



# THE SOLDANO REPORT

## BAY RIDGE MONTHLY REAL ESTATE UPDATE

### April 2026 Edition

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

##### NEW INVENTORY

69

↑ 8 From March

##### TOTAL CONTRACTS SIGNED

37

↑ 6 From March

##### TOTAL CLOSED SALES

35

↑ 3 From March

**HIGHEST IN CONTRACT  
MULTI FAMILY: \$2,200,000**

**SINGLE FAMILY: \$3,500,000**

**In April**, Bay Ridge saw continued strength in both new listings and contract activity across most property types.

**Single-Family Homes:** In contract increased from 2 to 5. New listings rose from 10 to 11. Total on market climbed from 18 to 22, indicating more supply with stronger deal flow.

**Multi-Family Homes:** In contract increased from 8 to 9. New listings remained at 20. Total on market declined from 82 to 76, showing steady absorption despite consistent supply.

**Co-ops:** In contract remained at 19. New listings rose from 26 to 32. Total on market declined from 78 to 77, signaling demand keeping pace with rising inventory.

**Condos:** In contract increased from 2 to 4. New listings rose from 5 to 6. Total on market increased from 11 to 15, reflecting added supply with improving activity.

**Outlook:** The increase in inventory alongside steady contract activity points to a market that is becoming more balanced. Demand remains active, but the added supply is creating more separation between properties based on pricing.

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# CO-OPS

- 32 New Co-ops hit market in April, 6 more than March
- 19 Co-ops entered into contract in April, same as March
- The highest sold Co-op was \$751,000 and in contract: \$595,000

APRIL NEW LISTINGS								
# Bedrooms	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market	
Studios	4 ↑	\$265,000 ↑	\$209,000 ↑	\$229,500	431	\$532	8	↓
1 Beds	21 ↓	\$550,000 →	\$290,000 ↑	\$364,429 ↓	728 ↓	\$511 ↑	52	↑
2 Beds	7 ↑	\$730,000 ↓	\$430,000 ↑	\$591,571 ↑	1070 ↑	\$579 ↓	15	↓
3 Beds	— ↓	— ↓	— ↓	—	—	— →	2	→
Totals	32 ↑	\$730,000 ↓	\$209,000 ↓	\$395,167 ↓	743 ↑	\$541 ↓	77	↓

\*DOM = Days On Market      \*Tot. On Market = Total Coops On Market Overall, All Months      ↑ Higher Than Last Month  
 \*PPSFT = Price Per Square Foot      \*Avg. = Average      \$ = Price      ↑ Square Footage      ↓ Lower than Last Month

APRIL IN CONTRACT								
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract	
Studios	5 ↑	\$255,000 ↑	\$225,000 ↑	\$235,800 ↓	106 ↓	\$487 ↑	9	↓
1 Beds	10 ↓	\$575,000 ↑	\$279,000 ↑	\$362,489 ↓	71 ↓	\$467 ↑	31	↑
2 Beds	4 ↓	\$595,000 ↓	\$365,000 ↓	\$515,000 ↑	79 ↓	\$463 ↓	16	↓
3 Beds	— →	— →	— →	—	—	— ↓	0	↓
Totals	19 ↓	\$595,000 ↑	\$225,000 ↑	\$371,030 ↓	85 ↓	\$472 ↑	56	↑

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

APRIL SOLD LISTINGS								
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP	
Studios	2 ↑	\$267,500 ↓	\$212,000 ↓	\$239,750 ↓	122 ↑	\$533 ↑	97.27%	↑
1 Beds	6 ↓	\$450,000 ↑	\$275,000 ↑	\$360,667 ↑	166 ↑	\$490 ↑	98.29%	↑
2 Beds	9 ↑	\$685,000 ↓	\$395,000 ↑	\$554,042 ↑	108 ↑	\$524 ↑	99.85%	↑
3 Beds	1 ↑	\$751,000 ↑	\$751,000 ↑	\$751,000	33	\$658	—	—
Totals	18 ↑	\$751,000 ↑	\$212,000 ↑	\$476,365 ↓	107 ↑	\$551 ↑	98.47%	↑

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

- Days on Market for pending Co-ops in March:  
 Studio: 104  
 1 Beds: 71    2 beds: 79

# CONDOS

- April saw 6 new condos hit market, 1 more than March
- 4 Condos went into contract in April, 2 more than March
- 2 condos closed in March and there are 15 total available now
- Average Days on Market for pending condos is appx. 104 Days

APRIL NEW LISTINGS								
# Bedrooms	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market	
Studios	— →	— →	— →	—	—	—	1	↑
1 Beds	2 ↑	\$789,999 ↑	\$519,000 ↑	\$654,500	641	\$1,010 ↑	3	↑
2 Beds	4 →	\$950,000 ↓	\$775,000 ↑	\$863,750 ↓	1070 ↑	\$818 ↑	8	↑
3 Beds	— ↓	— ↓	— ↓	—	—	— ↓	3	↓
Totals	6 ↑	\$950,000 ↑	\$519,000 ↓	\$759,125 ↓	855 ↑	\$914 ↑	15	↑

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

APRIL IN CONTRACT								
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract	
Studios	— →	— →	— →	—	—	—	0	→
1 Beds	— ↓	— ↓	— ↓	—	—	—	1	→
2 Beds	3 ↑	\$1,250,000 ↓	\$750,000 ↑	\$958,333	70 ↓	\$875 ↑	6	↑
3 Beds	1 ↑	\$1,339,000 ↑	\$1,339,000 ↑	\$1,339,000	137	\$643 ↓	1	↓
Totals	4 ↑	\$1,339,000 ↑	\$750,000 ↑	\$1,148,667	104 ↓	\$759 ↑	8	↑

