The Edit

Oct 2026

Issue no.82



Photo: Arnaud Montagard

Welcome to The Edit, where you will find the best that Manhattan and Brooklyn real estate has to offer. Discover dream homes and starter homes, take an in-depth look at notable buildings of value, and look back at some of the smartest real estate deals in history. My mission is to empower you with knowledge to build wealth through real estate.

—YESIM AK, Lic Associate Real Estate Broker

Midtown

Located between 34th Street and 59th Street/Central Park South, and between the East and Hudson Rivers, Midtown is known for its iconic skyscrapers and commercial corridors. It has multiple subsections, each with its own unique character.



Listing: Gabriele Tonini, Extell

At 1,550 feet, Central Park Tower is the world's tallest residential building, with the dreamiest views in town overlooking Central Park and Manhattan's most iconic landmarks.

If a five-bedroom is properly priced and staged, the average time to sell is 272 days.

217 W 57th Street, 113
5 Beds | 6 Baths | 7,074 SF | Condo
$47M

$283k/month with $9.4M down
$32k/month after an all-cash purchase



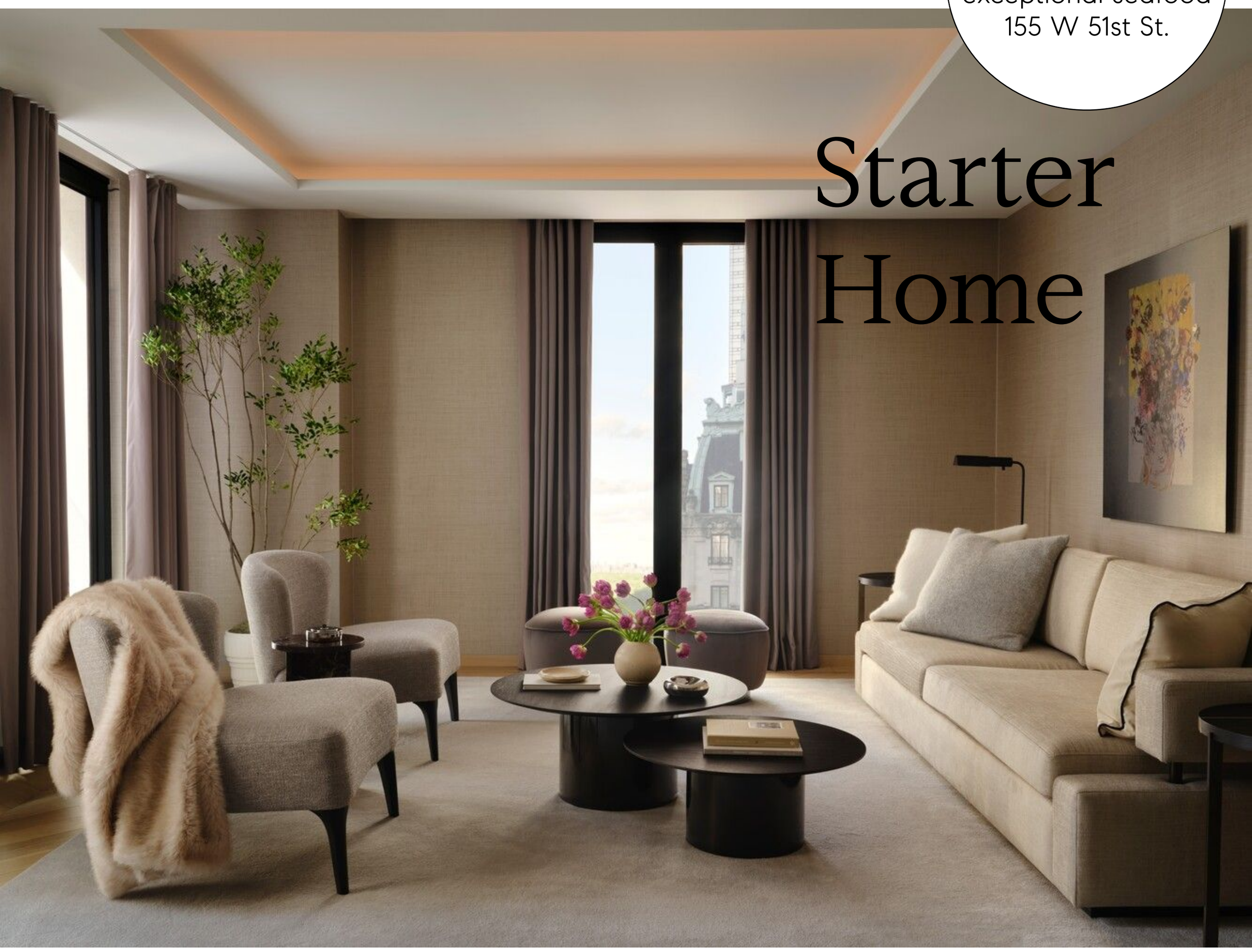
Average Five-Bedroom Condo Sales Performance
Elevator & Doorman

