



THE SOLDANO REPORT

BAY RIDGE MONTHLY REAL ESTATE UPDATE

October 2025 Edition

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

NEW INVENTORY

53 ↑

TOTAL CONTRACTS SIGNED

40 ↑

TOTAL CLOSED SALES

36 ↑

HIGHEST CLOSING PRICE

MULTI FAMILY: \$1,900,000

SINGLE FAMILY: \$2,000,000

In **October**, Bay Ridge had more co-ops and single family homes enter into contracts, while multi-family and condos softened on deals. New listings expanded in single-family and multi-family, eased in co-ops, and thinned in condos.

- **Single-Family Homes:** In contract rose from 6 to 8. New listings increased from 8 to 13. More buyers acted as additional options hit market.
- **Multi-Family Homes:** In contract slipped from 10 to 9. New listings increased from 10 to 17. Extra inventory met slightly softer demand.
- **Co-ops:** In contract jumped from 13 to 22. New listings eased from 28 to 25. Buyer momentum strengthened even with fewer new options.
- **Condos:** In contract edged down from 2 to 1. New listings decreased by 3. Activity remains slow.

Fall outlook: Co-ops and single family will stay active. Multi-family will continue with steady absorption. Condos will remain quiet without fresh listings. Overall, the market will stay healthy into the holidays, with activity focusing on price for value.

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CO-OPS

- 25 New Co-ops hit market in October, 3 less than September
- 22 Co-ops entered into contract in October, 9 more than September
- The highest sold Co-op was \$675,000 and in contract: \$829,000

| OCTOBER NEW LISTINGS | | | | | | | | | |
|----------------------|-------|------------|-----------|-----------------|-----------|------------|----------------|--|--|
| # Bedrooms | # New | Highest \$ | Lowest \$ | Avg. List Price | Avg. SQFT | Avg. PPSFT | Tot. On Market | | |
| Studios | 4 | \$279,500 | \$219,000 | \$251,625 | 444 | \$573 | 14 | | |
| 1 Beds | 15 | \$575,000 | \$289,000 | \$388,267 | 774 | \$502 | 50 | | |
| 2 Beds | 6 | \$760,000 | \$425,000 | \$563,500 | 958 | \$585 | 23 | | |
| 3 Beds | - | - | - | - | - | - | 3 | | |
| Totals | 25 | \$760,000 | \$219,000 | \$401,131 | 725 | \$553 | 90 | | |

*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

| OCTOBER IN CONTRACT | | | | | | | | | |
|---------------------|---------------|------------|-----------|-----------------|----------|------------|------------------|--|--|
| # Bedrooms | # In Contract | Highest \$ | Lowest \$ | Avg. List Price | Avg. DOM | Avg. PPSFT | Tot. In Contract | | |
| Studios | 7 | \$275,000 | \$193,800 | \$224,257 | 142 | \$536 | 9 | | |
| 1 Beds | 7 | \$415,000 | \$299,000 | \$356,714 | 99 | \$499 | 34 | | |
| 2 Beds | 8 | \$829,000 | \$348,888 | \$551,736 | 116 | \$529 | 18 | | |
| 3 Beds | - | - | - | - | - | - | 1 | | |
| Totals | 22 | \$829,000 | \$193,800 | \$377,569 | 119 | \$521 | 62 | | |

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

| OCTOBER SOLD LISTINGS | | | | | | | | | |
|-----------------------|--------|------------|-----------|-----------------|----------|------------|---------------|--|--|
| # Bedrooms | # Sold | Highest \$ | Lowest \$ | Avg. Sold Price | Avg. DOM | Avg. PPSFT | Avg. SP Vs LP | | |
| Studios | 1 | \$222,000 | \$222,000 | \$222,000 | 135 | \$634 | 96.52% | | |
| 1 Beds | 9 | \$405,000 | \$235,000 | \$320,056 | 198 | \$439 | 97.85% | | |
| 2 Beds | 3 | \$675,000 | \$510,000 | \$584,333 | 83 | \$543 | 99.05% | | |
| 3 Beds | - | - | - | - | - | - | - | | |
| Totals | 13 | \$675,000 | \$222,000 | \$375,463 | 138 | \$539 | 97.81% | | |

