



THE SOLDANO REPORT

BAY RIDGE MONTHLY REAL ESTATE UPDATE

September 2025 Edition

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

NEW INVENTORY

51 ↑

TOTAL CONTRACTS SIGNED

31 =

TOTAL CLOSED SALES

29 ↑

HIGHEST CLOSING PRICE

MULTI FAMILY: \$1,770,000

SINGLE FAMILY: \$1,225,000

In **September**, Bay Ridge saw a rebound in new listings for single-family homes and especially co-ops, while multi-family tightened and condos returned to the market.

- **Single-Family Homes:** Listings moved from 5 to 8. In contract rose from 4 to 6. More options met with firmer buyer follow-through.
- **Multi-Family Homes:** Listings fell from 14 to 10. In contract increased from 8 to 10. Leaner supply but improving demand.
- **Co-ops:** Listings jumped from 16 to 28. In contract eased from 18 to 13. A surge of inventory gave buyers more time to choose.
- **Condos:** Listings returned from 0 to 5. In contract nudged from 1 to 2. Activity restarted off a very low base.

September delivered a strong supply rebound in co-ops and healthier single-family pipelines, alongside tighter multi-family inventory and a modest pickup in condos.

PROVIDED TO OUR BAY RIDGE
NEIGHBORS COMPLIMENTS OF



SOLDANO
— REALTY —

www.SoldBySoldano.com/SoldanoReport

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



View Online

CO-OPS

- 28 New Co-ops hit market

in September, 12 more than August

- 13 Co-ops entered into contract in September, 5 less than August

- The highest sold Co-op was \$735,000 and in contract: \$595,000

- Days on Market for pending Co-ops in September: 1 Bed: 124 days, 2 beds: 148

SEPTEMBER NEW LISTINGS

# Bedrooms	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market
Studios	4	\$275,000	\$220,000	\$244,750	475	\$521	18
1 Beds	11	\$495,000	\$299,995	\$375,181	702	\$566	49
2 Beds	13	\$829,000	\$450,000	\$592,077	1016	\$589	28
3 Beds	-	-	-	-	-	-	2
Totals	28	\$829,000	\$220,000	\$404,003	731	\$559	97

*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

SEPTEMBER IN CONTRACT

# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract
Studios	-	-	-	-	-	-	4
1 Beds	10	\$479,000	\$299,000	\$385,600	124	\$480	27
2 Beds	3	\$595,000	\$585,000	\$591,667	148	\$529	13
3 Beds	-	-	-	-	-	-	1
Totals	13	\$595,000	\$299,000	\$488,633	136	\$504	45

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

SEPTEMBER SOLD LISTINGS

# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Studios	3	\$287,000	\$205,000	\$239,000	68	\$532	99.43%
1 Beds	11	\$435,000	\$230,000	\$358,091	62	\$481	95.63%
2 Beds	7	\$735,000	\$485,000	\$590,714	100	\$584	100.26%
3 Beds	-	-	-	-	-	-	-
Totals	21	\$735,000	\$205,000	\$395,935	77	\$532	98.44%

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

CONDOS

- September saw 5 new condos hit market, August had 0

- 2 Condos went into contract in September, 1 more than August

- 0 condos closed in September and there are 10 total available now

- Condos remain a low inventory, high sticker price product

SEPTEMBER NEW LISTINGS

# Bedrooms	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market
Studios	-	-	-	-	-	-	1
1 Beds	2	\$550,000	\$528,000	\$539,000	584	\$923	2
2 Beds	3	\$1,699,000	\$810,000	\$1,141,333	1057	\$1,059	6
3 Beds	-	-	-	-	-	-	1
Totals	5	\$1,699,000	\$528,000	\$840,167	821	\$991	10

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

SEPTEMBER IN CONTRACT

# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract
Studios	-	-	-	-	-	-	0
1 Beds	-	-	-	-	-	-	0
2 Beds	1	\$775,000	\$775,000	\$775,000	20	\$737	5
3 Beds	1	\$999,999	\$999,999	\$999,999	202	\$650	1
Totals	2	\$999,999	\$775,000	\$887,500	111	\$694	6

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

SEPTEMBER 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

- 8 new Single Family Homes hit the market in

SEPTEMBER NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market
Attached	0						3
Attached + Parking	1	\$1,150,000	\$1,150,000	\$1,150,000	1264	\$910	4
Semi-Detached	1	\$1,699,000	\$1,699,000	\$1,699,000	2600	\$653	7
Detached	6	\$6,695,000	\$1,349,000	\$2,828,167	2684	\$899	14
Totals	8	\$6,695,000	\$1,150,000	\$1,892,389	2183	\$854	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

September, 3 more than August

- 6 Homes entered into Contract in September, 2 more than August

SEPTEMBER IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract
Attached	0						0
Attached + Parking	0						1
Semi-Detached	1	\$1,199,000	\$1,199,000	\$1,199,000	91	\$842	2
Detached	5	\$2,850,000	\$1,295,000	\$1,921,600	58	\$1,044	8
Totals	6	\$2,850,000	\$1,199,000	\$1,560,300	74	\$843	11

*Tot. In Contract = Total SFH in Contract Overall

- The highest selling home was \$1,225,000 and the highest in contract was \$2,850,000

SEPTEMBER SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Attached	0						
Attached + Parking	0						
Semi-Detached	1	\$1,225,000	\$1,225,000	\$1,225,000	82	\$942	100%
Detached	0		\$0				
Totals	1	\$1,225,000	\$1,225,000	\$1,225,000	82	\$942	100%

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

- Total Single Family Homes on Market increased by 4 to 28

MULTI FAMILY HOMES

- 10 New Multi Families hit market in September, 4 less than August

SEPTEMBER NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market
Two Family	5	\$2,188,000	\$1,490,000	\$1,734,400	2442	\$790	30
Three Family							5
4-6 Family	2	\$1,398,000	\$850,000	\$1,124,000			19
Mixed Use	3	\$4,400,000	\$2,500,000	\$3,500,000	5524	\$586	22
Totals	10	\$4,400,000	\$850,000	\$2,118,467	3983	\$688	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

- 10 Multi-Family Homes entered into contract in September, 2 more than August

SEPTEMBER IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract
Two Family	8	\$1,749,000	\$1,318,000	\$1,554,250	29	\$695	17
Three Family							1
4-6 Family							0
Mixed Use	2	\$1,899,000	\$1,599,000	\$1,749,000	100	\$554	6
Totals	10	\$1,899,000	\$1,318,000	\$1,651,625	64	\$625	24

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

- The highest sold Multi-Family home was \$1,770,000

SEPTEMBER SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Two Family	6	\$1,591,148	\$857,000	\$1,254,691	49	\$553	103%
Three Family							
4-6 Family							
Mixed Use	1	\$1,770,000	\$1,770,000	\$1,770,000			100%
Totals	7	\$1,770,000	\$857,000	\$1,512,346	49	\$553	101%

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

- Total of 76 Multi-Family/Mixed Use On Market

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

