



THE SOLDANO REPORT

BAY RIDGE MONTHLY REAL ESTATE UPDATE

May 2026 Edition

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

NEW INVENTORY

56

↓ 13 From April

TOTAL CONTRACTS SIGNED

38

↑ 1 From April

TOTAL CLOSED SALES

24

↓ 11 From April

HIGHEST IN CONTRACT
MULTI FAMILY: \$1,958,000

SINGLE FAMILY: \$3,950,000

In **May**, Bay Ridge saw fewer new listings, but buyer activity continued. Single family and multi family homes led the market, co-ops remained consistent, and condos were quieter.

Single Family Homes: In contract increased from 5 to 8. New listings stayed at 11. Total on market rose from 22 to 23, showing buyers remained active.

Multi Family Homes: In contract increased from 9 to 10. New listings rose from 20 to 23. Total on market stayed at 76, showing buyers kept pace with the added supply.

Co-ops: In contract slipped from 19 to 18. New listings fell from 32 to 19. Total on market remained at 77, showing buyer demand continued despite fewer options.

Condos: In contract declined from 4 to 2. New listings fell from 6 to 3. Total on market eased from 15 to 14, reflecting lighter activity.

Outlook: May's numbers show a market that is still moving, but not evenly across every category. Single family and multi family homes carried the month, co-ops stayed consistent, and condo activity remained more limited.

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CO-OPS

- 19 New Co-ops hit market in May, 13 less than April
- 18 Co-ops entered into contract in May, 1 less than April

MAY NEW LISTINGS									
# Bedrooms	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market		
Studios	⇒	4 ↓	\$189,000 ↓	\$169,000 ↓	\$179,000 ↓	461 ↓	\$435 ↑	11	
1 Beds	↓	11 ↓	\$509,000 ↓	\$289,000 ↓	\$364,082 ↓	693 ↓	\$517 ↑	53	
2 Beds	↓	4 ↓	\$660,000 ↑	\$485,000 ↓	\$570,500 ↓	950 ↓	\$630 ↓	14	
3 Beds	⇒	— ⇒	— ⇒	—	—	—	— ↑	3	
Totals	↓	19 ↓	\$660,000 ↓	\$169,000 ↓	\$371,194 ↓	701 ↓	\$527 ⇒	77	

*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

- The highest sold Co-op was \$689,500 and in contract: \$730,000

MAY IN CONTRACT									
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract		
Studios	↓	— ↓	— ↓	—	—	—	— ⇒	9	
1 Beds	↑	12 ↓	\$479,500 ↑	\$290,000 ↓	\$351,542 ↑	78 ↑	\$505 ↑	36	
2 Beds	↑	6 ↑	\$730,000 ↑	\$399,000 ↑	\$562,000 ↑	203 ↑	\$563 ↓	13	
3 Beds	⇒	— ⇒	— ⇒	—	—	—	— ⇒	0	
Totals	↓	18 ↑	\$730,000 ↑	\$290,000 ↑	\$456,771 ↑	141 ↑	\$534 ⇒	56	

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

- Days on Market for pending Co-ops in March:
 Studio: -
 1 Beds: 36 2 beds: 13

MAY SOLD LISTINGS									
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP		
Studios	↓	— ↓	— ↓	—	—	—	—	—	
1 Beds	↑	7 ↓	\$375,000 ↓	\$200,000 ↓	\$293,929 ↓	109 ↓	\$441 ↓	95.49%	
2 Beds	↓	5 ↑	\$689,500 ↓	\$320,000 ↑	\$582,500 ↑	152 ↑	\$578 ⇒	97.64%	
3 Beds	↓	— ↓	— ↓	—	—	—	—	—	
Totals	↓	12 ↓	\$689,500 ↓	\$200,000 ↓	\$438,214 ↑	130 ↓	\$510 ↓	96.56%	

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

CONDOS

- May saw 3 new condos hit market, 3 less than April
- 2 Condos went into contract in May, 2 less than April

