



# THE SOLDANO REPORT

## BAY RIDGE MONTHLY REAL ESTATE UPDATE

### November 2025 Edition

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

##### NEW INVENTORY

35 ↓

##### TOTAL CONTRACTS SIGNED

25 ↓

##### TOTAL CLOSED SALES

29 ↓

##### HIGHEST CLOSING PRICE

MULTI FAMILY: \$2,650,000  
SINGLE FAMILY: \$1,800,000

In **November**, Bay Ridge saw activity cool across all property types as both new listings and contracts declined from October. Inventory tightened, and buyers acted more selectively heading into the holiday season.

**Single-Family Homes:** In contract fell from 8 to 5. New listings dropped from 13 to 4. Fewer options led to lighter activity, and inventory decreased to 24.

**Multi-Family Homes:** In contract decreased from 9 to 3. New listings slipped from 17 to 10. Demand softened more than supply, with total units dipping to 78.

**Co-ops:** In contract moved down from 22 to 17. New listings dropped from 25 to 18. After October's surge, activity eased but remained steady.

**Condos:** In contract declined from 1 to 0. New listings rose from 2 to 5. Activity remains limited, and inventory sits at 12.

**Holiday outlook:** Expect a quieter December, with steady movement in single-family and co-ops, gradual absorption in multi-family, and continued slow condo activity.

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# CO-OPS

• 18 New Co-ops hit market in November, 7 less than October

• 17 Co-ops entered into contract in November, 5 less than October

• The highest sold Co-op was \$795,000 (Sold By Soldano) and in contract: \$825,000

• Days on Market for pending Co-ops in November: 1 Beds: 103 days, 2 beds: 163

NOVEMBER NEW LISTINGS									
# Bedrooms	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market		
Studios	↓ 1	\$285,000	\$265,000	\$265,000	450	\$589	13	↑	↓
1 Beds	↓ 8	\$459,000	\$269,000	\$343,750	725	\$479	42	↓	↓
2 Beds	⇒ 6	\$650,000	\$365,000	\$523,667	1000	\$506	26	↑	↓
3 Beds	↑ 1	\$750,000	\$750,000	\$750,000	1141	\$657	4	↑	↑
Totals	↓ 16	\$750,000	\$265,000	\$470,604	829	\$558	85	↑	↓

\*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

NOVEMBER IN CONTRACT									
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract		
Studios	↓ 2	\$248,000	\$235,000	\$241,500	161	\$473	10	↑	↑
1 Beds	↑ 11	\$475,000	\$229,000	\$314,181	103	\$437	27	↓	↓
2 Beds	↓ 3	\$559,999	\$539,000	\$549,666	163	\$574	15	↑	↓
3 Beds	↑ 1	\$825,000	\$825,000	\$825,000	207	\$680	2	↑	↑
Totals	↓ 17	\$825,000	\$229,000	\$482,587	158	\$536	54	↑	↓

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

NOVEMBER SOLD LISTINGS									
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP		
Studios	↑ 1	\$229,999	\$229,999	\$229,999	38	\$511	100.00%	↑	↑
1 Beds	⇒ 9	\$470,000	\$295,000	\$358,500	113	\$444	101.21%	↑	↑
2 Beds	↑ 6	\$795,000	\$310,000	\$508,333	31	\$511	95.69%	⇒	⇒
3 Beds	⇒ -	-	-	-	-	-	-	-	-
Totals	↑ 16	\$795,000	\$229,999	\$365,611	61	\$489	98.97%	↑	↑

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

# CONDOS

• November saw 5 new condos hit market, 3 more than October

• No Condos went into contract in November, 1 less than October

• 1 condo closed in November and there are 12 total available now

• Condos remain a low inventory, high sticker price product

NOVEMBER NEW LISTINGS									
# Bedrooms	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market		
Studios	↑ 1	\$550,000	\$550,000	\$550,000	645	\$853	1	↑	↑
1 Beds	-	-	-	-	-	-	2	↓	↓
2 Beds	↓ 1	\$689,000	\$689,000	\$689,000	879	\$784	5	↓	↓
3 Beds	↑ 3	\$1,399,999	\$1,349,000	\$1,372,666	1917	\$730	4	↑	↑
Totals	↑ 5	\$1,399,999	\$550,000	\$870,555	1147	\$789	12	↓	↓

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

NOVEMBER IN CONTRACT									
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract		
Studios	⇒ -	-	-	-	-	-	0	⇒	⇒
1 Beds	⇒ -	-	-	-	-	-	1	⇒	⇒
2 Beds	⇒ -	-	-	-	-	-	2	↑	↑
3 Beds	↓ -	-	-	-	-	-	3	↑	↑
Totals	↓ -	-	-	-	-	-	6	↑	↑

