# THE SOLDANO REPORT

## BAY RIDGE MONTHLY REAL ESTATE UPDATE

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

**NEW INVENTORY**
**46 ↓**

**TOTAL CONTRACTS SIGNED**
**30 ↑**

**TOTAL CLOSED SALES**
**44 ↑**

**HIGHEST CLOSING PRICE**

**MULTI FAMILY: $1,950,000**

**SINGLE FAMILY: $2,735,000**

### JULY 2025 Edition

In July, Bay Ridge's real estate market tightened in single-family and co-ops, while condos and multi-family saw firmer contract momentum or steadiness.

- **Single-Family Homes:** Listings fell from 9 to 6, while pending contracts rose from 4 to 7—tighter supply, stronger buyer follow-through.
- **Multi-Family Homes:** Listings ticked up from 16 to 18, with contracts holding at 6—more options, steady demand.
- **Co-ops:** Inventory eased from 20 to 17, and contracts slipped from 16 to 13—buyers a bit more selective here.
- **Condos:** Listings increased from 2 to 5, and contracts climbed from 1 to 4—clear rebound in activity.

Overall, July paired leaner single-family and co-op supply with steady-to-stronger contract activity elsewhere, highlighting Bay Ridge's mid-summer rebalancing.

# CO-OPS

- 17 New Co-ops hit market in July, 3 less than June
- 13 Co-ops entered into contract in July, 3 less than June
- The highest sold Co-op was $580,000 and in contract: $695,000
- Days on Market for pending Co-ops in July: 1 Beds: 105 days, 2 beds: 81 days

## JULY NEW LISTINGS

| # Bedrooms | # New | Highest $ | Lowest $ | Avg. List Price | Avg. SQFT | Avg. PPSFT | Tot. On Market |
|---|---|---|---|---|---|---|---|
| Studios | 1 | $229,999 | $229,999 | $229,999 | 450 | $511 | 10 |
| 1 Beds | 13 | $490,000 | $265,000 | $350,154 | 767 | $465 | 54 |
| 2 Beds | 3 | $795,000 | $575,000 | $701,667 | 1125 | $581 | 22 |
| 3 Beds | – | – | – | – | – | – | 3 |
| Totals | 17 | $795,000 | $229,999 | $427,273 | 781 | $519 | 89 |

*DOM = Days On Market *Tot. On Market = Total Coops On Market Overall, All Months

*PPSFT = Price Per Square Foot *Avg. = Average $ = Price 1= Square Footage

Higher Than Last Month

Lower than Last Month

## JULY IN CONTRACT

| # Bedrooms | # In Contract | Highest $ | Lowest $ | Avg. List Price | Avg. DOM | Avg. PPSFT | Tot. In Contract |
|---|---|---|---|---|---|---|---|
| Studios | 1 | $205,000 | $205,000 | $205,000 | 231 | $410 | 10 |
| 1 Beds | 9 | $449,000 | $294,995 | $353,555 | 105 | $485 | 29 |
| 2 Beds | 3 | $695,000 | $488,000 | $607,333 | 81 | $616 | 16 |
| 3 Beds | – | – | – | – | – | – | 1 |
| Totals | 13 | $695,000 | $205,000 | $388,629 | 139 | $504 | 56 |

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

## JULY SOLD LISTINGS

| # Bedrooms | # Sold | Highest $ | Lowest $ | Avg. Sold Price | Avg. DOM | Avg. PPSFT | Avg. SP Vs LP |
|---|---|---|---|---|---|---|---|
| Studios | 3 | $255,000 | $187,000 | $214,000 | 321 | $403 | 98.12% |
| 1 Beds | 12 | $510,000 | $260,000 | $349,158 | 77 | $475 | 98.29% |
| 2 Beds | 5 | $580,000 | $350,000 | $469,000 | 35 | $475 | 97.74% |
| 3 Beds | 1 | $550,000 | $550,000 | $550,000 | 32 | $381 | 100.00% |
| Totals | 21 | $580,000 | $187,000 | $395,540 | 116 | $434 | 98.54% |

