



THE SOLDANO REPORT

BAY RIDGE MONTHLY REAL ESTATE UPDATE

March 2026 Edition

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

NEW INVENTORY

61

↑ 20 From February

TOTAL CONTRACTS SIGNED

31

↑ 11 From February

TOTAL CLOSED SALES

32

↑ 7 From February

HIGHEST CLOSING PRICE

MULTI FAMILY: \$1,830,000

SINGLE FAMILY: \$2,142,860

In March, Bay Ridge saw a strong rebound in both new listings and contract activity across most property types. Inventory expanded in several segments, reflecting increased supply entering the early spring market.

Single-Family Homes: In contract declined from 3 to 2. New listings increased from 6 to 10. Total on market rose from 14 to 18, indicating more supply.

Multi-Family Homes: In contract increased from 3 to 8. New listings rose from 13 to 20. Total on market climbed from 77 to 82, showing both higher supply and stronger absorption.

Co-ops: In contract increased from 13 to 19. New listings rose from 21 to 26. Total on market declined from 79 to 78, signaling solid demand keeping pace with new inventory.

Condos: In contract increased from 1 to 2. New listings rose from 1 to 5. Total on market increased from 10 to 11, reflecting slightly improved supply.

Outlook: March marked a clear shift into the spring market, with rising inventory and stronger contract activity.

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CO-OPS

- 26 New Co-ops hit market in March, 5 more than February
- 19 Co-ops entered into contract in March, 6 more than February
- The highest sold Co-op was \$515,000 and in contract: \$700,000
- Days on Market for pending Co-ops in March:
Studio: 294
1 Beds: 81 2 beds: 76

MARCH NEW LISTINGS							
# Bedrooms	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market
Studios	↓	↓	↓	↓	↓	↓	↓ 11
1 Beds	↑ 22	↓ \$550,000	↑ \$224,000	↑ \$391,599	↓ 740	↑ \$525	↑ 48
2 Beds	↓ 3	↓ \$525,000	↓ \$458,888	↓ \$482,963	↓ 900	↓ \$513	↓ 17
3 Beds	↑ 1	↑ \$569,000	↑ \$569,000	\$569,000	1150	\$495	↑ 2
Totals	↑ 26	↓ \$569,000	↑ \$224,000	↑ \$481,187	↑ 930	↓ \$511	↓ 78

*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

MARCH IN CONTRACT							
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract
Studios	↑ 2	↓ \$193,800	↓ \$179,000	↓ \$186,400	↑ 294	↑ \$678	⇒ 5
1 Beds	↑ 12	↑ \$469,000	↓ \$215,000	↑ \$324,380	↓ 81	↑ \$478	↑ 28
2 Beds	↓ 5	↑ \$700,000	↑ \$428,000	↑ \$555,400	↓ 76	↑ \$570	↑ 19
3 Beds	⇒	⇒	⇒	⇒	⇒	⇒	⇒ 1
Totals	↑ 19	↑ \$700,000	↓ \$179,000	↓ \$355,393	↑ 151	↑ \$575	⇒ 50

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

MARCH SOLD LISTINGS							
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Studios	⇒ 2	↑ \$265,000	↑ \$240,000	↑ \$252,500	↓ 182	↑ \$497	↓ 98.57%
1 Beds	↑ 9	↑ \$515,000	↓ \$200,000	↑ \$351,556	↑ 144	↑ \$462	↓ 96.64%
2 Beds	↓ 2	↓ \$480,000	↑ \$450,000	↓ \$465,000	↓ 84	↓ \$496	⇒ 94.11%
3 Beds	⇒	⇒	⇒	⇒	⇒	⇒	⇒
Totals	↑ 13	↓ \$515,000	↓ \$200,000	↑ \$356,352	↓ 137	↓ \$485	↓ 95.77%

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

CONDOS

- March saw 5 new condos hit market, 4 more than February
- 2 Condos went into contract in March, 1 more than February
- 3 condos closed in March and there are 11 total available now
- Average Price Per square foot for a 2 bed condo is \$379/sqft more than a coop

MARCH NEW LISTINGS							
# Bedrooms	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market
Studios	⇒	⇒	⇒	⇒	⇒	⇒	⇒ 0
1 Beds	↓	↓	↓	↓	↓	↓	↓ 1
2 Beds	↑ 4	↑ \$1,250,000	↑ \$410,000	\$807,500	1101	\$768	⇒ 6
3 Beds	↑ 1	↑ \$1,075,000	↑ \$1,075,000	\$1,075,000	1075	\$1,000	↑ 4
Totals	↑ 5	↑ \$1,250,000	↓ \$410,000	↑ \$941,250	↑ 1088	↑ \$884	↑ 11

