

What \$1 million buys on the Upper East Side and Upper West Side

By [CityRealty Staff](#) | From [Future New York](#)

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(Corcoran)

In the earliest days of New York, Manhattan's Upper East Side and Upper West Side largely consisted of farmland and small villages before apartment buildings took shape. This will come as a shock to anyone who has found themselves drawn to the world-famous cultural offerings, prestigious educational institutions, and distinctive architecture of the stretches of Manhattan lining Central Park.

The Upper East Side sounds like a monolith, but in fact contains separate neighborhoods rich in their distinct cultures. The [Upper East Side Gold Coast](#) (with boundaries commonly defined as Park to Fifth Avenues up to East 79th Street) is home to much of what most people think of when picturing the Upper East Side: designer flagship stores, Michelin-starred restaurants, and prewar architecture, although a number of [new development condos](#) have risen in recent years. Similar could be said of [Carnegie Hill](#), which is home to Museum Mile and extends to the northern borders of Central Park.

The southernmost section of the Upper East Side, [Lenox Hill](#), offers easy access to the offices and action of Midtown, not to mention world-renowned Upper East Side medical institutions, while also conferring a sense of tranquility and luxury. Finally, the Second Avenue extension of the Q train has greatly improved access to the easternmost avenues in the northernmost section of the Upper East Side, and made [Yorkville](#) a more appealing prospect to developers and buyers alike in the process.



The Upper West Side from The Laureate penthouse

On the opposite side of Central Park, the Upper West Side conveys a comfortable, familial atmosphere thanks to a prevalence of townhouses and prewar cooperatives, though this area, too, has seen significant new development. Residents here have their pick of outdoor space between Central Park and Riverside Park, not to mention residential buildings that can treat the parks as their backyards. Between the parks are cultural institutions like the American Museum of Natural History, Beacon Theater, and the iconic Lincoln Center performing arts complex.

Another perk of Upper West Side life is easy access to a respectable selection of popular restaurants as well as gourmet supermarkets ranging from neighborhood institution [Zabar's](#) to not one but two highly coveted Trader Joe's markets. Moreover, not only is the Upper West Side home to a number of well-respected schools, but some of the most prestigious universities in the world are in [Morningside Heights](#).

[Upper East Side](#) and [Upper West Side](#) listings in both prestigious prewar cooperatives and new development condominiums frequently rank among Manhattan's most expensive sales and highest-priced contracts. However, as the following listings show, there is a number of sizeable, beautiful bargains to be found.

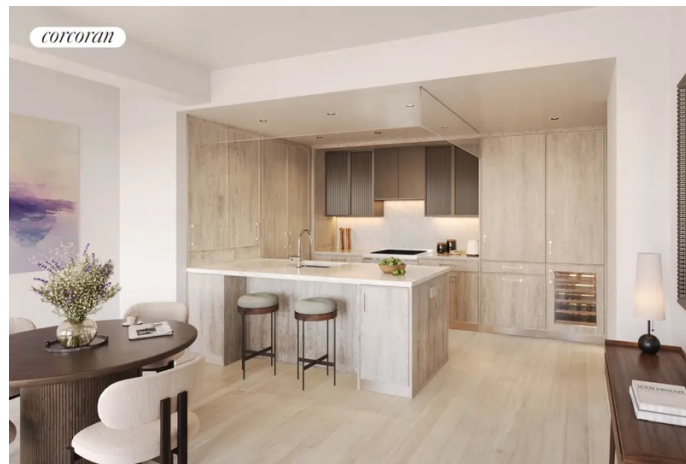
720 West End Avenue, #5G

\$985,000

Riverside Dr./West End Ave. | Condominium | 1 Bedroom, 1 Bath | 644 ft²



720 West End Avenue, #5G (Corcoran Sunshine Marketing Group)



From the Listing: *Designed by renowned architect and designer Thomas Juul Hansen, Residence #5G is a one-bedroom, one-bathroom with double exposure facing north and east over the tranquil landscaped terrace. It boasts a custom Italian kitchen by Boffi featuring a hand selected honed Namibia Rose marble countertop and backsplash, white oak cabinetry, fluted, reflective bronze upper doors and Waterworks polished chrome hardware. Additional features include wide plank white oak flooring throughout, Bosch washer and dryer and Insinkerator garbage disposal. [See floor plan and full details here.](#)*

<https://www.cityrealty.com/nyc/market-insight/features/future-nyc/what-1-million-buys-upper-east-side-upper-west-side/63944>