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

APRIL SOLD LISTINGS								
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP	
Studios	— →	— →	— →	—	—	—	—	—
1 Beds	— ↓	— ↓	— ↓	—	—	—	—	—
2 Beds	1 ↓	\$735,750 ↑	\$735,750 ↓	\$735,750	29 ↓	\$770 ↑	98.23%	↑
3 Beds	1 ↑	\$1,369,000 ↑	\$1,369,000 ↑	\$1,369,000	38	\$878	100.00%	↑
Totals	2 ↓	\$1,369,000 ↑	\$735,750 ↑	\$1,052,375	34 ↓	\$824 ↓	—	↓

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

# SINGLE FAMILY HOMES

- 11 new Single Family Homes hit the market in April, 1 more than March

APRIL NEW LISTINGS								
Home Type	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market	
Attached	→	→	→	→	→	→	1	
Attached + Parking	↓	1 ↓	\$1,250,000 ↓	\$1,250,000 ↓	\$1,250,000 ↓	1320 ↑	\$947 ↓	3
Semi-Detached	↑	5 ↑	\$1,735,000 ↑	\$1,395,000 ↑	\$1,525,000 ↑	1579	\$970 ↑	5
Detached	↑	5 ↑	\$2,890,000 ↓	\$1,348,888 ↓	\$2,286,578 ↑	2356 ↓	\$960 ↑	13
Totals	↑	11 ↑	\$2,890,000 ↓	\$1,250,000 ↓	\$1,687,193 ↓	1752 ↑	\$959 ↑	22

- 5 Homes entered into Contract in April, 3 more than March

\*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

APRIL IN CONTRACT								
Home Type	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract	
Attached	↑	1 ↑	\$1,875,000 ↑	\$1,875,000 ↑	\$1,875,000	41	\$822 ↓	2
Attached + Parking	→	→	→	→	→	→	→	1
Semi-Detached	↓	2 ↓	\$1,450,000 ↓	\$875,000 ↓	\$1,162,500 ↓	20 ↑	\$952 ↓	5
Detached	↑	2 ↑	\$3,500,000 ↓	\$1,798,000 ↓	\$2,649,000 ↑	388 ↑	\$1,018 ↑	4
Totals	↑	5 ↑	\$3,500,000 ↓	\$875,000 ↓	\$1,895,500 ↓	150 ↑	\$931 ↓	12

- The highest selling home was \$1,108,000 and the highest in contract was \$3,500,000

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

- Total Single Family Homes on Market is 22, 4 more homes than in March

APRIL SOLD LISTINGS								
Home Type	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP	
Attached	↑	2 ↑	\$1,108,000 ↑	\$995,000 ↑	\$1,051,500	85	\$635	98%
Attached + Parking	→	→	→	→	→	→	→	→
Semi-Detached	→	1	\$1,108,000 ↓	\$1,108,000 ↓	\$1,108,000	85	→	97%
Detached	↓	→	→	→	→	→	→	→
Totals	→	3 ↓	\$1,108,000 ↓	\$995,000 ↓	\$1,079,750 ↓	85 ↓	\$635 ↑	98%

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

# MULTI FAMILY HOMES

- 20 New Multi Families hit market in April, same as March

APRIL NEW LISTINGS								
Home Type	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market	
Two Family	↓	10 ↓	\$1,958,800 ↓	\$999,000 ↓	\$1,688,260 ↑	2596 ↓	\$670 ↓	30
Three Family	↑	1 ↑	\$1,600,000 ↑	\$1,600,000 ↑	\$1,600,000	3000	\$533 ↓	2
4-6 Family	↓	3 ↓	\$1,700,000 ↑	\$1,199,000 ↓	\$1,399,667	→	→	18
Mixed Use	↑	6 ↓	\$2,999,000 ↓	\$1,580,000 ↓	\$2,054,500 ↓	3087 ↑	\$16,307 ↑	26
Totals	→	20 ↓	\$2,999,000 ↓	\$999,000 ↓	\$1,685,607 ↓	2894 ↑	\$5,837 ↓	76

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

- 9 Multi-Family Homes entered into contract in April, 1 more than March

APRIL IN CONTRACT								
Home Type	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract	
Two Family	↑	7 ↑	\$2,200,000 ↑	\$1,399,000 ↑	\$1,785,143 ↑	155 ↓	\$635 ↑	17
Three Family	→	1 ↓	\$1,499,000 ↓	\$1,499,000 ↓	\$1,499,000 ↓	73 ↓	\$676 →	1
4-6 Family	↓	→	→	→	→	→	→	3
Mixed Use	↑	1 ↑	\$1,888,000 ↑	\$1,888,000 ↑	\$1,888,000	266	\$378 ↑	5
Totals	↑	9 ↑	\$2,200,000 ↑	\$1,399,000 ↓	\$1,724,048 ↑	165 ↓	\$563 ↑	26

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

- The highest sold Multi-Family home was \$1,170,000

APRIL SOLD LISTINGS								
Home Type	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP	
Two Family	↓	1 ↓	\$1,170,000 ↓	\$1,170,000 ↓	\$1,170,000 ↑	97	→	90%
Three Family	↓	→	→	→	→	→	→	→
4-6 Family	→	1 ↑	\$1,050,000 ↑	\$1,050,000 ↑	\$1,050,000	→	\$209 →	88%
Mixed Use	↓	→	→	→	→	→	→	→
Totals	↓	2 ↓	\$1,170,000 ↑	\$1,050,000 ↓	\$1,110,000 ↓	97 ↓	\$209 ↓	89%

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

- Total of 76 Multi-Family/Mixed Use On Market, Down from 82

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