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

- Days on Market for pending Co-ops in October: 1 Beds: 99 days, 2 beds: 116

CONDOS

- October saw 2 new condos hit market, 3 less than September
- 1 Condo went into contract in October, 1 less than September
- 4 condos closed in October and there are 14 total available now
- Condos remain a low inventory, high sticker price product

| OCTOBER NEW LISTINGS | | | | | | | | | |
|----------------------|-------|------------|-----------|-----------|-----------|------------|----------------|--|--|
| # Bedrooms | # New | Highest \$ | Lowest \$ | Avg. \$ | Avg. SQFT | Avg. PPSFT | Tot. On Market | | |
| Studios | - | - | - | - | - | - | 0 | | |
| 1 Beds | - | - | - | - | - | - | 4 | | |
| 2 Beds | 2 | \$825,000 | \$799,000 | \$812,000 | 873 | \$932 | 10 | | |
| 3 Beds | - | - | - | - | - | - | 0 | | |
| Totals | 2 | \$825,000 | \$799,000 | \$812,000 | 873 | \$932 | 14 | | |

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

| OCTOBER IN CONTRACT | | | | | | | | | |
|---------------------|---------------|-------------|-------------|-------------|----------|------------|------------------|--|--|
| # Bedrooms | # In Contract | Highest \$ | Lowest \$ | Avg. \$ | Avg. DOM | Avg. PPSFT | Tot. In Contract | | |
| Studios | - | - | - | - | - | - | 0 | | |
| 1 Beds | - | - | - | - | - | - | 1 | | |
| 2 Beds | - | - | - | - | - | - | 1 | | |
| 3 Beds | 1 | \$1,450,000 | \$1,450,000 | \$1,450,000 | 27 | \$1,138 | 2 | | |
| Totals | 1 | \$1,450,000 | \$1,450,000 | \$1,450,000 | 27 | \$1,138 | 4 | | |

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

| OCTOBER SOLD LISTINGS | | | | | | | | | |
|-----------------------|--------|------------|-----------|-----------|----------|------------|---------------|--|--|
| # Bedrooms | # Sold | Highest \$ | Lowest \$ | Avg. \$ | Avg. DOM | Avg. PPSFT | Avg. SP Vs LP | | |
| Studios | - | - | - | - | - | - | - | | |
| 1 Beds | 1 | \$520,000 | \$520,000 | \$520,000 | 24 | \$867 | 97.20% | | |
| 2 Beds | 3 | \$980,000 | \$714,800 | \$856,600 | 46 | \$946 | 97.93% | | |
| 3 Beds | - | - | - | - | - | - | - | | |
| Totals | 4 | \$980,000 | \$520,000 | \$688,300 | 35 | \$906 | - | | |

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

SINGLE FAMILY HOMES

- 13 new Single Family Homes hit the market in October, 5 more than September
- 8 Homes entered into Contract in October, 2 more than September
- The highest selling home was \$2,000,000 and the highest in contract was \$1,950,000
- Total Single Family Homes on Market stayed the same: 28

| OCTOBER NEW LISTINGS | | | | | | | |
|----------------------|-----------|--------------------|------------------|--------------------|-------------|--------------|----------------|
| Home Type | # New | Highest \$ | Lowest \$ | Avg. \$ | Avg. SQFT | Avg. PPSFT | Tot. On Market |
| Attached | 1 | \$1,275,000 | \$1,275,000 | \$1,275,000 | 1320 | \$966 | 1 |
| Attached + Parking | 4 | \$1,875,000 | \$950,000 | \$1,268,500 | 1593 | \$793 | 5 |
| Semi-Detached | 4 | \$2,275,000 | \$849,000 | \$1,395,500 | 1668 | \$835 | 4 |
| Detached | 4 | \$4,175,000 | \$1,448,000 | \$2,604,500 | 2676 | \$984 | 18 |
| Totals | 13 | \$4,175,000 | \$849,000 | \$1,635,875 | 1814 | \$895 | 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

| OCTOBER IN CONTRACT | | | | | | | |
|---------------------|---------------|--------------------|--------------------|--------------------|-----------|--------------|------------------|
| Home Type | # In Contract | Highest \$ | Lowest \$ | Avg. \$ | Avg. DOM | Avg. PPSFT | Tot. In Contract |
| Attached | - | - | - | - | - | - | 1 |
| Attached + Parking | 2 | \$1,325,000 | \$1,150,000 | \$1,237,500 | 26 | \$852 | 3 |
| Semi-Detached | 4 | \$1,699,000 | \$1,098,000 | \$1,442,750 | 66 | \$693 | 4 |
| Detached | 2 | \$1,950,000 | \$1,350,000 | \$1,650,000 | 32 | \$1,014 | 5 |
| Totals | 8 | \$1,950,000 | \$1,098,000 | \$1,443,417 | 41 | \$853 | 13 |

