THE SOLDANO REPORT

BAY RIDGE MONTHLY REAL ESTATE UPDATE

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

NEW INVENTORY

41 ↓

TOTAL CONTRACTS SIGNED

20 ↑

TOTAL CLOSED SALES

25 ↓

HIGHEST CLOSING PRICE

MULTI FAMILY: $1,830,000

SINGLE FAMILY: $2,142,860

February 2026 Edition

In February, Bay Ridge saw contract activity slow in most segments while listing activity held steady or eased slightly. Inventory varied by property type.

Single-Family Homes: In contract declined from 4 to 3. New listings increased from 4 to 6. Total on market rose slightly from 13 to 14, suggesting supply grew modestly as deals slowed.

Multi-Family Homes: In contract dropped from 5 to 3. New listings remained steady at 13. Total on market increased from 63 to 77, indicating inventory expanded as absorption slowed.

Co-ops: In contract increased from 11 to 13. New listings declined from 26 to 21. Total on market edged down from 80 to 79, showing steady demand with fewer new options.

Condos: In contract declined from 3 to 1. New listings fell from 3 to 1. Total on market decreased from 14 to 10, reflecting limited new supply and quiet activity.

Outlook: February showed selective demand across Bay Ridge. Co-ops continued steady absorption, while single-family and multi-family inventory expanded slightly. Condo activity remains limited.

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CO-OPS

- 21 New Co-ops hit market in February, 5 less than January
- 13 Co-ops entered into contract in February, 2 more than January
- The highest sold Co-op was $580,000 and in contract: $699,000
- Days on Market for pending Co-ops in February: Studio: 165 1 Beds: 123 2 beds: 90

FEBRUARY NEW LISTINGS

# Bedrooms	# New	Highest $	Lowest $	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market
Studios	1	$249,000	$249,000	$249,000	500	$498	12
1 Beds	14	$575,000	$215,000	$378,707	788	$480	44
2 Beds	6	$685,000	$465,000	$567,167	982	$576	22
3 Beds	–	–	–	–	–	–	1
Totals	21	$685,000	$215,000	$398,291	756	$518	79

*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

FEBRUARY IN CONTRACT

# Bedrooms	# In Contract	Highest $	Lowest $	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract
Studios	1	$248,000	$248,000	$248,000	165	$451	5
1 Beds	4	$400,000	$225,000	$315,500	123	$425	27
2 Beds	8	$699,000	$339,000	$552,375	126	$545	17
3 Beds	–	–	–	–	–	–	1
Totals	13	$699,000	$225,000	$371,958	138	$474	50

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

FEBRUARY SOLD LISTINGS

# Bedrooms	# Sold	Highest $	Lowest $	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Studios	2	$218,000	$206,700	$212,350	315	$459	101.93%
1 Beds	6	$400,000	$235,000	$307,917	98	$432	99.03%
2 Beds	3	$580,000	$328,000	$476,000	156	$504	98.65%
3 Beds	–	–	–	–	–	–	–
Totals	11	$580,000	$206,700	$332,089	190	$465	99.87%

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

CONDOS

- February saw 1 new condo hit market, 2 less than January
- 1 Condo went into contract in February, same as January
- 2 condos closed in January and there are 10 total available now
- Average Price Per square foot for a 2 bed condo is $279sqft more than a coop

FEBRUARY NEW LISTINGS

# Bedrooms	# New	Highest $	Lowest $	Avg. $	Avg. SQFT	Avg. PPSFT	Tot. On Market
Studios	–	–	–	–	–	–	0
1 Beds	1	$665,000	$665,000	$665,000	763	$872	2
2 Beds	–	–	–	–	–	–	6
3 Beds	–	–	–	–	–	–	2
Totals	1	$665,000	$665,000	$665,000	763	$872	10

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

FEBRUARY IN CONTRACT

# Bedrooms	# In Contract	Highest $	Lowest $	Avg. $	Avg. DOM	Avg. PPSFT	Tot. In Contract
Studios	–	–	–	–	–	–	0
1 Beds	–	–	–	–	–	–	3
2 Beds	1	$749,000	$749,000	$749,000	29	$783	2
3 Beds	–	–	–	–	–	–	3
Totals	1	$749,000	$749,000	$749,000	29	$783	8

