



THE SOLDANO REPORT

BAY RIDGE MONTHLY REAL ESTATE UPDATE

August 2025 Edition

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

NEW INVENTORY

35 ↓

TOTAL CONTRACTS SIGNED

31 ↑

TOTAL CLOSED SALES

28 ↓

HIGHEST CLOSING PRICE

MULTI FAMILY: \$3,240,000

SINGLE FAMILY: \$1,555,000

In August, Bay Ridge's real estate market tightened on new supply, while contract activity split—rising in co-ops and multi-family, easing in single-family and condos.

- **Single-Family Homes:** Listings fell from 6 to 5, while pending contracts moved down from 7 to 4 - tighter options and slower deal flow.
- **Multi-Family Homes:** Listings declined from 18 to 14, but contracts improved from 6 to 8 - fewer new choices, stronger buyer traction.
- **Co-ops:** Inventory eased from 17 to 16, and contracts jumped up from 13 to 18 as co-op demand re-asserted itself.
- **Condos:** Listings dropped from 5 to 0, and contracts slowed from 4 to 1. Activity paused amid ultra-thin supply.

Overall, August paired leaner new inventory across most segments with stronger co-op and multi-family contract momentum, marking a late-summer shift.

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CO-OPS

• 16 New Co-ops hit market in August, 1 less than July

• 18 Co-ops entered into contract in August, 5 more than July

• The highest sold Co-op was \$760,000 and in contract: \$679,000

• Days on Market for pending Co-ops in July: 1 Beds: 107 days, 2 beds: 59

AUGUST NEW LISTINGS							
# Bedrooms	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market
Studios	1	\$225,000	\$225,000	\$225,000	-	-	11
1 Beds	6	\$429,995	\$249,000	\$361,147	692	\$529	51
2 Beds	8	\$650,000	\$348,888	\$508,361	919	\$540	22
3 Beds	1	\$519,000	\$519,000	\$519,000	1400	\$371	3
Totals	16	\$650,000	\$225,000	\$403,377	1004	\$480	87

*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

AUGUST IN CONTRACT							
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract
Studios	2	\$229,999	\$180,000	\$205,000	188	\$570	9
1 Beds	10	\$475,000	\$215,000	\$317,600	107	\$399	26
2 Beds	6	\$679,000	\$350,000	\$550,167	59	\$574	18
3 Beds	-	-	-	-	-	-	1
Totals	18	\$679,000	\$180,000	\$357,589	118	\$514	54

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

AUGUST SOLD LISTINGS							
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Studios	-	-	-	-	-	-	-
1 Beds	9	\$459,000	\$288,000	\$331,989	124	\$431	101.85%
2 Beds	2	\$760,000	\$655,000	\$707,500	552	\$579	97.23%
3 Beds	-	-	-	-	-	-	-
Totals	11	\$760,000	\$288,000	\$519,744	338	\$505	99.44%

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

CONDOS

• August saw 0 new condos hit market, July had 5

• 1 Condo went into contract in August, 3 less than July

• 4 condos closed in August and there are 13 total available now

• Condos remain a low inventory, high sticker price product

AUGUST NEW LISTINGS							
# Bedrooms	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market
Studios	-	-	-	-	-	-	1
1 Beds	-	-	-	-	-	-	2
2 Beds	-	-	-	-	-	-	6
3 Beds	-	-	-	-	-	-	0
Totals	-	-	-	-	-	-	13

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

AUGUST IN CONTRACT							
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract
Studios	-	-	-	-	-	-	0
1 Beds	-	-	-	-	-	-	1
2 Beds	1	\$895,000	\$895,000	\$895,000	85	\$848	4
3 Beds	-	-	-	-	-	-	0
Totals	1	\$895,000	\$895,000	\$895,000	85	\$848	5