*Tot. In Contract = Total SFH In Contract Overall

| OCTOBER SOLD LISTINGS | | | | | | | |
|-----------------------|----------|--------------------|------------------|--------------------|--------------|--------------|---------------|
| Home Type | # Sold | Highest \$ | Lowest \$ | Avg. \$ | Avg. DOM | Avg. PPSFT | Avg. SP Vs LP |
| Attached | 1 | \$855,000 | \$855,000 | \$855,000 | 32 | \$658 | 95% |
| Attached + Parking | 4 | \$1,410,000 | \$795,000 | \$1,143,750 | 99.6667 | \$787 | 96% |
| Semi-Detached | 1 | \$1,349,000 | \$1,349,000 | \$1,349,000 | 39 | \$795 | 100% |
| Detached | 3 | \$2,000,000 | \$1,175,000 | \$1,665,000 | 144 | \$841 | 87% |
| Totals | 9 | \$2,000,000 | \$795,000 | \$1,253,188 | 78.67 | \$770 | 95% |

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

MULTI FAMILY HOMES

- 17 New Multi Families hit market in October, 7 more than September
- 9 Multi-Family Homes entered into contract in October, 1 more than September
- The highest sold Multi-Family home was \$2.678M
- Total of 82 Multi-Family/Mixed Use On Market, Up From 78

| OCTOBER NEW LISTINGS | | | | | | | |
|----------------------|-----------|--------------------|--------------------|--------------------|-------------|--------------|----------------|
| Home Type | # New | Highest \$ | Lowest \$ | Avg. List Price | Avg. SQFT | Avg. PPSFT | Tot. On Market |
| Two Family | 8 | \$2,395,000 | \$1,298,000 | \$1,582,500 | 2520 | \$661 | 32 |
| Three Family | 3 | \$1,899,000 | \$1,899,000 | \$1,899,000 | 2880 | \$659 | 6 |
| 4-6 Family | 2 | \$1,350,000 | \$1,199,000 | \$1,274,500 | 3981 | \$334 | 19 |
| Mixed Use | 4 | \$5,888,888 | \$1,820,000 | \$3,196,944 | 4688 | \$786 | 25 |
| Totals | 17 | \$5,888,888 | \$1,199,000 | \$1,988,236 | 3517 | \$610 | 82 |

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

| OCTOBER IN CONTRACT | | | | | | | |
|---------------------|---------------|--------------------|--------------------|--------------------|------------|--------------|------------------|
| Home Type | # In Contract | Highest \$ | Lowest \$ | Avg. List Price | Avg. DOM | Avg. PPSFT | Tot. In Contract |
| Two Family | 6 | \$2,678,000 | \$1,388,000 | \$1,747,500 | 240 | \$647 | 20 |
| Three Family | 1 | \$1,395,000 | \$1,395,000 | \$1,395,000 | 86 | \$599 | 2 |
| 4-6 Family | 1 | \$1,095,000 | \$1,095,000 | \$1,095,000 | 92 | \$247 | 1 |
| Mixed Use | 1 | \$2,398,000 | \$2,398,000 | \$2,398,000 | 92 | \$454 | 4 |
| Totals | 9 | \$2,678,000 | \$1,095,000 | \$1,658,875 | 128 | \$487 | 27 |

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

| OCTOBER SOLD LISTINGS | | | | | | | |
|-----------------------|-----------|--------------------|--------------------|--------------------|-----------|--------------|---------------|
| Home Type | # Sold | Highest \$ | Lowest \$ | Avg. Sold Price | Avg. DOM | Avg. PPSFT | Avg. SP Vs LP |
| Two Family | 7 | \$1,850,000 | \$1,268,000 | \$1,617,667 | 33 | \$700 | 98% |
| Three Family | - | - | - | - | - | - | - |
| 4-6 Family | - | - | - | - | - | - | - |
| Mixed Use | 3 | \$1,900,000 | \$1,200,000 | \$1,440,000 | 69 | \$441 | 78% |
| Totals | 10 | \$1,900,000 | \$1,200,000 | \$1,528,833 | 51 | \$571 | 88% |

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

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