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## Dear Friends & Neighbors,

It has been an exciting year for our team, meeting new faces and getting exceptional results for our clients.

We are advisors, not oracles, but if we had to predict how next year plays out, we see the NYC real estate market stabilizing, even if the volume of transactions remains at lower levels than in prior years, as both sellers and buyers move more cautiously.

This slower market pace could be a rare opportunity for buyers to secure a home purchase in a less competitive market. For our clients needing to sell, we will continue to help them navigate a challenging market and will think outside the box with marketing to make their properties stand out and sell for the highest possible prices.



To be well-prepared to sell, and/or ahead of your competition as a buyer, it's not a bad time to understand your options and make a plan. We hope you have a healthy, prosperous New Year and if you have any questions at all, please don't hesitate to reach out!

- Paul, Carolyn & The Zweben Team

### "I Can't Believe I Ate Her Granola..."

I risked my job on a handful of granola (or two or three) when the hunger pangs hit while doing showings for our client, Andrea. Turns out, it was the best granola I ever tasted. Fortunately for me (and you!), she was incredibly kind and not only let me keep my job but also agreed to share her recipe with us.

Scan the QR code to hear the full story and get the recipe from Andrea herself!



www.ZwebenTeam.com



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)



THE **ZWEBEN** TEAM

**#9 TOP TEAM BY VOLUME**

2021 ELLIES (MANHATTAN)

**PINNACLE AWARD**

TOP 4% OF AGENTS COMPANY-WIDE

**Featured Success on the Upper West Side in 2022**

by The Zweben Team



Number of Transactions

**73**



Avg. Sales Price

**\$1,986,833**



Avg. Days on Market

**34**



Total Transaction Volume

**\$70M**



**80 RIVERSIDE BLVD #11B**  
Sold for \$3,580,000



**245 WEST 99TH ST #10A**  
Sold for \$3,470,000



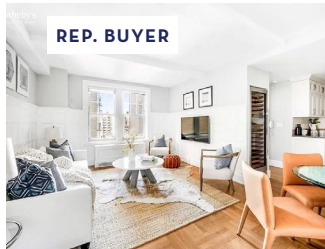
**315 WEST 106TH ST #16B**  
Sold for \$2,830,000



**110 WEST 90TH ST #3C3E**  
Sold for \$2,650,000



**800 WEST END AVE #14C**  
Sold for \$2,300,000



**27 WEST 72ND ST #1107**  
Sold for \$2,250,000



**645 WEST END AVE #5B**  
Sold for \$2,195,000



**645 WEST END AVE #6D**  
Sold for \$2,150,000



**27 WEST 72ND ST #803**  
Sold for \$2,100,000



**165 WEST 66TH ST #7C**  
Sold for \$1,575,000



**878 WEST END AVE #10B**  
Sold for \$1,227,000



**2025 BROADWAY #26GH**  
Sold for \$1,140,000



**314 WEST 100TH ST #45**  
Sold for \$1,045,000



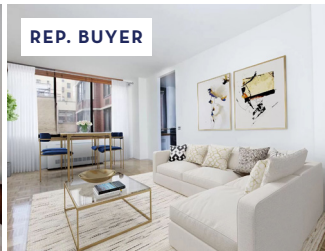
**155 WEST 71ST ST #6B**  
Sold for \$850,000



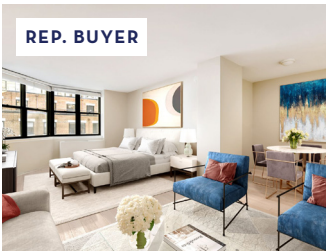
**30 WEST 90TH ST #7D**  
Sold for \$750,000



**30 WEST 90TH ST #9C**  
Sold for \$705,000



**250 WEST 89TH ST #8K**  
Sold for \$665,000



**255 WEST 85TH ST #5A**  
Sold for \$595,000



**150 WEST END AVE #14J**  
Sold for \$468,000



**160 WEST 85TH ST #5E**  
Sold for \$420,000

# UPPER WEST SIDE

Monthly Comparison · October 1<sup>st</sup>, 2022 through December 31<sup>st</sup>, 2022

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



New Listings

**573**

November

**572** | **611**  
September | October



Median Asking Price

**\$2,750,000**

November

**\$2,750,000** | **\$2,875,000**  
September | October



Total Sales

**32**

November

**68** | **67**  
September | October



Median Sales Price

**\$1,900,750**

November

**\$1,475,500** | **\$1,350,000**  
September | October



Median Days on Market

**86**

November

**84** | **51**  
September | October

## CO-OPS



New Listings

**694**

November

**695** | **733**  
September | October



Median Asking Price

**\$1,195,000**

November

**\$1,085,000** | **\$1,135,000**  
September | October



Total Sales

**58**

November

**110** | **94**  
September | October



Median Sales Price

**\$745,000**

November

**\$982,500** | **\$904,000**  
September | October



Median Days on Market

**62**

November

**70** | **53**  
September | October

## MEDIAN SALES PRICE TREND

Condos and Co-Ops



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