

# The Edit

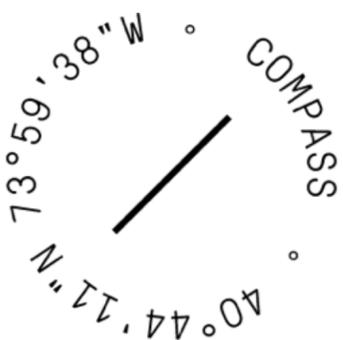
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Photo: Biz Jones

**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



# Chelsea

Named by Major Thomas Clarke after the district in London, Chelsea is located north of 14th Street to 28th Street, and 6th Avenue on the East to the Hudson River on the West.

## Dream Home



Listing: The Hudson Advisory Team, COMPASS

**Set within Zaha Hadid's only residential building in New York City, this exceptional triplex penthouse defines modern luxury with three exposures, commanding skyline views, and a coveted south-facing private roof deck.**

If a five-bedroom is properly priced and staged, the average time to sell is 421 days.



520 W 28th Street, PH37  
5 Beds | 6 Baths | 6,618 SF | Condo  
\$26.5M

\$165k/month with \$5.3M down  
\$35k/month after an all-cash purchase

C

### Average Four+ Bedroom Condo Sales Performance Elevator & Doorman

5-Year

+ 183%

10-Year

+ 86%

**West Chelsea is a global art capital, defined by galleries such as Gagosian, David Zwirner, and Gladstone, and by residential architecture from an exceptional roster of architects, including Zaha Hadid, Jean Nouvel, Norman Foster, Annabelle Selldorf, Shigeru Ban, Thomas Juul-Hansen, and Bjarke Ingels.**

Local Spot:  
**Hav & Mar** for  
seafood.  
245 11th Ave

# Starter Home



Listing: Alexander Novack, Sotheby's

**This beautifully designed one-bedroom by Billy Cotton offers exceptional value at this price point.**

If a one-bedroom is properly priced and staged, the average time to sell is 104 days.

433 W 24th Street, 2B

One Bedroom | Coop

\$715k

\$4,350/month with \$145k down

\$834/month after an all-cash purchase



**C**

## Average One-Bedroom Coop Sales Performance Elevator, No Doorman

5-Year

+ 10%

10-Year

+ 1.44%

# Best-kept Secret



## 456 W 19th Street | Condo in Chelsea

Completed in 2010, 456 West 19th Street is a LEED-certified, 22-unit boutique condominium by Cary Tamarkin, located at the corner of 19th Street and 10th Avenue. The building features double-height windows with views of Heatherwick's Lantern building to the west and the Empire State Building to the north.

- **LEED-certified**
- **Oversized windows**
- **Full-service building**



## Selection of Recent Sales History

Date	Apt	Price	Size
03/2025	4/5E	\$2,000,000	1 Bed
03/2023	PHI	\$4,383,200	2 Bed

# Looking Back



Paula Cooper at 534 W 21st St; Matthew Marks at 523 W 24th St

## West Chelsea Arts District

In the early 1990s, Chelsea was still an industrial afterthought, a loose grid of warehouses, loading docks, and empty streets. It was here that pioneering gallerists saw an opportunity to own the very buildings in which they could display art.

Paula Cooper and Gagosian purchased warehouses on West 21st and West 24th Streets, transforming them into exhibition-ready spaces for contemporary art. David Zwirner, Matthew Marks, and affiliated Castelli galleries followed, acquiring properties that allowed for multi-floor installations and long-term stability. These purchases weren't just financial but cultural investments, anchoring the galleries in the neighborhood even as rents soared and Chelsea began to gentrify.

Today, Chelsea is New York City's preeminent walkable arts district. By owning their buildings, these galleries did more than safeguard their futures—they shaped the streetscape itself, ensuring that West Chelsea would evolve into a global destination for contemporary art.



Gagosian at 555 W 24th St; David Zwirner at 537 W 20th St

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 to sell 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.**

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