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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.



34 WEST 89TH STREET

6 beds | 7 full 2 half baths | Listed for \$6,999,999



304 WEST 77TH STREET #2

5 beds | 4.5 baths | Listed for \$18,000/Month



194 RIVERSIDE DRIVE #4B

2 beds | 2 baths | Listed for \$1,650,000



Prepared Especially for Joe and Jane Smith

UPPER WEST SIDE



NYC Luxury Real Estate in 2025: Trends & Insights

As always, the Zweben Team is here to help you master luxury real estate on the Upper West Side. Here’s what’s shaping the market in 2025 and how it might impact you buying and/or selling.

Luxury Market Highlights

Entry Point: Manhattan’s luxury market starts at \$3.9M, with an average price per square foot of \$2,751.

Strong Demand: Limited inventory and robust buyer interest are keeping prices stable or rising.

Cash Is King: Many luxury buyers are leveraging stock market gains for cash purchases, bypassing high mortgage rates.

Trends Driving the Market

Stock Market Optimism: Record consumer confidence in the financial markets is fueling high-end purchases.

Mortgage Rates: While rates remain elevated, they have less impact on affluent buyers compared to first-time homebuyers.

Luxury Rentals vs. Sales: Luxury rents have softened slightly, making buying a more attractive option for long-term value.



Why Choose the Zweben Team?

As your Upper West Side experts, we provide personalized guidance to help you achieve your real estate goals. Buying, selling or both, let’s make 2025 your year! Reach out today—we’d love to help.

Subscribe To The Zweben Team Newsletter

Experience a monthly dose of handpicked content from The Zweben Team, showcasing exclusive property listings, market updates and a little foodie fun.



UPPER WEST SIDE

Monthly Comparison · September 1st, 2024 through November 30th, 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

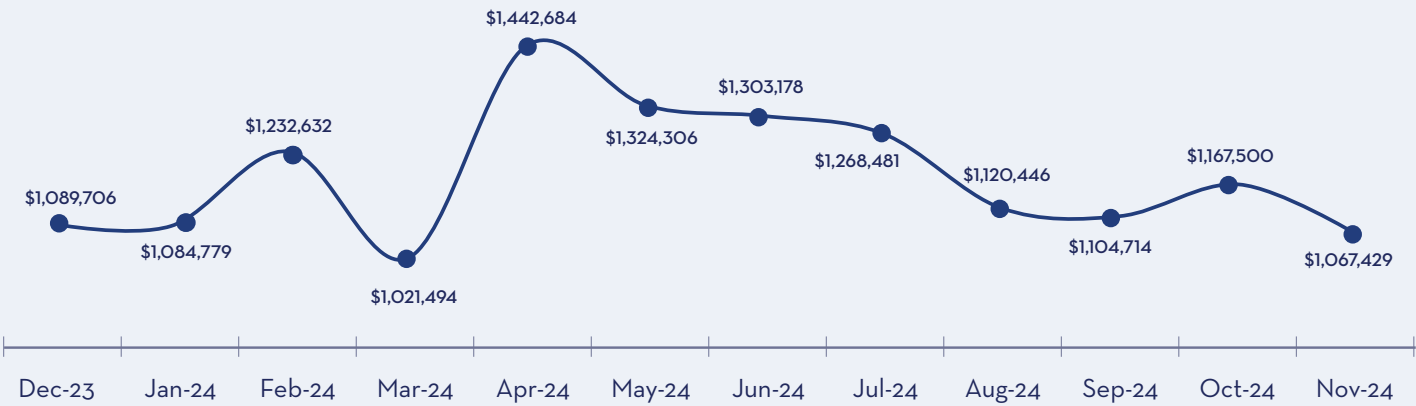
New Listings	Median Asking Price	Total Sales	Median Sales Price	Median Days on Market
515 November	\$2,550,000 November	52 November	\$1,300,000 November	52 November
523 September	\$2,675,000 September	74 September	\$1,350,000 September	80 September
559 October	\$2,525,000 October	58 October	\$1,531,250 October	73 October

CO-OPS

New Listings	Median Asking Price	Total Sales	Median Sales Price	Median Days on Market
548 November	\$1,199,500 November	88 November	\$930,000 November	64 November
583 September	\$1,100,000 September	101 September	\$925,000 September	79 September
609 October	\$1,150,000 October	87 October	\$925,000 October	66 October

MEDIAN SALES PRICE TREND

Condos and Co-Ops



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