MAY NEW LISTINGS									
# Bedrooms	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market		
Studios	⇒	— ⇒	— ⇒	—	—	—	— ↑	2	
1 Beds	⇒	2 ↓	\$514,999 ↓	\$499,000 ↓	\$507,000 ↓	639 ↓	\$800 ↓	2	
2 Beds	↓	1 ↓	\$899,000 ↑	\$899,000 ↑	\$899,000 ↓	946 ↑	\$950 ↓	6	
3 Beds	⇒	— ⇒	— ⇒	—	—	—	— ↑	4	
Totals	↓	3 ↓	\$899,000 ↓	\$499,000 ↓	\$703,000 ↓	792 ↓	\$875 ↓	14	

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

- 2 condos closed in May and there are 14 total available now

MAY IN CONTRACT									
# Bedrooms	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract		
Studios	⇒	— ⇒	— ⇒	—	—	—	— ⇒	0	
1 Beds	⇒	— ⇒	— ⇒	—	—	—	— ↑	2	
2 Beds	↓	1 ↓	\$850,000 ↑	\$850,000 ↓	\$850,000 ↓	38 ↓	\$759 ↓	4	
3 Beds	⇒	1 ↓	\$1,048,000 ↓	\$1,048,000 ↓	\$1,048,000 ↓	70 ↑	\$975 ⇒	1	
Totals	↓	2 ↓	\$1,048,000 ↑	\$850,000 ↓	\$949,000 ↓	54 ↑	\$867 ↓	7	

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

- Average Days on Market for pending condos is appx. 54 days

MAY SOLD LISTINGS									
# Bedrooms	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP		
Studios	⇒	— ⇒	— ⇒	—	—	—	—	—	
1 Beds	⇒	— ⇒	— ⇒	—	—	—	—	—	
2 Beds	⇒	1 ↑	\$750,000 ↑	\$750,000 ↑	\$750,000 ↑	165 ↑	\$825 ⇒	94.30%	
3 Beds	⇒	1 ↓	\$1,300,000 ↓	\$1,300,000 ↓	\$1,300,000 ↑	137 ↓	\$624 ↓	97.10%	
Totals	⇒	2 ↓	\$1,300,000 ↑	\$750,000 ↓	\$1,025,000 ↑	151 ↓	\$725 ↓	—	

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

SINGLE FAMILY HOMES

- 11 new Single Family Homes hit the market in May, same as in April

MAY NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. \$	Avg. SQFT	Avg. PPSFT	Tot. On Market
Attached	⇒	—	—	—	—	—	↓
Attached + Parking	⇒	1 ↓	\$849,000 ↓	\$849,000 ↓	\$849,000 ↓	910 ↓	\$933 ↑
Semi-Detached	⇒	6 ⇒	\$1,735,000 ↓	\$988,000 ↓	\$1,477,667 ↓	1499 ↓	\$987 ↑
Detached	⇒	4 ↑	\$3,680,000 ↑	\$1,599,000 ↑	\$2,319,750 ↑	2452 ↓	\$938 ↓
Totals	⇒	11 ⇒	\$3,680,000 ↓	\$849,000 ↓	\$1,548,806 ↓	1620 ↓	\$953 ↑

- 8 Homes entered into Contract in May, 3 more than April

*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

MAY IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Tot. In Contract
Attached	⇒	1 ↓	\$1,699,000 ↓	\$1,699,000 ↓	\$1,699,000 ↑	54 ↑	\$1,062 ⇒
Attached + Parking	⇒	1 ↑	\$1,299,000 ↑	\$1,299,000	\$1,299,000	13	\$794 ↑
Semi-Detached	⇒	2 ↓	\$1,225,000 ↑	\$999,000 ↓	\$1,112,000 ↑	39 ↓	\$665 ↓
Detached	⇒	4 ↑	\$3,950,000 ↑	\$2,199,000 ↑	\$2,786,000 ↓	128 ↑	\$1,038 ↑
Totals	⇒	8 ↑	\$3,950,000 ↑	\$999,000 ↓	\$1,724,000 ↓	58 ↓	\$890 ↓

