

CITYREALTY

[CityRealty](#) > [Market Insight](#) > [Features](#) > [Future New York](#) >

Features



Several top new construction buildings on the Upper East Side include 200 East 79th Street, The Bellemont, 180 East 88th Street, and The Benson

From [Future New York](#)

Top 10 Upper East Side Condos: Wealthy buyers covet traditional design



By [CityRealty Staff](#)
Today, February 27, 2024

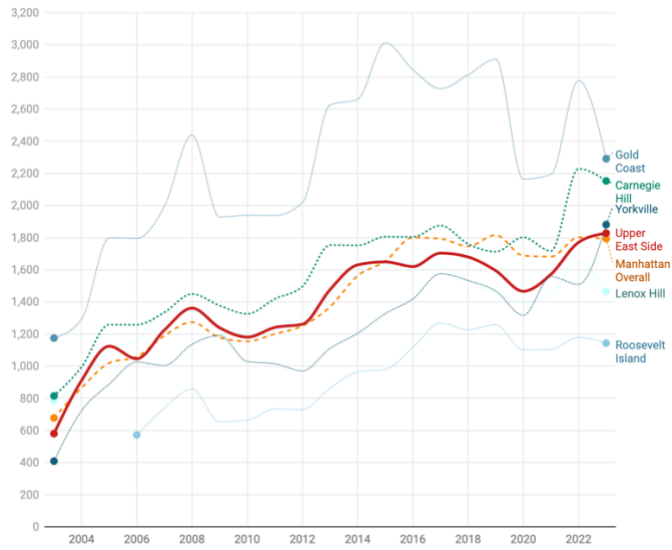
During the Gilded Age (defined as the 1870s to the late 1890s), the opulent mansions lining Upper East Side streets were considered the center of New York society. More than 100 years later, Emmy Award-winning HBO drama *The Gilded Age* was recently picked up for a third season, some have speculated that a new Gilded Age is taking place off-screen, and the Upper East Side is clearly top of mind for luxury buyers: Last week, both Manhattan's highest-priced sale and top luxury contract took place in traditional Upper East Side buildings located at the center of a condo boomlet.

While today's buyers appreciate the beautiful architecture and grand proportions of prewar buildings, they may find traditional cooperative rules overly restrictive. As such, CityRealty data shows impressive performances among Upper East Side condominiums that boast traditional design influences, not to mention sumptuous interiors, thoughtful amenities and services, and addresses close to Central Park, upscale dining and shopping, world-renowned museums, and notable schools.

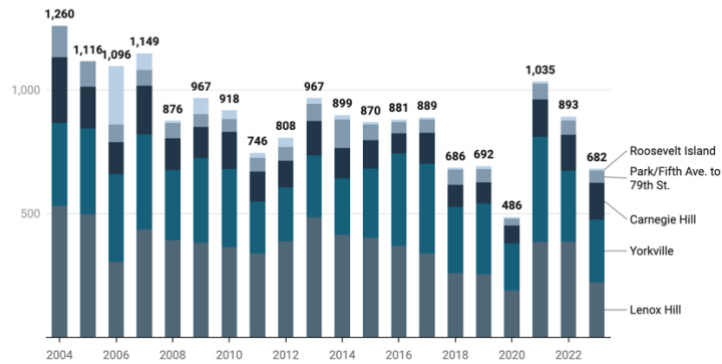
Below, we look at the most architecturally impressive and luxurious condominiums on the Upper East Side. The buildings are ranked by average price per square foot comprising all condo sales from 2021 to the present day.



Average Closing Price/ft² of Upper East Side Condos vs Manhattan

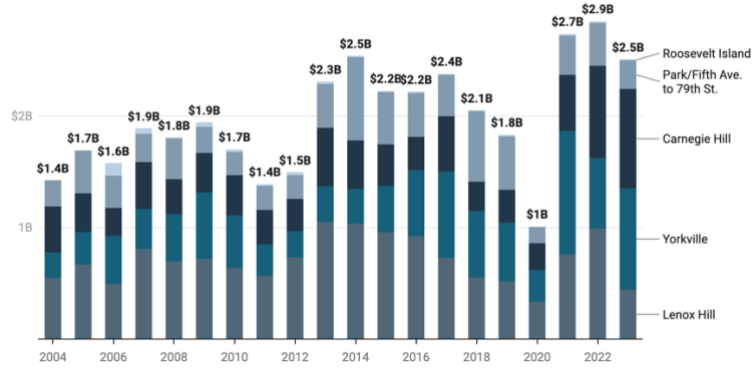


Number of condos sold on the Upper East Side per year since 2004



Aggregate condo sales on the UES per year since 2004

The total sum of condos sold on the Upper East Side in 2023 was \$ 2.51 billion, the fourth-highest on record.



#14. 200 East 79th Street

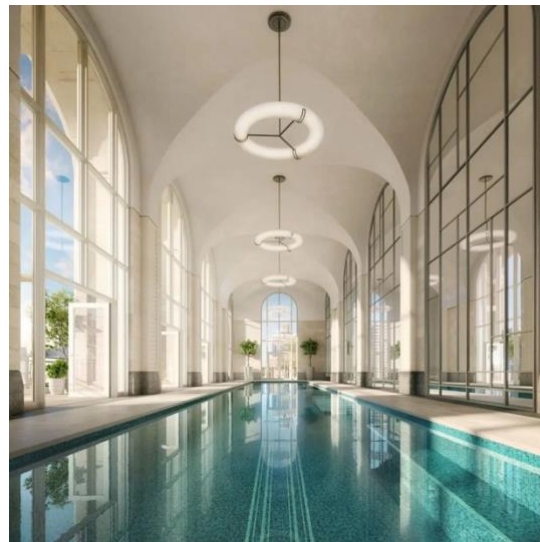
Developed by Naftali Group | Design by Robert A.M. Stern Architects
Completed in 2022

Count of Sales: 81
Average PPSF: \$2,836 | Average Price: \$6,918,192





Yorkville has undergone a residential renaissance in recent years, and sales at 200 East 83rd Street were a major factor in the neighborhood experiencing the biggest year-over-year increase in condo sales on a price per square foot basis. It immediately stands out for its soaring height, striking silhouette, and grand arched windows on upper levels, as designed by Robert A.M. Stern Architects. All residences feature interiors by Rottet Studio, elegant chef's kitchens, sumptuous primary bedrooms with en suite baths, and Hunter Douglas window treatments. Amenities include five-star concierge service by LIVunLtd, a sophisticated attended lobby, a 70-foot indoor lap pool, a state-of-the-art fitness center, a Winter Garden with double-height loggia, and on-site automated parking.



<https://www.cityrealty.com/nyc/market-insight/features/future-nyc/top-10-upper-east-side-condos-wealthy-buyers-covet-traditional-design/54201>