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

NOVEMBER SOLD LISTINGS									
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP		
Studios	-	-	-	-	-	-	-	-	-
1 Beds	-	-	-	-	-	-	-	-	-
2 Beds	↓ 1	\$760,000	\$760,000	\$760,000	20	\$723	100.00%	↑	↑
3 Beds	-	-	-	-	-	-	-	-	-
Totals	↓ 1	\$760,000	\$760,000	\$760,000	20	\$723	-	↓	↓

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

# SINGLE FAMILY HOMES

- Only 4 new Single Family Homes hit the market in November, 9 less than October

NOVEMBER NEW LISTINGS								
Home Type	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market	
Attached	1	\$1,150,000	\$1,150,000	\$1,150,000	1816	\$712	1	
Attached + Parking	1	\$1,188,000	\$1,188,000	\$1,188,000	1179	\$1,008	3	
Semi-Detached	-	-	-	-	-	-	5	
Detached	2	\$2,600,000	\$1,675,000	\$2,137,500	1866	\$1,196	15	
<b>Totals</b>	<b>4</b>	<b>\$2,600,000</b>	<b>\$1,150,000</b>	<b>\$1,491,833</b>	<b>1487</b>	<b>\$972</b>	<b>24</b>	

\*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

- 5 Homes entered into Contract in November, 3 less than October

NOVEMBER IN CONTRACT								
Home Type	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract	
Attached	1	\$1,590,000	\$1,590,000	\$1,590,000	123	\$759	1	
Attached + Parking	1	\$950,000	\$950,000	\$950,000	30	\$797	4	
Semi-Detached	-	-	-	-	-	-	4	
Detached	3	\$2,649,000	\$1,295,000	\$2,114,667	118	\$938	6	
<b>Totals</b>	<b>5</b>	<b>\$2,649,000</b>	<b>\$950,000</b>	<b>\$1,551,556</b>	<b>90</b>	<b>\$831</b>	<b>15</b>	

\*Tot. In Contract = Total SFH In Contract Overall

- The highest selling home was \$1,800,000 and the highest in contract was \$2,649,000

NOVEMBER SOLD LISTINGS								
Home Type	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP	
Attached	1	\$1,402,500	\$1,402,500	\$1,402,500	101	\$849	94%	
Attached + Parking	2	\$1,215,000	\$1,099,000	\$1,157,000	20	\$743	101%	
Semi-Detached	-	-	-	-	-	-	-	
Detached	1	\$1,800,000	\$1,800,000	\$1,800,000	23	\$1,151	101%	
<b>Totals</b>	<b>4</b>	<b>\$1,800,000</b>	<b>\$1,099,000</b>	<b>\$1,453,167</b>	<b>48</b>	<b>\$914</b>	<b>99%</b>	

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

- Total Single Family Homes on Market decreased by 4 to 24

# MULTI FAMILY HOMES

- 10 New Multi Families hit market in November, 7 less than October

NOVEMBER NEW LISTINGS								
Home Type	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market	
Two Family	5	\$1,875,000	\$1,599,000	\$1,778,000	2250	\$800	29	
Three Family	1	\$1,588,000	\$1,588,000	\$1,588,000	2668	\$595	6	
4-6 Family	3	\$2,198,888	\$995,000	\$1,727,296	-	-	19	
Mixed Use	1	\$2,100,000	\$2,100,000	\$2,100,000	2400	\$875	24	
<b>Totals</b>	<b>10</b>	<b>\$2,198,888</b>	<b>\$995,000</b>	<b>\$1,798,324</b>	<b>2439</b>	<b>\$757</b>	<b>78</b>	

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

- 3 Multi-Family Homes entered into contract in November, 6 less than October

NOVEMBER IN CONTRACT								
Home Type	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract	
Two Family	2	\$1,725,000	\$1,699,000	\$1,712,000	72	\$639	17	
Three Family	-	-	-	-	-	-	1	
4-6 Family	-	-	-	-	-	-	1	
Mixed Use	1	\$1,820,000	\$1,820,000	\$1,820,000	26	\$552	5	
<b>Totals</b>	<b>3</b>	<b>\$1,820,000</b>	<b>\$1,699,000</b>	<b>\$1,766,000</b>	<b>49</b>	<b>\$595</b>	<b>24</b>	

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

- The highest sold Multi-Family home was \$2.65M

NOVEMBER SOLD LISTINGS								
Home Type	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP	
Two Family	7	\$2,650,000	\$1,210,000	\$1,586,428	62	\$696	98%	
Three Family	-	-	-	-	-	-	-	
4-6 Family	-	-	-	-	-	-	-	
Mixed Use	1	\$1,450,000	\$1,450,000	\$1,450,000	-	-	100%	
<b>Totals</b>	<b>8</b>	<b>\$2,650,000</b>	<b>\$1,210,000</b>	<b>\$1,518,214</b>	<b>62</b>	<b>\$696</b>	<b>99%</b>	

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

- Total of 78 Multi-Family/Mixed Use On Market, Down from 82

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