



PAUL ZWEBEN
Lic. Assoc. R.E. Broker
DIRECT: 212.769.9807
pzweben@elliman.com



CAROLYN ZWEBEN
Lic. Assoc. R.E. Broker
DIRECT: 212.769.6537
czweben@elliman.com

1995 Broadway, 4th Fl, New York, NY 10023 - 212.362.9600

Featured Listings by The Zweben Team

Joe and Jane,

It would be our honor to feature your home and get incredible results. Contact us today to discuss.



34 WEST 89TH ST
6 beds | 7 full & 2 Half baths
Listed for \$6,999,999



110 WEST 90TH ST #GA
2 beds | 2 baths
Listed for \$1,375,000



321 WEST 104TH ST
4 beds | 3 full baths, 3 half baths
Sold for \$5,800,000



194 RIVERSIDE DR #5B
2 beds | 2 baths
Sold for \$1,577,000



250 WEST 94TH ST #4F
2 beds | 1.5 baths
Sold for \$1,100,000



THE **ZWEBEN** TEAM
AT DOUGLAS ELLIMAN REAL ESTATE



Prepared Especially for Joe and Jane Smith

UPPER WEST SIDE

#6 MEDIUM TEAM BY TRANSACTIONS 2023 ELLIES (MANHATTAN)

#15 MEDIUM TEAM BY GCI 2023 ELLIES (MANHATTAN)

#17 MEDIUM TEAM BY VOLUME 2023 ELLIES (MANHATTAN)

PINNACLE AWARD TOP 3% OF AGENTS COMPANY-WIDE

UPPER WEST SIDE

Monthly Comparison · September 1st, 2023 through November 30th, 2023

This market report was created especially for you because we feel you deserve to know what's happening in the Upper West Side community and have access to agents with experience, knowledge and resources to get exceptional results for you.

HAPPY NEW YEAR!

The new year is an exciting time, looking ahead to all the possibilities and reflecting on the year gone by. Especially when it comes to your home and investments, understanding the past is critical to plan your next steps.

This is why we are constantly reviewing market trends, assessing sentiment among active homebuyers and sellers, and looking out for opportunities before they hit the mainstream, to give our clients an accurate framework on which to build their personal real estate decisions. Best to take predictions with a grain of salt—especially after 2020, we take our forecasts well-seasoned—but is it wrong to think you'd like every advantage and material insight before you make a move?

We are excited to keep in touch and continue to help you cook up a recipe for your success. Considering a move, curious about the market, or need a tip from Paul to make your signature dish the showstopper it's destined to be? **From fine homes to fine dining, we are here to serve.**



P.S. The new year is also a perfect opportunity for a little reintroduction. Find out about our team of New York real estate professionals, including the story of how we got our start in the restaurant business. **Scan to learn more!**



On that note, we are thrilled to share the **Global Prime Residential Forecast for 2024**. Published by Douglas Elliman along with our global partners Knight Frank, it is your exclusive look at what's

in store for the property market next year. **Scan the QR code to gain inside access and download the report in full.**

From our family to yours, we wish you a year of abundance, of good health and great food, shining success, thrilling adventure, and everything in between.

CONDOS



New Listings

556

November

553
September

559
October



Median Asking Price

\$2,592,500

November

\$2,499,000
September

\$2,499,000
October



Total Sales

31

November

64
September

58
October



Median Sales Price

\$1,150,000

November

\$1,497,500
September

\$1,625,000
October



Median Days on Market

93

November

92
September

55
October

CO-OPS



New Listings

667

November

640
September

715
October



Median Asking Price

\$1,160,000

November

\$1,112,500
September

\$1,150,000
October



Total Sales

56

November

112
September

103
October



Median Sales Price

\$897,500

November

\$795,000
September

\$860,000
October



Median Days on Market

78

November

106.5
September

49.5
October

MEDIAN SALES PRICE TREND

Condos and Co-Ops



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