- The highest selling home was \$1,800,000 and the highest in contract was \$3,950,000

*Tot. In Contract = Total SFH In Contract Overall

- Total Single Family Homes on Market is 23, 1 more homes than in April

MAY SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. \$	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Attached	↓	—	—	—	—	—	—
Attached + Parking	⇒	1 ↑	\$1,376,000 ↑	\$1,376,000	\$1,376,000	22	\$940
Semi-Detached	⇒	1	\$1,525,000 ↑	\$1,525,000 ↑	\$1,525,000 ↓	23	\$1,014 ↑
Detached	⇒	1 ↑	\$1,800,000 ↑	\$1,800,000	\$1,800,000	427	\$634
Totals	⇒	3 ↑	\$1,800,000 ↑	\$1,376,000 ↑	\$1,567,000 ↑	157.3 ↑	\$863 ↑

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

MULTI FAMILY HOMES

- 23 New Multi Families hit market in May, 3 more than April

MAY NEW LISTINGS							
Home Type	# New	Highest \$	Lowest \$	Avg. List Price	Avg. SQFT	Avg. PPSFT	Tot. On Market
Two Family	⇒	12 ↑	\$3,600,000 ↑	\$1,388,000 ↑	\$2,102,583 ↑	4090 ↓	\$571 ↓
Three Family	⇒	3 ↑	\$2,000,000 ⇒	\$1,600,000 ↑	\$1,733,333 ↑	3400 ↓	\$471 ↑
4-6 Family	⇒	8 ↑	\$4,799,000 ↓	\$999,000 ↑	\$2,203,375	—	—
Mixed Use	⇒	—	—	—	—	—	—
Totals	⇒	23 ↑	\$4,799,000 ⇒	\$999,000 ↑	\$2,013,097 ↑	3745 ↓	\$521 ⇒

- 10 Multi-Family Homes entered into contract in May, 1 more than April

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

MAY IN CONTRACT							
Home Type	# In Contract	Highest \$	Lowest \$	Avg. List Price	Avg. DOM	Avg. PPSFT	Tot. In Contract
Two Family	⇒	7 ↓	\$1,958,800 ↓	\$999,000 ↓	\$1,469,114 ↓	37 ↑	\$664 ↑
Three Family	⇒	—	—	—	—	—	—
4-6 Family	⇒	1 ↑	\$1,250,000 ↑	\$1,250,000	\$1,250,000	—	—
Mixed Use	⇒	2 ↑	\$1,899,000 ↓	\$1,850,000 ↓	\$1,874,500 ↓	19	—
Totals	⇒	10 ↓	\$1,958,800 ↓	\$999,000 ↓	\$1,531,205 ↓	28 ↑	\$664 ↑

- The highest sold Multi-Family home was \$1,999,000

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

- Total of 76 Multi-Family/Mixed Use On Market, same as April

MAY SOLD LISTINGS							
Home Type	# Sold	Highest \$	Lowest \$	Avg. Sold Price	Avg. DOM	Avg. PPSFT	Avg. SP Vs LP
Two Family	⇒	4 ↑	\$1,999,000 ↓	\$1,045,000 ↑	\$1,653,500 ↑	145	\$620 ↑
Three Family	⇒	2 ↑	\$1,550,000 ↑	\$1,450,000	\$1,500,000	220	\$506
4-6 Family	⇒	1 ↑	\$1,290,000 ↑	\$1,290,000	\$1,290,000	—	—
Mixed Use	⇒	—	—	—	—	—	—
Totals	⇒	7 ↑	\$1,999,000 ↓	\$1,045,000 ↑	\$1,481,167 ↑	182 ↑	\$563 ↑

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

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