



THE SOLDANO REPORT

BAY RIDGE MONTHLY REAL ESTATE UPDATE

December 2025 Edition

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

NEW INVENTORY

29 ↓

TOTAL CONTRACTS SIGNED

29 ↑

TOTAL CLOSED SALES

26 ↓

HIGHEST CLOSING PRICE

MULTI FAMILY: \$2,625,000

SINGLE FAMILY: \$1,725,000

In **December**, Bay Ridge saw new listings pull back further while contract activity improved in select markets. Inventory tightened across the board as year end sales continued on a reduced supply.

Single Family Homes: In contract increased from 5 to 6. New listings declined from 4 to 1. Total on market dropped from 24 to 18, tightening availability.

Multi-Family Homes: In contract rose from 3 to 8. New listings remained at 10. Total on market declined from 78 to 74, showing stronger sales.

Co-ops: In contract declined from 17 to 13. New listings decreased from 16 to 13. Total on market eased from 85 to 83, signaling softer year-end momentum.

Condos: In contract increased from 0 to 2. New listings remained at 5. Total on market declined from 12 to 10, showing modest improvement.

Outlook: December closed with tighter inventory and selective demand. As the market moves into January, pricing accuracy will remain the primary driver of activity.

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CO-OPS

- 13 New Co-ops hit market in December, 5 less than November
- 13 Co-ops entered into contract in December, 4 less than November
- The highest sold Co-op was \$635,000 (Sold By Soldano 2 months in a row) and in contract: \$750,000
- Days on Market for pending Co-ops in December:
1 Beds: 31 days, 2 beds: 10

DECEMBER NEW LISTINGS								
# Bedrooms	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market	
Studios	⇒	1 ↓	\$249,000 ↓	\$249,000 ↓	\$249,000 ↓	430 ↓	\$579 ↓	12
1 Beds	↑	9 ↓	\$400,000 ↑	\$300,000 ↑	\$358,433 ↑	781 ↓	\$461 ↓	39
2 Beds	↓	2 ↑	\$699,000 ↑	\$689,000 ↑	\$694,000 ↑	1100 ↑	\$637 ↓	22
3 Beds	⇒	1 ↑	\$769,000 ↑	\$769,000 ↑	\$769,000 ↑	1500 ↓	\$513 ↓	1
Totals	↓	13 ↑	\$769,000 ↓	\$249,000 ↓	\$517,608 ↑	953 ↓	\$547 ↓	83

*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

DECEMBER IN CONTRACT								
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract	
Studios	⇒	2 ↑	\$275,000 ↓	\$199,000 ↓	\$237,000 ↑	181 ↑	\$527 ↓	9
1 Beds	↓	6 ↓	\$459,000 ↑	\$269,000 ↑	\$370,000 ↑	130 ↑	\$451 ↓	31
2 Beds	↑	4 ↑	\$650,000 ↓	\$399,000 ↓	\$492,250 ↑	240 ↓	\$449 ↓	10
3 Beds	⇒	1 ↓	\$750,000 ↓	\$750,000 ↓	\$750,000 ↓	33 ↓	\$657 ↑	2
Totals	↓	13 ↓	\$750,000 ↓	\$199,000 ↓	\$462,313 ↓	146 ↓	\$521 ↓	43

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

DECEMBER SOLD LISTINGS								
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP	
Studios	↓	— ↓	— ↓	—	—	—	—	
1 Beds	↓	4 ↓	\$385,000 ↑	\$300,000 ↓	\$340,000 ↓	86 ↓	\$440 ↓	97.63%
2 Beds	↑	7 ↓	\$635,000 ↑	\$533,700 ↑	\$574,243 ↑	152 ↑	\$555 ↑	96.45%
3 Beds	⇒	— ⇒	— ⇒	—	—	—	—	
Totals	↓	11 ↓	\$635,000 ↑	\$300,000 ↑	\$457,121 ↑	119 ↑	\$498 ↓	97.04%

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

CONDOS

- December saw 5 new condos hit market, same as November
- 2 Condos went into contract in December, 2 more than November
- 1 condo closed in November and there are 10 total available now
- Average Price Per square foot for a 2 bed condo is 40% more than a co-op

DECEMBER NEW LISTINGS								
# Bedrooms	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market	
Studios	↓	— ↓	— ↓	—	—	—	0	
1 Beds	—	—	—	—	—	—	2	
2 Beds	↑	3 ↑	\$1,349,000 ↑	\$895,000 ↑	\$1,077,667 ↑	1382 ↑	\$845 ⇒	5
3 Beds	↓	2 ↑	\$1,795,000 ↑	\$1,395,000 ↑	\$1,595,000 ↓	1704 ↑	\$948 ↓	3
Totals	⇒	5 ↑	\$1,795,000 ↑	\$895,000 ↑	\$1,336,333 ↑	1543 ↑	\$897 ↓	10

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

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

DECEMBER IN CONTRACT								
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract	
Studios	⇒	—	—	—	—	—	0	
1 Beds	⇒	—	—	—	—	—	0	
2 Beds	↑	1	\$915,000	\$915,000	\$915,000	—	\$882 ↑	3
3 Beds	↑	1	\$1,369,000	\$1,369,000	\$1,369,000	—	\$878 ↓	1
Totals	↑	2 ↑	\$1,369,000 ↑	\$915,000 ↑	\$1,142,000	—	\$880 ↓	4

