

#4 Team for Transactions - #8 Team for GCI - #9 Team for Volume
Top 4% of Agents Company Wide • Pinnacle Award

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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

875 WEST END AVE #4B
4 beds | 2 baths | Listed for \$2,250,000



ON MARKET

245 WEST 99TH ST #10A
4 beds | 3 baths | Listed for \$3,495,000



ON MARKET

321 W. 104TH ST
3 beds | 6 baths | Listed for \$7,500,000



ON MARKET

190 RIVERSIDE DR #5A
2 beds | 2 baths | Listed for \$2,995,000



IN CONTRACT

645 WEST END AVE #5B
3 beds | 2.5 baths | Listed for \$2,195,000



JUST SOLD

165 WEST 66TH ST #7C
2 beds | 2 baths | Sold for \$1,575,000

www.ZwebenTeam.com

MARKET REPORT

APRIL 2022



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



Prepared Especially for Joe and Jane Smith

UPPER WEST SIDE

#4 TOP TEAM BY TRANSACTIONS 2021 ELLIES (MANHATTAN)

#8 TOP TEAM BY GCI 2021 ELLIES (MANHATTAN)

#9 TOP TEAM BY VOLUME 2021 ELLIES (MANHATTAN)

PINNACLE AWARD TOP 4% OF AGENTS COMPANY-WIDE

Easy Come, *Easy Go*

Listings are hitting the NYC market at a blistering pace —
but sell even faster.

A record-high 4,078 homes hit the NYC market in February, the most ever in that month according to StreetEasy. Yet despite the slew of new listings, inventory was down 12% year-over-year. Easy come, easy go.



We certainly predict even more listings to hit the market in the busy spring months.

But with demand as high as it is—for reasons that include inflation and rising mortgage rates, and a surplus of demand built up throughout the pandemic—we expect these homes to be snatched up fast. Already, listings spend ~30% less time on the market than they did a year ago.

As competition remains high, the resulting rise in home values should spur more sellers to list their properties and ease some pressure on the market. However, that takes time. Buying, selling or both—no matter the market conditions—the best time is when it makes sense for you.

JOE AND JANE,

Your goals, family and finances are priority number one.

When the time comes that you need trusted real estate advice, please don't hesitate to reach out.

We're always happy to help you and anyone you send our way.

212.769.9807 · 212.769.6537

UPPER WEST SIDE

Monthly Comparison · December 1st, 2021 through February 28th, 2022

Joe and Jane,

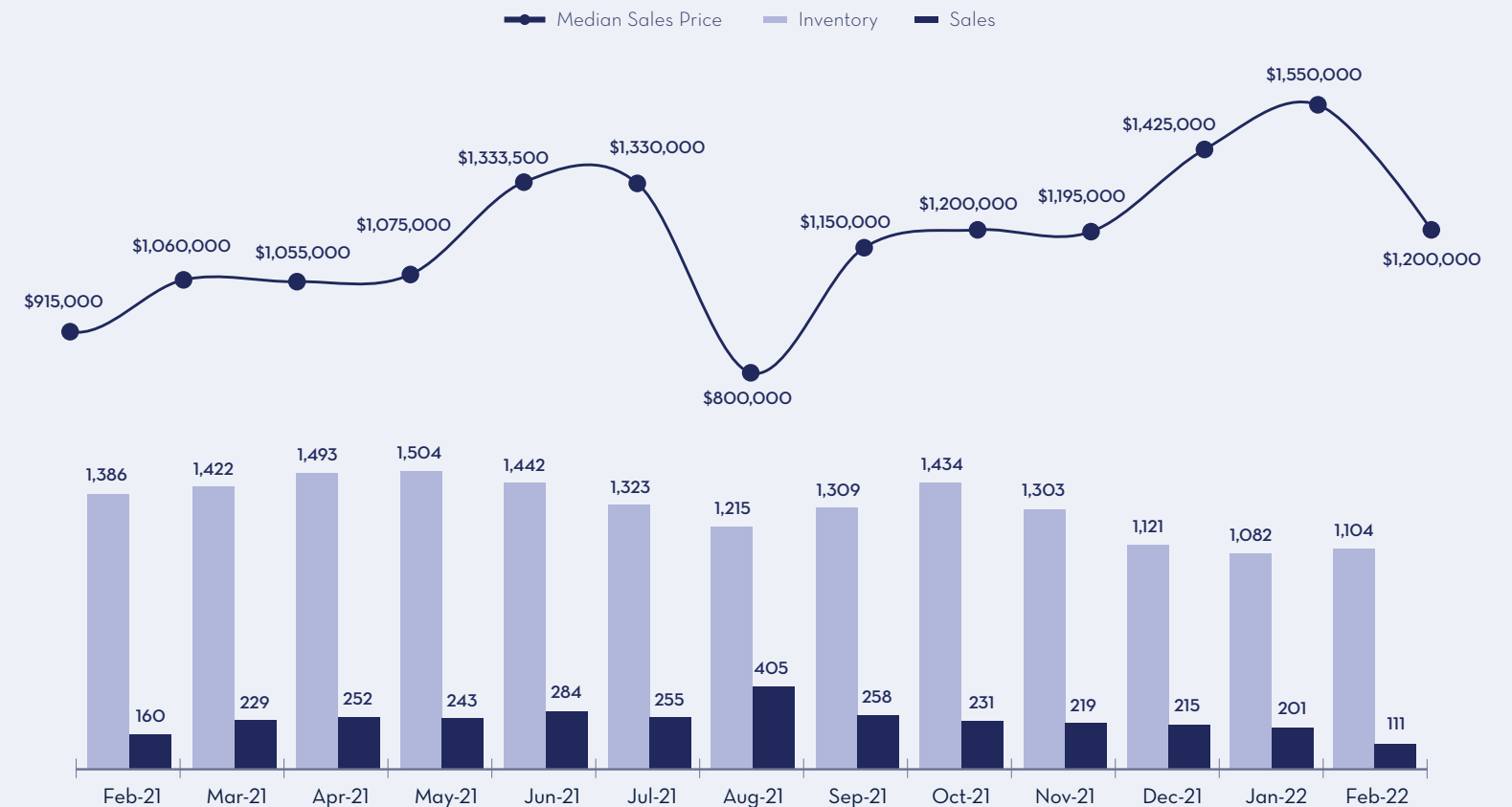
This market report was created especially for you because we feel you deserve to know what's happening in the Upper West Side community and have access to agents with experience, knowledge and resources to get exceptional results for you.

CONDO/CO-OPS

New Listings		Total Sales		Med. Asking Price Per Sq Ft		Median Sales Price		Median Days on Market											
1,104	February 2022	111	February 2022	\$1,859	February 2022	\$1,200,000	February 2022	105	February 2022										
1,121	December 2021	1,082	January 2022	215	December 2021	201	January 2022	\$1,778	December 2021	\$1,861	January 2022	\$1,425,000	December 2021	\$1,550,000	January 2022	74	December 2021	97	January 2022

INVENTORY VS. SALES

Condos and Co-Ops



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