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

FEBRUARY SOLD LISTINGS

# Bedrooms	# Sold	Highest $	Lowest $	Avg. $	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Studios	–	–	–	–	–	–	–
1 Beds	–	–	–	–	–	–	–
2 Beds	2	$2,060,000	$885,000	$1,472,500	64	$999	98.36%
3 Beds	–	–	–	–	–	–	–
Totals	2	$2,060,000	$885,000	$1,472,500	64	$999	–

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

SINGLE FAMILY HOMES

- 6 new Single Family Homes hit the market in February, same as January
- 3 Homes entered into Contract in February, 1 home less than January
- The highest selling home was $2,142,860 and the highest in contract was $1,380,000
- Total Single Family Homes on Market is 14

FEBRUARY NEW LISTINGS

Home Type	# New	Highest $	Lowest $	Avg. $	Avg. SQFT	Avg. PPSFT	Tot. On Market
Attached	0	–	–	–	–	–	1
Attached + Parking	0	–	–	–	–	–	1
Semi-Detached	1	$1,550,000	$1,550,000	$1,550,000	1504	$1,031	2
Detached	5	$5,299,000	$1,550,000	$3,268,200	3510	$1,151	10
Totals	6	$5,299,000	$1,550,000	$2,409,100	2507	$1,091	14

*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

FEBRUARY IN CONTRACT

Home Type	# In Contract	Highest $	Lowest $	Avg. $	Avg. DOM	Avg. PPSFT	Tot. In Contract
Attached	2	$1,325,000	$1,138,000	$1,231,500	55	$805	2
Attached + Parking	0	–	–	–	–	–	1
Semi-Detached	1	$1,380,000	$1,380,000	$1,380,000	125	$830	2
Detached	0	–	–	–	–	–	1
Totals	3	$1,380,000	$1,138,000	$1,305,750	90	$817	6

*Tot. In Contract = Total SFH In Contract Overall

FEBRUARY SOLD LISTINGS

Home Type	# Sold	Highest $	Lowest $	Avg. $	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Attached	0	–	–	–	–	–	–
Attached + Parking	1	$1,250,000	$1,250,000	$1,250,000	11	$702	96%
Semi-Detached	4	$1,599,000	$865,000	$1,311,000	114.8	$752	100%
Detached	2	$2,142,860	$1,825,000	$1,983,930	269.5	$741	89%
Totals	7	$2,142,860	$865,000	$1,514,977	131.8	$732	95%

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

MULTI FAMILY HOMES

- 13 New Multi Families hit market in Febraury, same as January
- 3 Multi-Family Homes entered into contract in February, 2 less than January
- The highest sold Multi-Family home was $1.830M
- Total of 77 Multi-Family/Mixed Use On Market, Up from 63

FEBRUARY NEW LISTINGS

Home Type	# New	Highest $	Lowest $	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market
Two Family	4	$3,999,999	$1,450,000	$2,582,500	3347	$796	29
Three Family	1	$1,929,000	$1,929,000	$1,929,000	3020	$639	4
4-6 Family	3	$2,099,999	$1,350,000	$1,746,666	–	–	19
Mixed Use	5	$3,500,000	$1,895,000	$2,633,000	5955	$521	25
Totals	13	$3,999,999	$1,350,000	$2,222,791	4107	$652	77

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

FEBRUARY IN CONTRACT

Home Type	# In Contract	Highest $	Lowest $	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract
Two Family	2	$1,575,000	$1,388,000	$1,481,500	283	$626	10
Three Family	–	–	–	–	–	–	2
4-6 Family	–	–	–	–	–	–	2
Mixed Use	1	$1,800,000	$1,800,000	$1,800,000	530	$357	3
Totals	3	$1,800,000	$1,388,000	$1,640,750	407	$492	17

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

FEBRUARY SOLD LISTINGS

Home Type	# Sold	Highest $	Lowest $	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Two Family	1	$1,275,000	$1,275,000	$1,275,000	–	$601	100%
Three Family	2	$1,650,000	$1,320,000	$1,485,000	55	$564	98%
4-6 Family	–	–	–	–	–	–	–
Mixed Use	2	$1,830,000	$1,630,000	$1,730,000	26	$469	100%
Totals	5	$1,830,000	$1,275,000	$1,496,667	40	$545	99%

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

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