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

DECEMBER SOLD LISTINGS								
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP	
Studios	—	—	—	—	—	—	—	
1 Beds	—	—	—	—	—	—	—	
2 Beds	↓	— ↓	— ↓	—	—	—	—	
3 Beds	—	1	\$1,470,000	\$1,470,000	\$1,470,000	—	\$1,154	101.38%
Totals	⇒	1 ↑	\$1,470,000 ↑	\$1,470,000 ↑	\$1,470,000	— ↑	\$1,154 ↓	—

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

SINGLE FAMILY HOMES

- Only 1 new Single Family Home hit the market in December, down from 4 in November
- 6 Homes entered into Contract in December, 1 more than November
- The highest selling home was \$1,725,000 and the highest in contract was \$2,350,000
- Total Single Family Homes on Market decreased by 6 to 18

DECEMBER NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market
Attached	-	-	-	-	-	-	1
Attached + Parking	-	-	-	-	-	-	2
Semi-Detached	-	-	-	-	-	-	1
Detached	↓ 1	↓ \$2,275,000	↑ \$2,275,000	↑ \$2,275,000	↑ 2436	↓ \$934	↓ 14
Totals	↓ 1	↓ \$2,275,000	↑ \$2,275,000	↑ \$2,275,000	↑ 2436	↓ \$934	↓ 18

*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

DECEMBER IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract
Attached	-	-	-	-	-	-	1
Attached + Parking	↑ 1	↑ \$1,100,000	↑ \$1,100,000	↑ \$1,100,000	↑ 62	↑ \$828	↓ 3
Semi-Detached	4	\$1,899,999	\$849,000	\$1,256,500	179	\$794	↓ 2
Detached	↓ 1	↓ \$2,350,000	↑ \$2,350,000	↑ \$2,350,000	↑ 413	↓ \$799	↓ 5
Totals	↑ 6	↓ \$2,350,000	↓ \$849,000	↑ \$1,568,833	↑ 218	↓ \$807	↓ 11

*Tot. In Contract = Total SFH In Contract Overall

DECEMBER SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Attached	-	-	-	-	-	-	-
Attached + Parking	↓ 1	↓ \$1,210,000	↑ \$1,210,000	↑ \$1,210,000	↑ 33	↑ \$957	↑ 105%
Semi-Detached	2	\$1,600,000	\$1,285,000	\$1,442,500	81.5	\$646	95%
Detached	↑ 3	↓ \$1,725,000	↓ \$1,250,000	↓ \$1,440,333	↑ 53.33	↓ \$899	↓ 94%
Totals	↑ 6	↓ \$1,725,000	↑ \$1,210,000	↓ \$1,364,278	↑ 55.94	↓ \$834	↓ 98%

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

MULTI FAMILY HOMES

- 10 New Multi Families hit market in December, same as November
- 8 Multi-Family Homes entered into contract in December, 5 more than November
- The highest sold Multi-Family home was \$2.625M
- Total of 74 Multi-Family/Mixed Use On Market, Down from 78

DECEMBER NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market
Two Family	⇒ 5	↑ \$2,395,000	↓ \$1,299,999	↓ \$1,736,600	↑ 2350	↓ \$758	⇒ 29
Three Family	↓ -	↓ -	↓ -	-	-	-	↓ 4
4-6 Family	↓ 1	↓ \$1,188,888	↑ \$1,188,888	↓ \$1,188,888	-	-	↓ 17
Mixed Use	↑ 4	↑ \$2,489,000	↓ \$1,599,000	↑ \$2,112,000	↑ 4299	↓ \$547	⇒ 24
Totals	⇒ 10	↑ \$2,489,000	↑ \$1,188,888	↓ \$1,679,163	↑ 3325	↓ \$652	↓ 74

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

DECEMBER IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract
Two Family	↑ 3	↑ \$1,875,000	↓ \$1,428,000	↓ \$1,609,333	↓ 66	↑ \$682	↓ 15
Three Family	↑ 2	↑ \$2,099,000	↑ \$1,625,000	\$1,862,000	108	\$763	↑ 2
4-6 Family	↑ 2	↑ \$1,199,000	↑ \$850,000	\$1,024,500	-	-	↑ 2
Mixed Use	⇒ 1	↑ \$2,695,000	↑ \$2,695,000	↑ \$2,695,000	↑ 289	↑ \$662	⇒ 5
Totals	↑ 8	↑ \$2,695,000	↓ \$850,000	↑ \$1,797,708	↑ 154	↑ \$702	⇒ 24

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

DECEMBER SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Two Family	↓ 5	↓ \$1,400,000	↓ \$1,180,000	↓ \$1,312,000	↑ 120	↑ \$697	↑ 100%
Three Family	↑ 1	↑ \$1,200,000	↑ \$1,200,000	\$1,200,000	82	\$436	88%
4-6 Family	⇒ -	⇒ -	⇒ -	-	-	-	-
Mixed Use	↑ 2	↑ \$2,625,000	↓ \$1,265,000	↑ \$1,945,000	-	-	⇒ 100%
Totals	⇒ 8	↓ \$2,625,000	↓ \$1,180,000	↓ \$1,485,667	↑ 101	↓ \$567	↓ 96%

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

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