



THE SOLDANO REPORT

BAY RIDGE MONTHLY REAL ESTATE UPDATE

JUNE 2025 Edition

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

NEW INVENTORY

47 ↑

TOTAL CONTRACTS SIGNED

27 ↑

TOTAL CLOSED SALES

24 ↑

HIGHEST CLOSING PRICE

MULTI FAMILY: \$1,828,000

SINGLE FAMILY: \$1,550,000

In June, Bay Ridge's real estate market saw an uptick in inventory for single-family and co-op homes, while multi-family, co-ops and condos pulled back on pending contracts.

- **Single-Family Homes:** Listings rose from 5 to 9, and pending contracts held at 4—showing healthy buyer interest with fresh supply.
- **Multi-Family Homes:** Listings eased from 17 to 16, and contracts declined from 9 to 6—indicating a modest slowdown.
- **Co-ops:** Inventory expanded from 14 to 20, while contracts dipped from 19 to 16—more options led buyers to wait.
- **Condos:** New offerings decreased from 3 to 2, and contracts fell from 3 to 1—reflecting softer condo activity.

June balanced stronger supply in single-family and co-op segments against cautious contract activity elsewhere, highlighting Bay Ridge's varied summer market.

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CO-OPS

- 20 New Co-ops hit market in June, 6 more than May
- 16 Co-ops entered into contract in June, 3 less than May

JUNE NEW LISTINGS									
# Bedrooms	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market		
Studios	↓ 1	↓ \$225,000	⇒ \$225,000	↓ \$225,000	↓ 286	↑ \$787	↓ 11		
1 Beds	↑ 14	↓ \$448,888	↓ \$230,000	↓ \$319,528	↓ 560	↑ \$5,504	↑ 55		
2 Beds	↑ 5	↓ \$679,000	↓ \$488,000	↓ \$585,000	↓ 1016	↓ \$576	↑ 27		
3 Beds	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	↓ 3		
Totals	↑ 20	↓ \$679,000	⇒ \$225,000	↓ \$376,509	↓ 621	↑ \$2,289	↑ 96		

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

- The highest sold Co-op was \$680,000 and in contract: \$750,000

JUNE IN CONTRACT									
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract		
Studios	⇒ 3	↑ \$292,000	↑ \$230,000	↑ \$253,667	↑ 85	↑ \$608	⇒ 12		
1 Beds	↓ 8	↓ \$389,000	↓ \$248,000	↓ \$325,750	↑ 198	↓ \$452	⇒ 31		
2 Beds	↑ 5	↓ \$750,000	↑ \$429,000	↓ \$565,200	↓ 92	↓ \$526	↓ 13		
3 Beds	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	⇒ 1		
Totals	↓ 16	↓ \$750,000	↑ \$230,000	↓ \$381,539	↑ 125	↓ \$529	↓ 57		

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

- Days on Market for pending Co-ops in June: 1 Beds: 198 days, 2 beds: 92 days

JUNE SOLD LISTINGS									
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP		
Studios	↑ 1	↑ \$210,000	↑ \$210,000	\$210,000	77	\$339	87.87%		
1 Beds	↑ 7	↓ \$350,000	↑ \$285,000	↓ \$337,104	↑ 108	↑ \$447	100.34%		
2 Beds	↓ 3	↑ \$680,000	↑ \$400,000	↑ \$514,167	↑ 100	↑ \$500	94.65%		
3 Beds	↓ -	↓ -	↓ -	↓ -	↓ -	↓ -	-		
Totals	↑ 11	↓ \$680,000	↓ \$210,000	↓ \$353,757	↓ 95	↓ \$429	94.29%		

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

CONDOS

- June saw 2 new condos hit market, 1 less than May
- 1 Condo went into contract in June, 1 less than May

JUNE NEW LISTINGS									
# Bedrooms	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market		
Studios	↓ -	↓ -	↓ -	↓ -	↓ -	↓ -	⇒ 1		
1 Beds	↑ 1	↑ \$618,000	↑ \$618,000	\$618,000	672	\$920	↑ 2		
2 Beds	↓ 1	↑ \$999,000	↑ \$999,000	↑ \$999,000	↑ 1025	↑ \$975	↓ 4		
3 Beds	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	⇒ 1		
Totals	↓ 2	↑ \$999,000	↑ \$618,000	↑ \$808,500	↑ 849	↑ \$947	⇒ 8		

