

# CITYREALTY

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## Top Manhattan Contracts: 200 East 83rd reaches 90% sold with \$33M penthouse sale; Vanderbilt Mansion finds buyer with \$36M ask



By [CityRealty Staff](#)  
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The top contract of the past week took place at [39 East 72nd Street](#), a townhouse built in 1891 by **Robert B. Lynd** and was later home to **Reginald Claypool Vanderbilt** and his daughter, heiress/artist **Gloria Vanderbilt**, in her early life. Decades later, when [CetraRuddy](#) reimagined the building, the firm blended Old World elegance with contemporary flair. It has been on and off the market since 2015, when it was listed for [\\$59 million](#), and has just entered contract with an asking price of [\\$36,000,000](#).

The top apartment contract recorded by [Olshan Realty's market report](#) was #PHC at [200 East 83rd Street](#), which had an asking price of [\\$32,500,000](#). The report notes that this is up from the \$30 million asking price when the building began marketing, and that the 6-bedroom, 6.5-bath duplex measures 6,592 interior square feet and 1,864 square feet spread among four private terraces. It was the top apartment contract by far; the next highest apartment contract was for a high-floor unit at One57 asking [\\$14.4 million](#).





The Robert A.M. Stern-designed building is distinguished at street level by its limestone facade with wildflowers carved into it, not to mention the grand arched windows and gracious crown. Residents enjoy expansive views of Central Park and the Midtown skyline by virtue of the building's soaring height, and the 86 units come in half-floor, full-floor, and duplex layouts. Interiors by Rottet Studio feature gracious entrance galleries, kitchens with high-end appliances, and spa-caliber baths. Amenities and conveniences include a porte-cochere, automated parking, a fitness center with yoga room, a 70-foot lap pool with double-height vaulted ceilings, and a Winter Garden with a fireplace and loggia.

As recent statistics demonstrate, 200 East 83rd Street has proven exceptionally popular among luxury buyers. 30 percent of units had entered contract prior to the official sales launch in fall 2021. More recently, the market report noted that the building is now over **90 percent** sold; a small handful of current availabilities starts at \$2.05 million.





### Manhattan Contracts:

- From February 27-March 5, 2022, a total of **280** condos, co-ops, and condops entered contract
- The total sticker price sum came to **651.2 million**, and the median last asking price came to **\$995,000**
- The average time on the market was **104** days
- 159 condos entered contract with a median asking price of **\$1.4M**
- 204 co-ops entered contract with a median asking price of **\$799,000**

## Top Contracts

**2. 200 East 83rd Street, #PHC – Last Ask \$32,500,000  
(\$4,930 / ft<sup>2</sup>)**

**Yorkville | Condo | 6 beds, 6.5 baths | 6,592 ft<sup>2</sup>**



**From the Listing:**

*Penthouse C is an amazing and rare 6,592-square-foot duplex residence at the very top of 200 East 83rd Street with spectacular wraparound views of Central Park and the city as well as 4 generous and dramatic terraces. The 37-foot long living room is as impressive in its size as in its drama from views and terraces, and a beautiful gas fireplace is the perfect icing on the cake. The kitchen, made by Brookmans by Smallbone, has a large den adjacent to the cooking and eating area, which opens onto a one-of-a-kind dining terrace with arched stonework framing spectacular views east, north, and south of the city, river and the Midtown skyline.*

**3 Available Listings for Sale from \$2.05M**

[https://www.cityrealty.com/nyc/market-insight/features/future-nyc/top-manhattan-contracts-200-east-83rd-reaches-90-sold-33m-penthouse-sale-vanderbilt-mansion-finds-buyer-36m-ask/54781?utm\\_medium=email&utm\\_campaign=NYC%20buildings%20by%20female%20architect](https://www.cityrealty.com/nyc/market-insight/features/future-nyc/top-manhattan-contracts-200-east-83rd-reaches-90-sold-33m-penthouse-sale-vanderbilt-mansion-finds-buyer-36m-ask/54781?utm_medium=email&utm_campaign=NYC%20buildings%20by%20female%20architect)