

# CITYREALTY



A look at the new buildings coming to the Upper East Side

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## New Upper East Side Developments on the Rise



By **CityRealty Staff**

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For many years, the Upper East Side was largely dominated by prewar cooperatives that set relatively unchallenged standards for elegance in New York City as a whole. However, thanks in large part to the long-awaited Second Avenue subway, the area has seen a surge in new condominiums that combine heretofore unseen heights with Old World design influences. They offer spacious and sumptuous apartments, an abundance of luxurious amenities and services, and better connection to the rest of the city than ever before.

Luxury buyers are flocking to these apartments, and it shows in prices: Thanks in large part to sales at the Robert A.M. Stern-designed [200 East 83rd Street](#), Yorkville witnessed the biggest year-over-year increase in condo sales prices on a price per square foot basis. Sales in the suddenly transit-accessible area jumped **26%** from an average price per square foot of \$1,509 in 2022 to **\$1,896** in 2023.

As recent events show, this building wave shows no sign of cresting: Demolition permits were filed for the postwar rental previously on [985 Fifth Avenue](#) so a gracious new condominium can rise in its place; sales launched at a number of new condominiums this winter; and several medical centers lining York Avenue have announced expansions. We take a look at newly announced projects and recently completed buildings ready to welcome their first residents.

# 180 East 88th Street

Developed and designed by DDG  
32 stories | 48 units  
8 availabilities from \$1.295M - \$14.95M



All renderings of 180 East 88th Street via DDG

While zoning might have allowed a larger tower, this mid-block condominium is nevertheless the tallest building in its section of Carnegie Hill. The facade pays tribute to New York's masonry construction and is topped with a glittering crown. Inside, apartments feature soaring ceilings, oversized windows, prewar-inspired details, custom-designed kitchens, and master suites with dressing rooms and baths. The amenity program spans eight floors and includes a fitness center, basketball and sports court, game room, children's playroom, lounge with catering kitchen, and wine room. A penthouse made a memorable appearance on award-winning HBO drama *Succession* and found a buyer a few months later.



**180 East 88th Street, #34A**  
**\$3,995,000**

Carnegie Hill | Condominium | 2 Bedrooms, 2.5 Baths | 1,422 ft<sup>2</sup>



180 East 88th Street, #34A (Corcoran Group)

**From the Listing:** Residence 34A at 180 East 88th Street captivates alluring views to the south, east and north from elevated heights. This two bedroom, two and a half bath features 14-foot ceilings, while overlooking the Midtown skyline, Central Park, East River and George Washington Bridge. Pre-war style inspired detailing begins in the elliptical entry gallery with coved ceilings and custom plaster wainscoting complemented by an oval pattern inset into the herringbone flooring. Attention to detail is furthered with custom-designed plaster baseboard wainscoting, picture rail, and plaster coved details in the great room and dining area. [See floor plan and full details here.](#)