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

# CONDOS

- July saw 5 new condos hit market, 3 more than June
- 4 Condos went into contract in July, 3 more than June
- 2 condos closed in July and there are 8 total available now
- Condos remain a low inventory, high sticker price product

## JULY NEW LISTINGS

| # Bedrooms | # New | Highest $ | Lowest $ | Avg. $ | Avg. SQFT | Avg. PPSFT | Tot. On Market |
|---|---|---|---|---|---|---|---|
| Studios | – | – | – | – | – | – | 1 |
| 1 Beds | 1 | $410,000 | $410,000 | $410,000 | 800 | $513 | 2 |
| 2 Beds | 4 | $1,099,000 | $675,000 | $881,000 | 1046 | $836 | 5 |
| 3 Beds | – | – | – | – | – | – | – |
| Totals | 5 | $1,099,000 | $410,000 | $645,500 | 923 | $674 | 8 |

*DOM = Days On Market *Tot. On Market = Total Condos On Market Overall, All Months

*PPSFT = Price Per Square Foot *Avg. = Average $ = Price

## JULY IN CONTRACT

| # Bedrooms | # In Contract | Highest $ | Lowest $ | Avg. $ | Avg. DOM | Avg. PPSFT | Tot. In Contract |
|---|---|---|---|---|---|---|---|
| Studios | – | – | – | – | – | – | 0 |
| 1 Beds | – | – | – | – | – | – | 1 |
| 2 Beds | 4 | $999,000 | $685,000 | $849,450 | 39 | $878 | 7 |
| 3 Beds | – | – | – | – | – | – | 0 |
| Totals | 4 | $999,000 | $685,000 | $849,450 | 39 | $878 | 8 |

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

## JULY SOLD LISTINGS

| # Bedrooms | # Sold | Highest $ | Lowest $ | Avg. $ | Avg. DOM | Avg. PPSFT | Avg. SP Vs LP |
|---|---|---|---|---|---|---|---|
| Studios | – | – | – | – | – | – | – |
| 1 Beds | – | – | – | – | – | – | – |
| 2 Beds | 2 | $941,881 | $838,000 | $889,941 | 40 | $1,001 | 107.85% |
| 3 Beds | – | – | – | – | – | – | – |
| Totals | 2 | $941,881 | $838,000 | $889,941 | 40 | $1,001 | – |

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

# SINGLE FAMILY HOMES

- 6 new Single Family Homes hit the market in July, 3 less than June
- 7 Homes entered into Contract in July, 3 more than June
- The highest selling home was $2,735,000 and the highest in contract was $2,300,000
- Total Single Family Homes on Market decreased by 2 to 26

### JULY NEW LISTINGS

| Home Type | # New | Highest $ | Lowest $ | Avg. $ | Avg. SQFT | Avg. PPSFT | Tot. On Market |
|---|---|---|---|---|---|---|---|
| Attached | 1 | $1,590,000 | $1,590,000 | $1,590,000 | 2010 | $791 | 2 |
| Attached + Parking | 1 | $1,099,000 | $1,099,000 | $1,099,000 | 1488 | $739 | 6 |
| Semi-Detached | 1 | $1,398,000 | $1,398,000 | $1,398,000 | 1632 | $857 | 9 |
| Detached | 3 | $25,000,000 | $2,388,000 | $11,425,333 | 5605 | $1,911 | 9 |
| Totals | 6 | $25,000,000 | $1,099,000 | $3,878,083 | 2684 | $1,074 | 26 |

*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

### JULY IN CONTRACT

| Home Type | # In Contract | Highest $ | Lowest $ | Avg. $ | Avg. DOM | Avg. PPSFT | Tot. In Contract |
|---|---|---|---|---|---|---|---|
| Attached | 0 | – | – | – | – | – | 3 |
| Attached + Parking | 2 | $1,549,000 | $1,399,000 | $1,474,000 | 93 | $804 | 3 |
| Semi-Detached | 2 | $1,349,000 | $1,225,000 | $1,287,000 | 61 | $869 | 2 |
| Detached | 3 | $2,300,000 | $1,350,000 | $1,883,000 | 230 | $941 | 3 |
| Totals | 7 | $2,300,000 | $1,225,000 | $1,548,000 | 128 | $871 | 11 |

