

#19 Team - GCI - Pinnacle Award
Top 2% of Agents Company-Wide

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Featured Success 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.



800 WEST END AVE #14C
2 beds | 2.5 baths | Listed for \$2,350,000



165 WEST 66TH ST #7C
2 beds | 2 baths | Listed for \$1,500,000



12 W 96TH ST 14D
2 beds | 1.5 baths | Sold for \$1,300,731



165 W 66TH ST 3H
2 beds | 1 bath | Sold for \$900,000

www.thezwebenteam.elliman.com

MARKET REPORT

JANUARY 2022



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



Prepared Especially for Joe and Jane Smith

UPPER WEST SIDE

#19 TOP TEAM BY GCI 2021 ELLIES (MANHATTAN)
#5 RENTAL TEAM BY TRANSACTIONS 2020 ELLIES (MANHATTAN)
PINNACLE AWARD TOP 2% OF AGENTS COMPANY-WIDE
#21 TEAM FOR 2018 OUT OF 3000 ELLIMAN AGENTS

Joe and Jane,

As Upper West Side 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

Your Local Guides

Whether a longtime resident or new to the neighborhood, we're here to guide you with insider market knowledge, community news and the some of our favorite local businesses to check out.

Scan the QR codes for more information



Tax Refund Advice for NYC Homeowners & Renters

Many New Yorkers have questions about their tax deductions this time of year. The most common (as you may have guessed)? How to make a tax bill as teensy as possible – or, better yet, how to get a tax refund? Property Shark has polled a couple of pros for their overarching tax advice on making a big refund possible. Check out the results!



Top 10 (Possibly Unknown) Secrets of the Upper West

While the Upper West Side is a primarily residential area with lots of historic sites and cultural institutions, there are plenty of spots that are under-the-radar or rarely visited along the famed Riverside Drive or West End Drive to discover. Here's a guide to the top 10 secrets of the Upper West Side that you may or may not know!



Some of the Best Upper West Side Restaurants

The Upper West Side doesn't always get the restaurant credit it deserves. But we think there's actually never been a better time to eat in the neighborhood. From classic Jewish delis and Dominican standbys to some of the best new places to eat Szechuan or Vietnamese food in Manhattan - the options on the Upper West Side will satisfy nearly any mood you (or the people you need to please) are in. Check these out if you haven't already!

UPPER WEST SIDE

November 2021 | Monthly Comparison

Joe and Jane,

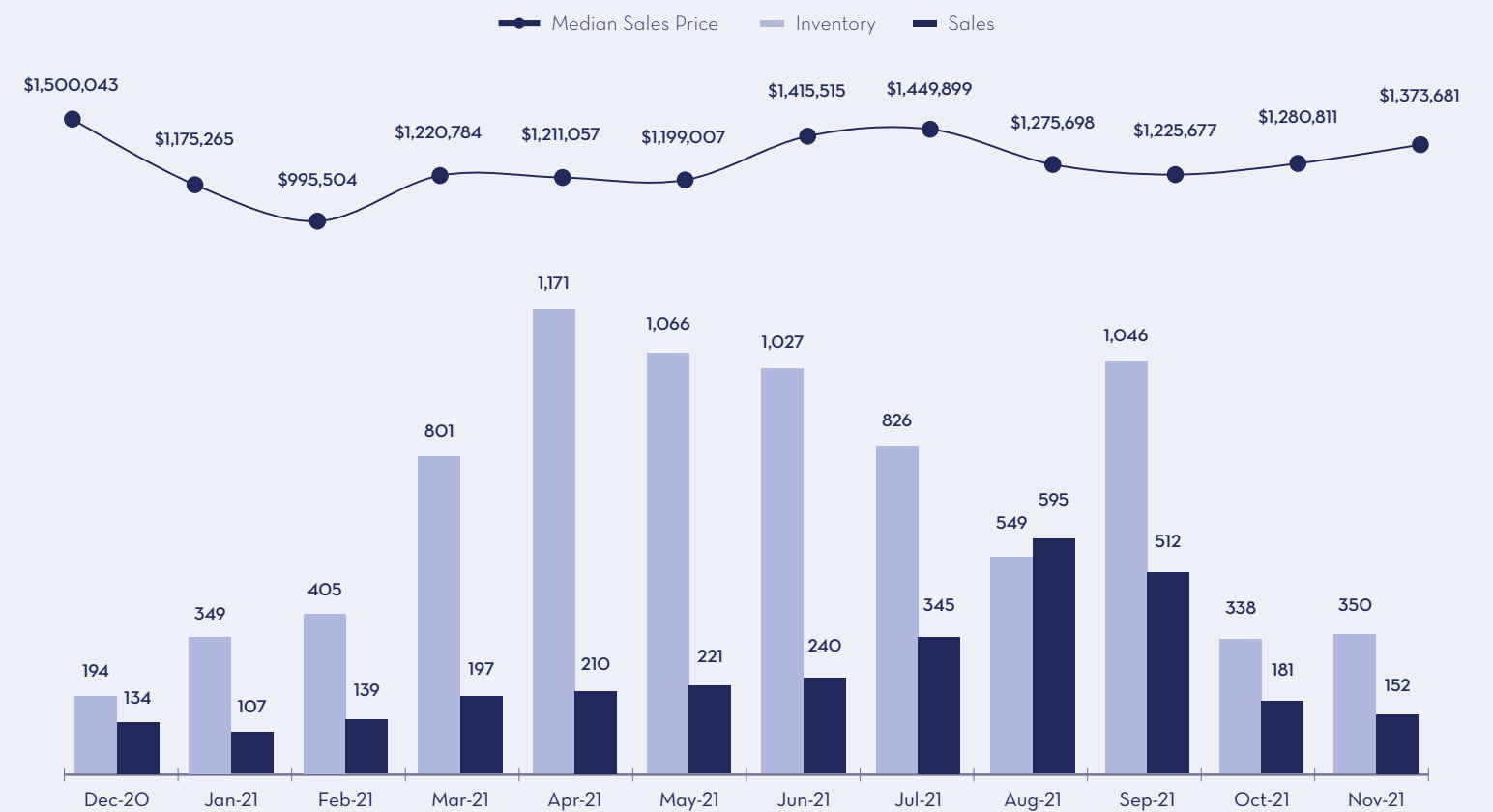
This market report was created especially for you because we feel you deserve to know what's happening in the Upper West Side community and have access to agents with experience, knowledge and resources to get exceptional results for you.

CONDO/CO-OPS

New Listings	Total Sales	Median Price Per Sq Ft	Median Sales Price	Median Days on Market
350 November	152 November	\$1,418/Sq. Ft. November	\$1,373,681 November	131 November
↑ 696 September	↓ 360 September	↓ \$23 September	↑ \$148,003 September	↑ 31 September
↑ 12 October	↓ 29 October	↓ \$46 October	↑ \$92,869 October	↑ 15 October

INVENTORY VS. SALES

Condos and Co-Ops



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