



PAUL ZWEBEN
Lic. Assoc. R.E. Broker
O: 212.769.9807
pzweben@elliman.com



CAROLYN ZWEBEN
Lic. Assoc. R.E. Broker
O: 212.769.6537
czweben@elliman.com

1995 Broadway, 4th Fl, New York, NY 10023 - 212.362.9600

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

21 W 86TH ST #15G
2 Beds | 2 Baths | Listed for \$2,250,000



ON MARKET

645 WEST END AVE #4C
3 Beds | 2.5 Baths | Listed for \$2,095,000



ON MARKET

222 RIVERSIDE DR #3C
2 Beds | 2 Baths | Listed for \$1,850,000



IN CONTRACT

1040 FIFTH AVE #7/8B
10 Rooms | 4.5 Baths
Listed for \$7,995,000



IN CONTRACT

110 W 90TH ST #3C3E
4 Beds | 3 Baths
Listed for \$2,650,000



SOLD

545 W 111TH ST #6FG
3 Beds | 2 Baths
Sold for \$1,717,500

www.ZwebenTeam.com



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



Prepared Especially for Joe and Jane Smith

MANHATTAN

#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

Dear Friend & Neighbor,

As **Manhattan** residents and real estate experts, we are deeply invested in growing and protecting our home values. We pride ourselves on best-in-class service with honesty and integrity and hope that is what you feel you received if you've worked with us.

With that, we are proud to launch the first of a series of market reports, in which we will provide you with current market information, featured listings and recent sales, among other valuable local information. If you are considering making a move, or if you are curious about your home's value, please feel free to give us a call to discuss how we can assist you in today's market.

We are always focused on better ways to help you achieve your real estate goals and bettering our wonderful community. We hope to have the opportunity to speak with each of you soon. If we can help you in any way, please don't hesitate to reach out.

Warm regards,
Paul & Carolyn Zweben

10 Fall-Worthy Adventures *In or Near NYC*

Fall in New York City is one of the best times to explore. The city has just gotten over its overly-humid and muggy summer but hasn't reached the frigid sub-zero temperatures of winter yet and there are fewer crowds. If you're looking for something to do this pumpkin-latte season, try one of these fall-themed activities below.

Scan the QR codes for access to the full list!



Enter A Pumpkin-Carving Contest

Did you know there are several pumpkin carving contests all over New York City?

Try the free community pumpkin carving contest at Washington Market Park in Manhattan's West Village. Prizes are awarded in five categories: cutest, scariest, funniest, most realistic, and most creative.

Visit The Woodstock Farm Sanctuary

If you're looking for an ethical activity to partake in, head about an hour upstate to the Woodstock Farm Sanctuary, which is committed to giving a lifelong home to rescued farm animals. Guided tours are offered every Saturday.

Go Apple Picking

Nearly an hour in any direction outside the city, there are plenty of apple farms for New Yorkers to visit to get their countryside on. Try Barton Orchards, Kelder's Farm, Fishkill Farm, or Greig Farm.

Watch The Annual New York Village Halloween Parade

The New York Village Halloween Parade is one of the best parades the city offers. Always on Halloween itself, October 31st, no matter what day of the week it falls on, the Annual NYC Halloween Parade takes over Manhattan's 6th Ave for the day's festivities.

Courtesy of TheTravel.com

MANHATTAN

Monthly Comparison · June 1st, 2022 through August 31st, 2022

Joe and Jane,

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

CONDO



New Listings

4,155

August

4,407
June

4,307
July



Median Asking Price

\$2,199,000

August

\$2,100,000
June

\$2,175,000
July



Total Sales

540

August

704
June

529
July



Median Sales Price

\$1,568,562

August

\$1,745,370
June

\$1,630,350
July



Median Days on Market

75

August

58
June

76
July

CO-OPS



New Listings

4,081

August

4,515
June

4,237
July



Median Asking Price

\$850,000

August

\$879,000
June

\$855,000
July



Total Sales

765

August

947
June

709
July



Median Sales Price

\$848,000

August

\$830,000
June

\$839,000
July



Median Days on Market

77

August

57
June

73
July

MEDIAN SALES PRICE TREND

Condos and Co-Ops



Paul Zweben and Douglas Elliman Real Estate are not in any way affiliated with Manhattan's Home Owners Association, nor is this in any way an official advertisement or publication of Manhattan. ©2022 All rights reserved. Listings and sales may not be those of Douglas Elliman Real Estate. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship. This data is provided as an informational resource only. This representation is based on sales and data reported by multiple brokers/agents to Streeteasy between June 1st, 2022 through August 31st, 2022.