5-Year	-	10-Year	+ 43.6%

Sources: a836-acris.nyc.gov

Marilyn Monroe's famous scene where a gust of air from a subway grate blows up her dress in Billy Wilder's The Seven-Year Itch was filmed on Lexington Ave between 52nd & 53rd.

Local Spot:
Le Bernardin for exceptional seafood
155 W 51st St.



Starter Home

Listing: Peter Zane Zaitzeff, Serhant

Your first apartment, but with hospitality built into everyday life. A furnished residence at the Mandarin Oriental offers turnkey service, along with a fabulous spa and rooftop pool.

If a one-bedroom is properly priced and staged, the average time to sell is 77 days.

685 Fifth Ave, 19A
One Bedroom | 1,257 SF | Condo
$4.3M

$32k/month with $865k down
$9,680/month after an all-cash purchase

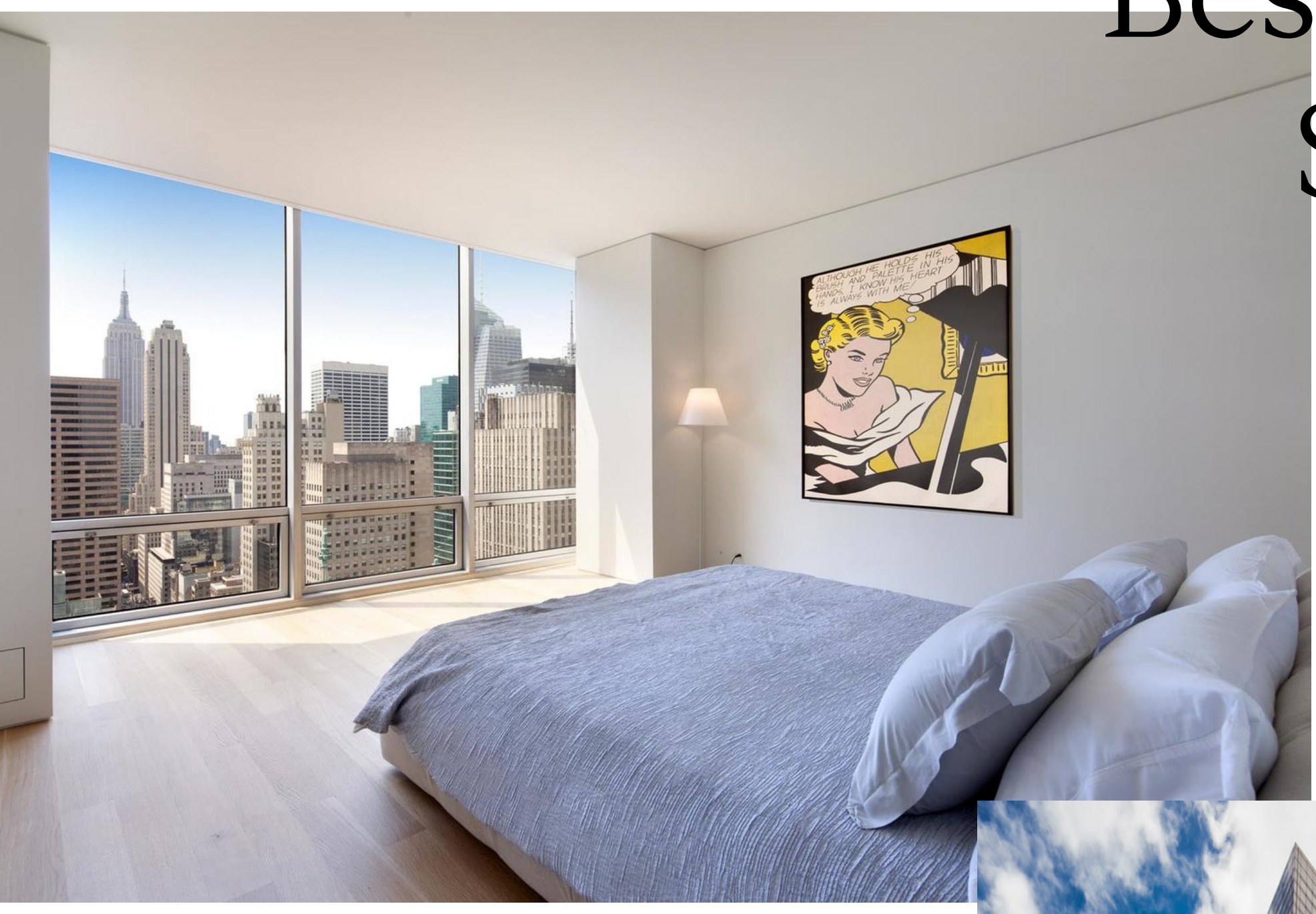


Average One-Bedroom Condo Sales Performance
Elevator & Doorman

5-Year	+ 35%	10-Year	+ 1%

Sources: a836-acris.nyc.gov

Best-kept Secret





The Olympic Tower

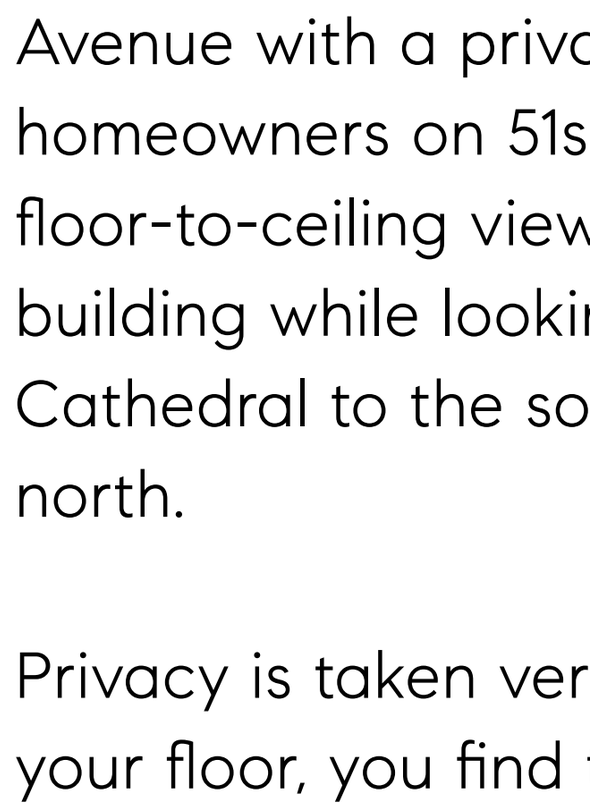
641 Fifth Avenue | Condo in Midtown East
Between 51st Street & 52nd Street

The definition of post-war chic and one of the most elegant white glove condos, The Olympic Tower was developed by Aristotle Onassis and designed by architects Skidmore, Owings and Merrill in 1973. Located on Fifth Avenue with a private entrance for homeowners on 51st Street, the building has floor-to-ceiling views of the Empire State building while looking over St. Patrick's Cathedral to the south, and park views to the north.