*Tot. In Contract = Total SFH In Contract Overall

### JULY SOLD LISTINGS

| Home Type | # Sold | Highest $ | Lowest $ | Avg. $ | Avg. DOM | Avg. PPSFT | Avg. SP Vs LP |
|---|---|---|---|---|---|---|---|
| Attached | 1 | $1,070,000 | $1,070,000 | $1,070,000 | 28 | $494 | 102% |
| Attached + Parking | 2 | $1,325,000 | $581,500 | $953,250 | 22 | $544 | 100% |
| Semi-Detached | 7 | $1,650,000 | $710,000 | $1,218,857 | 31.75 | $839 | 103% |
| Detached | 3 | $2,735,000 | $990,000 | $1,941,667 | 40 | $606 | 106% |
| Totals | 13 | $2,735,000 | $581,500 | $1,295,943 | 30.44 | $621 | 103% |

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

# MULTI FAMILY HOMES

- 18 New Multi Families hit market in July, 2 more than June
- 6 Multi-Family Homes entered into contract in July, same as June
- The highest sold Multi-Family home was $3,600,000
- Total of 59 Multi-Family/Mixed Use On Market

### JULY NEW LISTINGS

| Home Type | # New | Highest $ | Lowest $ | Avg. List Price | Avg. SQFT | Avg. PPSFT | Tot. On Market |
|---|---|---|---|---|---|---|---|
| Two Family | 9 | $2,678,000 | $990,000 | $1,691,778 | 2524 | $708 | 29 |
| Three Family | 3 | $1,988,888 | $1,495,000 | $1,810,963 | 2740 | $675 | 4 |
| 4-6 Family | 3 | $1,749,000 | $1,095,000 | $1,474,667 | 4836 | $274 | 9 |
| Mixed Use | 3 | $2,398,000 | $3,850 | $1,460,617 | 3167 | $364 | 17 |
| Totals | 18 | $2,678,000 | $3,850 | $1,609,506 | 3317 | $505 | 59 |

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

*PPSFT = Price Per Square Foot *Avg. = Average SQFT = Square Footage

### JULY IN CONTRACT

| Home Type | # In Contract | Highest $ | Lowest $ | Avg. List Price | Avg. DOM | Avg. PPSFT | Tot. In Contract |
|---|---|---|---|---|---|---|---|
| Two Family | 3 | $1,799,900 | $1,290,000 | $1,523,300 | 217 | $641 | 20 |
| Three Family | – | – | – | – | – | – | 5 |
| 4-6 Family | – | – | – | – | – | – | 3 |
| Mixed Use | 3 | $3,600,000 | $1,780,000 | $2,393,000 | 61 | $833 | 8 |
| Totals | 6 | $3,600,000 | $1,290,000 | $1,958,150 | 139 | $737 | 36 |

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

### JULY SOLD LISTINGS

| Home Type | # Sold | Highest $ | Lowest $ | Avg. Sold Price | Avg. DOM | Avg. PPSFT | Avg. SP Vs LP |
|---|---|---|---|---|---|---|---|
| Two Family | 6 | $1,950,000 | $1,270,000 | $1,562,500 | 52 | $577 | 98% |
| Three Family | 1 | $1,500,000 | $1,500,000 | $1,500,000 | 25 | $543 | 103% |
| 4-6 Family | 1 | $1,025,000 | $1,025,000 | $1,025,000 | – | – | 100% |
| Mixed Use | – | – | – | – | – | – | – |
| Totals | 8 | $1,950,000 | $1,025,000 | $1,382,500 | 39 | $560 | 101% |

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

# WANT TO KNOW YOUR HOME'S VALUE?

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