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## 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.



**ON MARKET**

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



**ON MARKET**

**27 WEST 72ND ST #505**  
3 beds | 3 baths  
Listed for \$3,525,000



**ON MARKET**

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



**UNDER CONTRACT**

**311 WEST 97TH ST #7E**  
3 beds | 1.5 baths  
Listed for \$1,300,000



**UNDER CONTRACT**

**334 WEST 87TH ST #2A**  
2 beds | 1 bath  
Listed for \$1,100,000



**SOLD**

**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**

We are honored to have once again been recognized in **Douglas Elliman's 2024 Ellies**.  
 Thank you to all of our amazing clients who helped us achieve these awards.  
**Here's to many more years of real estate success together!**

## THE ZWEBEN TEAM

MANHATTAN

#14 MEDIUM TEAM - GCI

#15 MEDIUM TEAM - VOLUME

PINNACLE AWARD  
 Top 3% of Agents Company-Wide

LIFETIME ACHIEVEMENT AWARD  
 Carolyn Zweben



2024  
**ELLIES**

## Springing Into Action: *Local Real Estate Edition*

As cherry blossoms hit peak bloom and daylight hours extend later into the evening, our NYC residential market comes alive. While real estate here never truly sleeps—much like the city itself!—the spring season historically fuels heightened activity. And what exactly can we expect as April showers lead to May flowers?

Here are a few key factors that we are paying particular attention to:

### 1 Strong economic and market conditions.

The stock market is soaring, the labor market is robust, and inflation is notably down. Stable mortgage rates, expected to gradually decline throughout the year, further enhance purchasing power and consumer confidence, prompting many buyers and sellers to resume any stalled real estate plans.

### 2 Rising rental prices.

Manhattan's median rent hit a record February high earlier this year, rising to \$4,290/month and up 2% from January. As rental costs soar, more renters may opt for homeownership to build equity, especially as stabilizing interest rates help to increase buyer affordability.

### 3 Luxury real estate boom.

According to Knight Frank's latest Global Super-Prime Intelligence report, luxury residential buyers were out in full force in Q4 2023. Across 12 key international markets, super-prime residential sales (US\$10M+) rose 11% year-over-year; New York itself had 52 of these high-end transactions. While Q1 data is still being written, 2024 appears to be following in similar fashion, with demand for trophy properties continuing to surge. Case in point: Manhattan alone recorded seven deals surpassing \$10M in a single week in February.

**Whatever your personal real estate goals are, we are here to guide you through the landscape of New York City real estate with trusted advice and honest feedback.**

# UPPER WEST SIDE

Monthly Comparison · December 1<sup>st</sup>, 2023 through February 29<sup>th</sup>, 2024

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.

## CONDOS



## CO-OPS



## MEDIAN SALES PRICE TREND



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