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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.



JUST LISTED

**311 WEST 97TH ST #7E**  
3 beds | 1.5 baths | Listed for \$1,395,000



ON MARKET

**34 WEST 89TH ST**  
6 beds | 7 full baths, 2 half baths  
Listed for \$10,000,000



ON MARKET

**110 WEST 90TH ST #GA**  
2 beds | 2 baths | Listed for \$1,599,000



ON MARKET

**732 WEST END AVE #13**  
3 beds | 3 baths | Listed for \$2,500,000



ON MARKET

**334 W 87TH ST #2A**  
2 beds | 1 bath | Listed for \$1,200,000



IN CONTRACT

**250 WEST 94TH ST #4F**  
3 beds | 1.5 baths | Listed for \$1,100,000



SOLD

**321 WEST 104TH ST**  
4 beds | 3 full baths, 3 half baths  
Sold for \$5,800,000



SOLD

**194 RIVERSIDE DR #5B**  
2 beds | 2 baths | Sold for \$1,577,000



SOLD

**588 WEST END AVE #5C**  
1 bed | 1 bath | Sold for \$549,000



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

# Falling for Autumn

It's officially fall! The season of pumpkin spice and all things nice. In all seriousness, autumn is one of the best times in NYC, and we've rounded up a list of fall festivities in which to partake while the season lasts. See you out there? **Scan the QR codes for more information.**



## Attend an Oktoberfest Celebration

If you aren't able to hitch a ride to Munich, NYC has no shortage of beer gardens and festive establishments to help you celebrate locally. So dress up in your best dirndl or lederhosen, grab a pretzel, and get your "Prost!" on.



## Check Out Fall-O-Ween at New York Botanical Garden

Through the month of October, enjoy a cornucopia of fall-themed events at NYBG. From pumpkin carving, to spooky garden nights, to a 'bales & ales' festival and beyond, there's sure to be something for everyone to enjoy!



## Spook Out at Blood Manor's Famous Haunted House

Sometimes it's good to let it all out and scream. Blood Manor's haunted house, now in its 20th spooky season, can help with that. So go ahead, howl at the moon!



## Get Lost in The Amazing Maize Maze

New York City's only corn maze is the perfect way to play some "hide and seek" with yourself. With three acres of densely-packed corn crops and a puzzle-style game board to help you navigate, your reward is an incredible 360° view of the maze from Victory Bridge at the end.



## Enjoy Leaf-Peeping Season in the Adirondacks

Central Park is always a good idea, and fall is no exception. But the changing leaves are also a great excuse to venture out of the city and get deep into nature. One of the best places to do so in New York? The Adirondacks and their brilliant display of reds, yellows, and oranges. The mountains are calling!

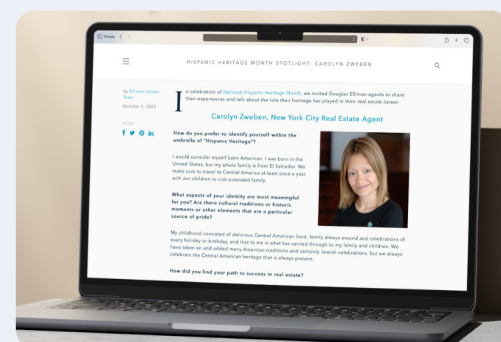


## HISPANIC HERITAGE SPOTLIGHT

Our very own Carolyn was featured in this month's Elliman Spotlight article in celebration of National Hispanic Heritage Month.



Scan the QR code to read the full article and get to know Carolyn's proud heritage a bit more!



# UPPER WEST SIDE

Monthly Comparison · June 1<sup>st</sup>, 2023 through August 31<sup>st</sup>, 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

**517**

August

579 June | 558 July



Median Asking Price

**\$2,500,000**

August

\$2,315,000 June | \$2,350,000 July



Total Sales

**47**

August

48 June | 43 July



Median Sales Price

**\$1,750,000**

August

\$1,707,500 June | \$2,150,000 July



Median Days on Market

**85**

August

54 June | 88 July

## CO-OPS



New Listings

**576**

August

723 June | 645 July



Median Asking Price

**\$1,155,000**

August

\$1,180,000 June | \$1,200,000 July



Total Sales

**83**

August

116 June | 109 July



Median Sales Price

**\$1,050,000**

August

\$1,180,000 June | \$1,200,000 July



Median Days on Market

**87**

August

68 June | 73 July

## MEDIAN SALES PRICE TREND

Condos and Co-Ops



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