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

- 1 condo closed in June and there are 8 total available now

JUNE IN CONTRACT									
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract		
Studios	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	⇒ 0		
1 Beds	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	↓ 1		
2 Beds	↓ 1	↑ \$1,280,000	↑ \$1,280,000	↑ \$1,280,000	↑ 608	↑ \$1,124	↓ 7		
3 Beds	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	↓ 0		
Totals	↓ 1	↑ \$1,280,000	↑ \$1,280,000	↑ \$1,280,000	↑ 608	↑ \$1,124	↓ 8		

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

- Typically condos are seeing at least a 6% list price to sale price discount

JUNE SOLD LISTINGS									
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP		
Studios	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -		
1 Beds	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -	⇒ -		
2 Beds	↑ 1	↑ \$720,000	↑ \$720,000	↑ \$720,000	↓ 56	↓ \$783	92.90%		
3 Beds	↓ -	↓ -	↓ -	↓ -	↓ -	↓ -	⇒ -		
Totals	↓ 1	↑ \$720,000	↑ \$720,000	↓ \$720,000	↓ 56	↓ \$783	⇒ -		

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

SINGLE FAMILY HOMES

- 9 new Single Family Homes hit the market in June, 4 more than May
- 4 Homes entered into Contract in June, same as May
- The highest selling home was \$1,550,000 and the highest in contract was \$1,575,000
- Total Single Family Homes on Market increased by 9 to 28

JUNE NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market
Attached	0	-	-	-	-	-	1
Attached + Parking	3	\$1,399,000	\$1,190,000	\$1,304,667	1650	\$819	9
Semi-Detached	4	\$1,699,000	\$1,250,000	\$1,423,250	1770	\$808	6
Detached	2	\$6,888,000	\$1,680,000	\$4,284,000	4800	\$956	12
Totals	9	\$6,888,000	\$1,190,000	\$2,337,306	2740	\$861	28

*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

JUNE IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract
Attached	1	\$1,575,000	\$1,575,000	\$1,575,000	59	\$984	1
Attached + Parking	1	\$1,048,000	\$1,048,000	\$1,048,000	114	\$879	6
Semi-Detached	2	\$1,400,000	\$699,999	\$1,050,000	37	\$840	7
Detached	0	-	-	-	-	-	2
Totals	4	\$1,575,000	\$699,999	\$1,224,333	70	\$901	16

*Tot. In Contract = Total SFH In Contract Overall

JUNE SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Attached	0	-	-	-	-	-	-
Attached + Parking	1	\$900,000	\$900,000	\$900,000	23	\$962	101%
Semi-Detached	1	\$950,000	\$950,000	\$950,000	27	\$921	95%
Detached	4	\$1,550,000	\$1,200,000	\$1,456,250	90	\$927	95%
Totals	6	\$1,550,000	\$900,000	\$1,102,083	46.67	\$937	97%

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

MULTI FAMILY HOMES

- 16 New Multi Families hit market in June, 1 less than May
- 6 Multi-Family Homes entered into contract in June, 3 less than May
- The highest sold Multi-Family home was \$1,988,000
- Total of 76 Multi-Family/Mixed Use On Market

JUNE NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market
Two Family	7	\$2,295,000	\$1,388,000	\$1,778,714	2899	\$670	29
Three Family	-	-	-	-	-	-	5
4-6 Family	2	\$1,499,000	\$1,350,000	\$1,424,500	-	-	21
Mixed Use	7	\$3,300,000	\$148,000	\$1,949,429	4165	\$465	21
Totals	16	\$3,300,000	\$148,000	\$1,717,548	3532	\$568	76

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

JUNE IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract
Two Family	6	\$1,988,000	\$1,658,000	\$1,795,167	34	\$677	13
Three Family	-	-	-	-	-	-	7
4-6 Family	-	-	-	-	-	-	5
Mixed Use	-	-	-	-	-	-	5
Totals	6	\$1,988,000	\$1,658,000	\$1,795,167	34	\$677	30

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

JUNE SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Two Family	5	\$1,828,000	\$1,200,000	\$1,490,600	111	\$691	93%
Three Family	1	\$1,300,000	\$1,300,000	\$1,300,000	-	-	100%
4-6 Family	-	-	-	-	-	-	-
Mixed Use	-	-	-	-	-	-	-
Totals	6	\$1,828,000	\$1,200,000	\$1,395,300	111	\$691	96%

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

WANT TO KNOW YOUR HOME'S VALUE?

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