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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.



34 WEST 89TH STREET
6 beds | 7.5+ baths | Listed for \$6,999,999



27 WEST 72ND STREET #505
3 beds | 3 baths | Listed for \$3,195,000



311 WEST 97TH STREET #7E
3 beds | 1.5 baths | Sold for \$1,300,000



334 W 87TH STREET #2A
2 beds | 1 bath | Sold for \$1,100,000



Prepared Especially for Joe and Jane Smith

UPPER WEST SIDE



#14 MEDIUM TEAM - GCI 2024 ELLIES (MANHATTAN)
#15 MEDIUM TEAM - VOLUME 2024 ELLIES (MANHATTAN)
LIFETIME ACHIEVEMENT AWARD CAROLYN ZWEBEN
PINNACLE AWARD TOP 3% OF AGENTS COMPANY-WIDE

Scoring Your *Real Estate Goals*

This past month, the world was on its feet for soccer. And just as thrilling goals were scored at the Euros and Copa America, it's a great time to revisit your own personal and lifestyle goals as we pass the midpoint of the year.

If you have real estate plans for 2024, you'll want to stay informed about the market. Here's a snapshot of relevant real estate news.

- Renovated units in Manhattan currently sell for a 19% premium over non-renovated units, down from a peak of 32% in Q3 2022, but still solidly above the 10-year average of 14%. Additionally, upgraded units sell nearly two weeks faster than their unremodeled counterparts. *(Forbes)*
- Manhattan's rental market is surging, with new lease signings in May rising 40.5% year-over-year, reaching their second-highest level on record for the month. Meanwhile, the rental listing price discount tied the lowest level recorded for any month, highlighting tenants' increased willingness to pay a premium. *(Douglas Elliman)*
- While U.S. home sales fell to one of the lowest recorded levels in May, the Manhattan luxury condo market is thriving. New contracts for condos priced between \$5-\$9.99M rose 15.4% y-o-y, and those priced between \$10-\$19.99M increased 10% y-o-y. *(Douglas Elliman/Mansion Global)*
- 36% of Americans view real estate as the best long-term investment, surpassing stocks (22%) and gold (18%). In fact, real estate has held the top spot every year since 2014. *(Gallup)*

TAKE NOTE: Real estate trends can change on a dime, especially in a market as fast-paced as NYC. For the latest market updates, exclusive listings and a little foodie fun, be sure to subscribe to our monthly newsletter!



Ready to Make Your Real Estate Goals *a Reality?*

Having a strong team behind you can make all the difference. Whether you're looking to find your dream home, expand your portfolio, or get the best price for your property, we're here to help you score big.

Call, text or email and let's make it happen!



UPPER WEST SIDE

Monthly Comparison · March 1st, 2024 through May 31st, 2024

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

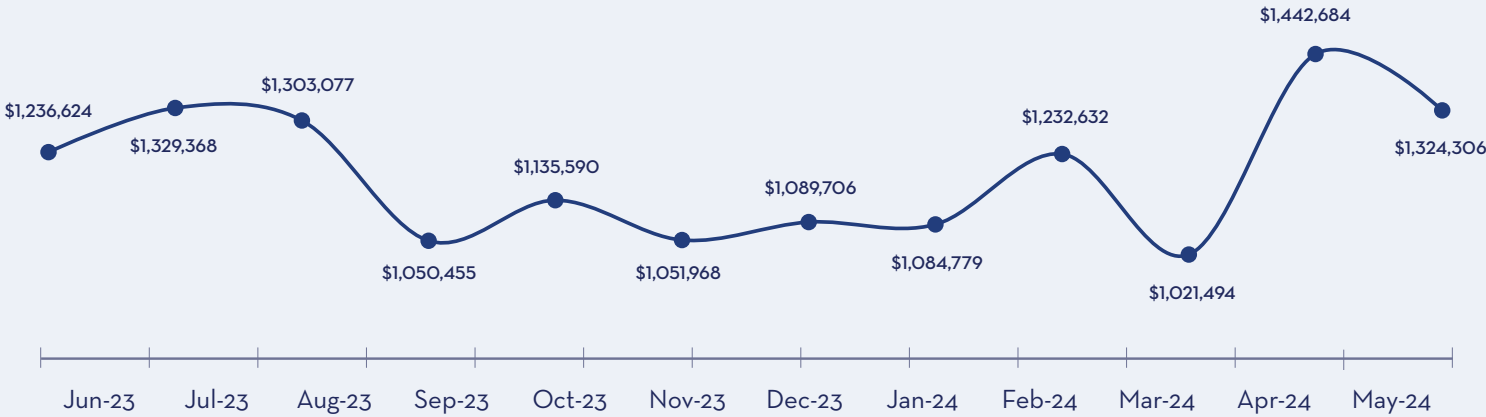
New Listings	Median Asking Price	Total Sales	Median Sales Price	Median Days on Market
582 May	\$2,497,000 May	39 May	\$2,075,000 May	59 May
516 March	\$2,550,000 March	61 March	\$1,100,000 March	123 March
562 April	\$2,485,000 April	72 April	\$2,099,500 April	63 April

CO-OPS

New Listings	Median Asking Price	Total Sales	Median Sales Price	Median Days on Market
697 May	\$1,195,000 May	69 May	\$900,000 May	41 May
577 March	\$1,149,999 March	93 March	\$970,000 March	78 March
652 April	\$1,132,000 April	99 April	\$965,000 April	43 April

MEDIAN SALES PRICE TREND

Condos and Co-Ops



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