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

AUGUST SOLD LISTINGS							
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Studios	-	-	-	-	-	-	-
1 Beds	-	-	-	-	-	-	-
2 Beds	4	\$999,000	\$644,000	\$829,500	203	\$841	95.52%
3 Beds	-	-	-	-	-	-	-
Totals	4	\$999,000	\$644,000	\$829,500	203	\$841	-

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

SINGLE FAMILY HOMES

- 5 new Single Family Homes hit the market in August, 1 less than July

AUGUST NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market
Attached	0	—	—	—	—	—	3
Attached + Parking	1	\$1,599,999	\$1,599,999	\$1,599,999	1260	\$1,270	4
Semi-Detached	2	\$1,150,000	\$1,098,000	\$1,124,000	1305	\$875	5
Detached	2	\$2,850,000	\$1,775,000	\$2,312,500	2107	\$1,105	12
Totals	5	\$2,850,000	\$1,098,000	\$1,678,833	1557	\$1,083	24

*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

- 4 Homes entered into Contract in August, 3 less than July
- The highest selling home was \$1,555,000 and the highest in contract was \$2,188,000
- Total Single Family Homes on Market decreased by 2 to 24

AUGUST IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract
Attached	0	—	—	—	—	—	1
Attached + Parking	2	\$1,199,999	\$1,099,000	\$1,149,500	20	\$739	2
Semi-Detached	1	\$1,398,000	\$1,398,000	\$1,398,000	44	\$857	2
Detached	1	\$2,188,000	\$2,188,000	\$2,188,000	27	\$987	4
Totals	4	\$2,188,000	\$1,099,000	\$1,578,500	30	\$854	9

*Tot. In Contract = Total SFH in Contract Overall

AUGUST SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Attached	1	\$1,550,000	\$1,550,000	\$1,550,000	59	\$969	98%
Attached + Parking	3	\$1,490,000	\$860,000	\$1,140,000	438.3	\$765	112%
Semi-Detached	1	\$1,336,000	\$1,336,000	\$1,336,000	34	\$854	—
Detached	0	—	\$0	—	—	—	—
Totals	5	\$1,550,000	\$860,000	\$1,342,000	177.1	\$863	105%

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

MULTI FAMILY HOMES

- 14 New Multi Families hit market in August, 4 less than July
- 8 Multi-Family Homes entered into contract in August, 2 less than July
- The highest sold Multi-Family home was \$3,240,000
- Total of 73 Multi-Family/Mixed Use On Market

AUGUST NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market
Two Family	10	\$4,995,000	\$1,299,000	\$1,935,979	2648	\$756	27
Three Family	—	—	—	—	—	—	6
4-6 Family	—	—	—	—	—	—	18
Mixed Use	4	\$1,995,000	\$1,630,000	\$1,800,750	3930	\$490	22
Totals	14	\$4,995,000	\$1,299,000	\$1,868,364	3289	\$623	73

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

AUGUST IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract
Two Family	5	\$1,820,000	\$1,298,000	\$1,488,400	38	\$706	13
Three Family	1	\$1,599,000	\$1,599,000	\$1,599,000	82	\$581	1
4-6 Family	—	—	—	—	—	—	0
Mixed Use	2	\$2,650,000	\$2,080,000	\$2,365,000	103	\$690	6
Totals	8	\$2,650,000	\$1,298,000	\$1,817,467	74	\$659	20

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

AUGUST SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Two Family	6	\$2,850,000	\$1,400,000	\$1,840,333	41	\$656	96%
Three Family	—	—	—	—	—	—	—
4-6 Family	—	—	—	—	—	—	—
Mixed Use	2	\$3,240,000	\$1,799,000	\$2,519,500	75	\$778	95%
Totals	8	\$3,240,000	\$1,400,000	\$2,179,917	58	\$717	96%

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

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718-333-5233



SOLDANO
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9014 3rd Avenue Brooklyn, NY 11209

O: (718)-333-5233

C: (347) 489-3315

E: Daniel.Soldano@SoldanoRealty.com

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