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

MARCH IN CONTRACT							
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract
Studios	⇒	⇒	⇒	⇒	⇒	⇒	⇒ 0
1 Beds	↑ 1	↑ \$665,000	↑ \$665,000	\$665,000	⇒	↓ \$872	↓ 1
2 Beds	⇒ 1	↑ \$795,000	↑ \$795,000	↑ \$795,000	⇒	↑ \$875	⇒ 2
3 Beds	⇒	⇒	⇒	⇒	⇒	⇒	⇒ 2
Totals	↑ 2	↑ \$795,000	↓ \$665,000	↓ \$730,000	⇒	↑ \$873	↓ 5

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

MARCH SOLD LISTINGS							
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Studios	⇒	⇒	⇒	⇒	⇒	⇒	⇒
1 Beds	↑ 1	↑ \$500,000	↑ \$500,000	\$500,000	⇒	\$846	↑ 96.15%
2 Beds	⇒ 2	↓ \$1,225,000	↓ \$665,000	↓ \$945,000	⇒	↓ \$905	⇒ 91.24%
3 Beds	⇒	⇒	⇒	⇒	⇒	⇒	⇒
Totals	↑ 3	↓ \$1,225,000	↓ \$500,000	↓ \$722,500	⇒	↓ \$876	↓

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

SINGLE FAMILY HOMES

- 10 new Single Family Homes hit the market in March, 4 more than February
- 2 Homes entered into Contract in March, 1 home more than February
- The highest selling home was \$2,775,000 and the highest in contract was \$2,275,000
- Total Single Family Homes on Market is 18, up 4 from March

MARCH NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market
Attached	1	\$1,875,000	\$1,875,000	\$1,875,000	2280	\$822	1
Attached + Parking	4	\$1,899,000	\$1,119,500	\$1,479,125	2085	\$741	5
Semi-Detached	4	\$1,450,000	\$925,000	\$1,238,750	1540	\$831	2
Detached	1	\$2,395,000	\$2,395,000	\$2,395,000	1000	\$2,395	10
Totals	10	\$2,395,000	\$925,000	\$1,746,969	1726	\$1,197	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

MARCH IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract
Attached	0	—	—	—	—	—	2
Attached + Parking	0	—	—	—	—	—	0
Semi-Detached	1	\$1,550,000	\$1,550,000	\$1,550,000	23	\$1,031	4
Detached	1	\$2,275,000	\$2,275,000	\$2,275,000	92	\$934	1
Totals	2	\$2,275,000	\$1,550,000	\$1,912,500	58	\$982	7

*Tot. In Contract = Total SFH In Contract Overall

MARCH SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Attached	0	—	—	—	—	—	—
Attached + Parking	2	\$980,000	\$938,000	\$959,000	46	\$762	94%
Semi-Detached	2	\$1,875,000	\$998,000	\$1,436,500	25.5	\$730	100%
Detached	4	\$2,775,000	\$1,050,000	\$1,968,375	89	\$859	98%
Totals	8	\$2,775,000	\$938,000	\$1,454,625	53.5	\$784	97%

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

MULTI FAMILY HOMES

- 20 New Multi Families hit market in March, 6 more than February
- 8 Multi-Family Homes entered into contract in March, same as February
- The highest sold Multi-Family home was \$4,500,000
- Total of 82 Multi-Family/Mixed Use On Market, Up from 77

MARCH NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market
Two Family	13	\$2,990,000	\$1,299,000	\$1,739,908	2421	\$729	38
Three Family	—	—	—	—	—	—	4
4-6 Family	5	\$2,700,000	\$1,099,000	\$1,827,800	—	—	18
Mixed Use	2	\$3,500,000	\$2,999,999	\$3,250,000	7551	\$434	22
Totals	20	\$3,500,000	\$1,099,000	\$2,272,569	4986	\$581	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

MARCH IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract
Two Family	5	\$2,195,000	\$1,125,000	\$1,693,800	114	\$699	11
Three Family	1	\$2,100,000	\$2,100,000	\$2,100,000	127	\$875	1
4-6 Family	2	\$1,550,000	\$1,299,000	\$1,424,500	—	—	3
Mixed Use	—	—	—	—	—	—	4
Totals	8	\$2,195,000	\$1,125,000	\$1,739,433	121	\$787	19

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

MARCH SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Two Family	5	\$2,100,000	\$1,200,000	\$1,578,000	83	\$653	96%
Three Family	1	\$1,960,000	\$1,960,000	\$1,960,000	193	\$908	93%
4-6 Family	1	\$800,000	\$800,000	\$800,000	—	—	94%
Mixed Use	1	\$4,500,000	\$4,500,000	\$4,500,000	—	—	100%
Totals	8	\$4,500,000	\$800,000	\$2,209,500	138	\$780	96%

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

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