Privacy is taken very seriously. Upon reaching your floor, you find that the apartments are not labeled, so you need to know which way to turn and how many doors to pass before arriving at your apartment.

Selection of Recent Sales History

Date	Apt	Price	Size
09/2026	34D2	$1,550,000	1 Bed
07/2026	32D	$3,500,000	2 Bed





- **Floors 30 to 51 are condos, with office space and retail below.**
- **White glove service, elevator attendant, and high security.**

Sources: a836-acris.nyc.gov / olympictowernyc.com

Looking Back



Lever House
390 Park Avenue

Designed by Skidmore, Owings & Merrill as the headquarters of the soap and detergent company Lever Brothers, the shimmering glass building was essentially architecture as corporate identity, and inspired a new wave of buildings in the International Style when it was completed in 1952.

Its influence extended far beyond Park Avenue, inspiring the glass curtain-wall skyscrapers that would reshape cities around the world.

Sources: Landmarks Preservation Commission

COMPASS



Photo: Colin Clark

A 25 year resident and broker for over 15 years, I have been delivering exceptional service in the Manhattan and Brooklyn real estate markets. I have represented buyers and sellers in transactions ranging from $500,000 to over $15M. If you're considering a move and thinking of selling your current home, let's talk.

If buying a second home or investment property upstate, out East, or in California, I can put you in touch with excellent agents to help with your purchase.

For more information or to schedule an appointment, please call (917) 519-5185.

yesim@compass.com
*@_yesim_ak_*
yesimak.com

110 Fifth Avenue
New York, NY 10011