

#6 Team for Transactions - #15 Team for GCI - #17 Team for Volume Top 3% 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.



**240 WEST 98TH ST #11H** 2 beds | 2 baths | Listed for \$1,995,000



**194 RIVERSIDE DR #5B** 2 beds | 2 baths | Listed for \$1,695,000



**320 WEST 89TH ST #7A** 2 beds | 2 baths | Listed for \$1,350,000



**54 RIVERSIDE DR #3B**3 beds | 3 baths | Listed for \$2,525,000



**771 WEST END AVE #5D**3 beds | 2.5 baths | Listed for \$1,995,000

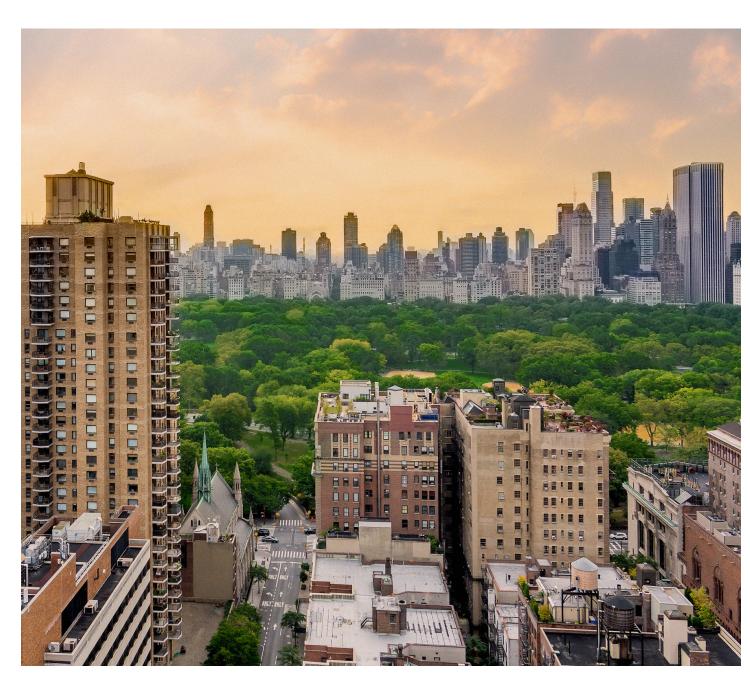


**33 WEST 67TH ST #8R** 2 beds | 2 baths | Listed for \$1,895,000

www.zwebenteam.com

MARKET REPORT MARCH 2023





Prepared Especially for Joe and Jane Smith

**UPPER WEST SIDE** 

## #6 MEDIUM TEAM BY TRANSACTIONS 2023 FILIES (MANHATTAN) #15 MEDIUM TEAM BY GCI 2023 ELLIES (MANHATTAN) #17 MEDIUM TEAM BY VOLUME 2023 FILIES (MANHATTAN) PINNACLE AWARD TOP 3% OF AGENTS COMPANY-WIDE

# Understanding Your Options as a Homebuyer

Maybe you want more space for family, or need to relocate for work. Maybe you're just ready to break free of the rent cycle and build some equity! If you are curious about your options in the current market to buy a home, or sell and buy again, here are a few things to keep in mind.

## It's never too early to consult an expert.

Whether you plan on buying in three months or three years, we want to help you understand your options early and take measured steps toward your long-term goals. If you're unsure where to begin, start with us! There is no time-frame too long or question too small-you are never wasting our time.



Pre-approval helps you better understand what you can borrow for your home loan, and that plays an important role in your home search. After all, you don't want to fall in love with a home that's out of reach. If you don't have a lender yet, we're happy to make recommendations from our trusted local network.



### Make a list of your priorities.

Once you have a good grasp on your budget, the best way to prioritize all the features you want and need in a home is to create a list.

Must-Haves - If a house doesn't have these features, it simply won't work for you and your lifestyle.

Nice-To-Haves - These are features you'd love but can live without. They're not dealbreakers, a home that hits all the must-haves and some of the these is a contender.

Dream State - Here's where you can really think big. These aren't features you'll need, but if you find a home in your budget that meets all of the above, plus some extras, it's a clear winner.

You may not be in the market now, but when the time comes, we are here to serve.

Please don't hesitate to reach out with any real estate questions.



#### All I Ever Wanted Was to Be a Chef

So, why did I ultimately leave the industry and become a real estate agent?

Scan the QR code to hear my story of where my dreams took me, and how I got here.

# **UPPER WEST SIDE**

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

**CONDOS** 

22

February

CO-OPS

January



New Listings

**547** February

502

531 January 23



Median Asking Price

\$2.595.000

\$2,755,000

\$2,650,000

\$1,100,000

23

22

\$1,695,000

\$1,425,000

\$881,250

(0)

Median Sales Price

\$1.270,000

January 23

Median Days on Market

127

February



New Listinas

**587** 

541 534



Median Askina Price \$1.095.000

\$1,145,000



34

February

70 80 22



Median Sales Price

\$1.065.000

\$875,000 22



Median Days on Market

124 February

93 107 January 22

#### MEDIAN SALES PRICE TREND

Condos and Co-Ops



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