

The Edit

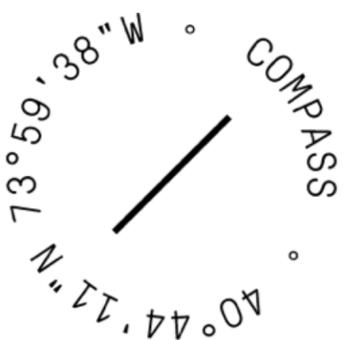
Feb 2026
Issue no.74



Photo: Jonathan Grassi

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



Soho

Coined by Chester Rapkin in 1962 as an acronym for South of Houston, this area became popular due to the artists who inhabited the area in the 1960s and for maintaining the most extensive collection of cast-iron facades worldwide.

Dream Home



Listing: Catherine Juracich, Thomas Ventura, Corcoran

For lovers of sweeping NYC skyline views, this Cary Tamarkin-designed home spans the entire 12th floor and includes a private wrap terrace.

If a three-bedroom is properly priced and staged, the average time to sell is 133 days.

10 Sullivan Street, 12A
3 Beds | 4 Baths | 2,950 SF | Condo
\$9.25M

\$60k/month with \$1.85M down
\$15k/month after an all-cash purchase



S

Average Three-Bedroom Condo Sales Performance Elevator & Doorman

5-Year

+ 31%

10-Year

- 5.3%

Next time you're in Soho, bring a magnet to help discover actual cast-iron buildings—if it's real, it will stick. Also, the star-shaped pieces on the exterior of buildings mark where the iron beams stabilize the structure.

Local Spot:
Lure Fishbar for
 seafood.
 142 Mercer St.

Starter Home



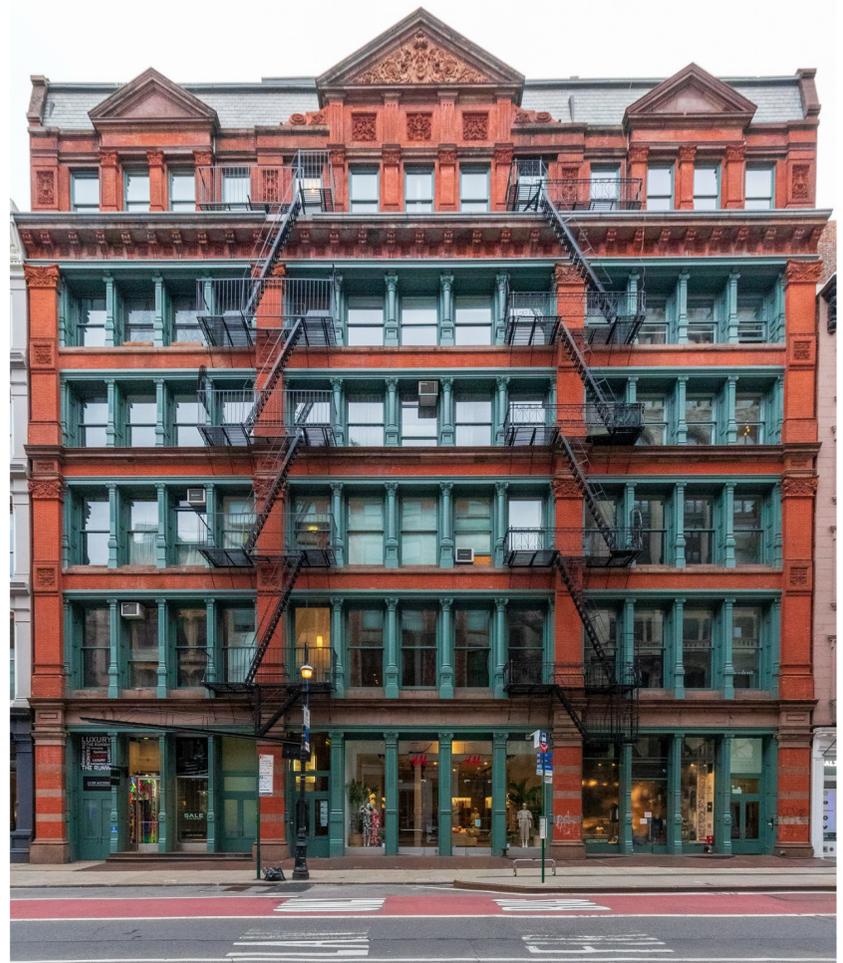
Listing: Esteban Gomez, The Creatives Agent, Compass

Open-plan artist lofts are hard to find in Soho. This one has 12-foot-high ceilings, and you have a 28-foot-wide living room with oversized windows.

If a two-bedroom is properly priced and staged, the average time to sell is 98 days.

515 Broadway, 4B
 2 Bedroom | Coop
 \$3.575M

\$26k/month with \$715k down
 \$9k/month after an all-cash purchase



S

Average Two-Bedroom Coop Sales Performance Elevator & No Doorman

5-Year	+ 15%	10-Year	+ 18%
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Best-kept Secret



40 Mercer Street | Condo in Soho

Jean Nouvel meticulously analyzed the proportions and materials of the surrounding industrial facades to blend in and enjoy the unique qualities of its Soho environment. Built in 2005, it's the ultimate urban oasis, featuring a luxurious spa and swimming pool. The condo includes a private garage with valet parking, providing a level of convenience and privacy that is incredibly rare in the historic heart of the district.

- **Full-service building**
- **50-foot lap pool**
- **Private parking garage**



Selection of Recent Sales History

Date	Apt	Price	Size
08/2024	33	\$7,350,000	2 Bed
03/2024	32	\$9,000,000	3 Bed



Looking Back



Photo: Peter Moore

Paula Cooper Gallery 96-100 Prince Street



In October 1968, Paula Cooper opened the first contemporary art gallery in SoHo, on the third floor of a former factory building, when the neighborhood was still largely industrial. She followed the artists over the establishment uptown.

Her inaugural exhibition—a benefit featuring artists such as Donald Judd, Sol LeWitt, and Dan Flavin—proved that serious art could thrive downtown. What followed was a wave of galleries that reshaped zoning, accelerated loft conversions, and ultimately turned Soho into the desirable destination for loft living.

The art came first — the real estate followed.



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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