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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



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



Prepared Especially for Joe and Jane Smith

UPPER WEST SIDE

#6 MEDIUM TEAM BY TRANSACTIONS 2023 ELLIES (MANHATTAN)

#15 MEDIUM TEAM BY GCI 2023 ELLIES (MANHATTAN)

#17 MEDIUM TEAM BY VOLUME 2023 ELLIES (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.

1 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.

2 Know your budget and get pre-approved.

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.

3 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 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

New Listings	Median Asking Price	Total Sales	Median Sales Price	Median Days on Market
547 February 2023	\$2,595,000 February 2023	22 February 2023	\$1,270,000 February 2023	127 February 2023
502 December 22	\$2,755,000 December 22	58 December 22	\$1,695,000 December 22	96 December 22
531 January 23	\$2,650,000 January 23	50 January 23	\$1,425,000 January 23	119 January 23

CO-OPS

New Listings	Median Asking Price	Total Sales	Median Sales Price	Median Days on Market
587 February 2023	\$1,095,000 February 2023	34 February 2023	\$1,065,000 February 2023	124 February 2023
541 December 22	\$1,145,000 December 22	70 December 22	\$875,000 December 22	93 December 22
534 January 23	\$1,100,000 January 23	80 January 23	\$881,250 January 23	107 January 23

MEDIAN SALES PRICE TREND

Condos and Co-Ops



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