
Mixed Use	3	\$4,000,000	\$2,100,000	\$3,199,667	3189	\$1,005	22
Totals	13	\$4,000,000	\$999,000	\$2,147,931	2768	\$733	67

*DOM = Days On Market

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

*PPSFT = Price Per Square Foot

*Avg. = Average SQFT = Square Footage

APRIL IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract
Two Family	3	\$1,750,000	\$1,499,000	\$1,649,333	80	\$646	12
Three Family	—	—	—	—	—	—	3
4-6 Family	—	—	—	—	—	—	0
Mixed Use	2	\$2,695,000	\$1,795,000	\$2,245,000	135	\$608	5
Totals	5	\$2,695,000	\$1,499,000	\$1,947,167	107	\$627	20

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

APRIL SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Two Family	4	\$1,680,000	\$1,088,000	\$1,493,250	200	\$554	96%
Three Family	1	\$2,250,000	\$2,250,000	\$2,250,000	128	\$734	90%
4-6 Family	1	\$1,100,000	\$1,100,000	\$1,100,000	—	\$209	100%
Mixed Use	2	\$2,350,000	\$1,055,000	\$1,702,500	35	\$514	94%
Totals	8	\$2,350,000	\$1,055,000	\$1,636,438	121	\$503	95%

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

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