

The
Edit
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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



Upper East Side

The Upper East Side Historic District runs from 59th to 78th Street along Fifth Avenue and Third Avenue at some points.



Dream Home

Listing: Alexa Lambert, Marc Achilles, Georgeana Leontiou, COMPASS

This elegant duplex boasts a private wrap terrace and wood-burning fireplaces, offering the quintessential uptown lifestyle on Park Avenue between 65th and 66th Street.

If a four-bedroom is properly priced and staged, the average time to sell is 165 days.

620 Park Avenue, 14
4 Beds | 5 Baths | Coop
\$18M

\$78,500/month with \$9M down
(50% down building)
\$20k/month after an all-cash purchase



UES

Average Four-Bedroom Coop Sales Performance Elevator & Doorman

5-Year	+ 7.2%	10-Year	- 12.5%
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Developed in the late 19th and early 20th centuries, most houses within the UES historic district reflect the character and the influence of the Beaux-Arts movement in architecture.

Local Spot:
Fleming by Le Bilboquest for an intimate setting.
27 E 62nd St.

Starter Home



Listing: Alexander Boriskin & Michael S. Lorber, Douglas Elliman

Experience the rare opportunity of living in a former Beaux-Arts mansion with a private terrace, ideally situated between Madison and Fifth Avenue in the historic Metropolitan Museum district—an exceptional value at this price point.

If a one-bedroom is properly priced and staged, the average time to sell is 82 days.

17 E 80th Street, 6/3R
One Bedroom | Coop
\$1.295M

\$9k/month with \$324k down
(25% down building)
\$2,700/month after an all-cash purchase



UES	Average One-Bedroom Coop Sales Performance			
	Elevator & No Doorman			
	5-Year	+ 22%	10-Year	+ 37%

Sources: a836-acris.nyc.gov / Landmarks Preservations Commission





Best-kept Secret

740 Park Avenue Coop in Upper East Side

Located in the heart of the Upper East Side, 740 Park Avenue is a celebrated 19-story limestone cooperative designed by Rosario Candela and completed in 1930. Renowned as the most exclusive building in the neighborhood, it features just 31 residences, each with generous proportions and elegant, thoughtfully designed floor plans. Recent sales have ranged from \$14M to \$71M. Notably, no financing is permitted, and buyers must have liquid assets totaling at least four times the purchase price.

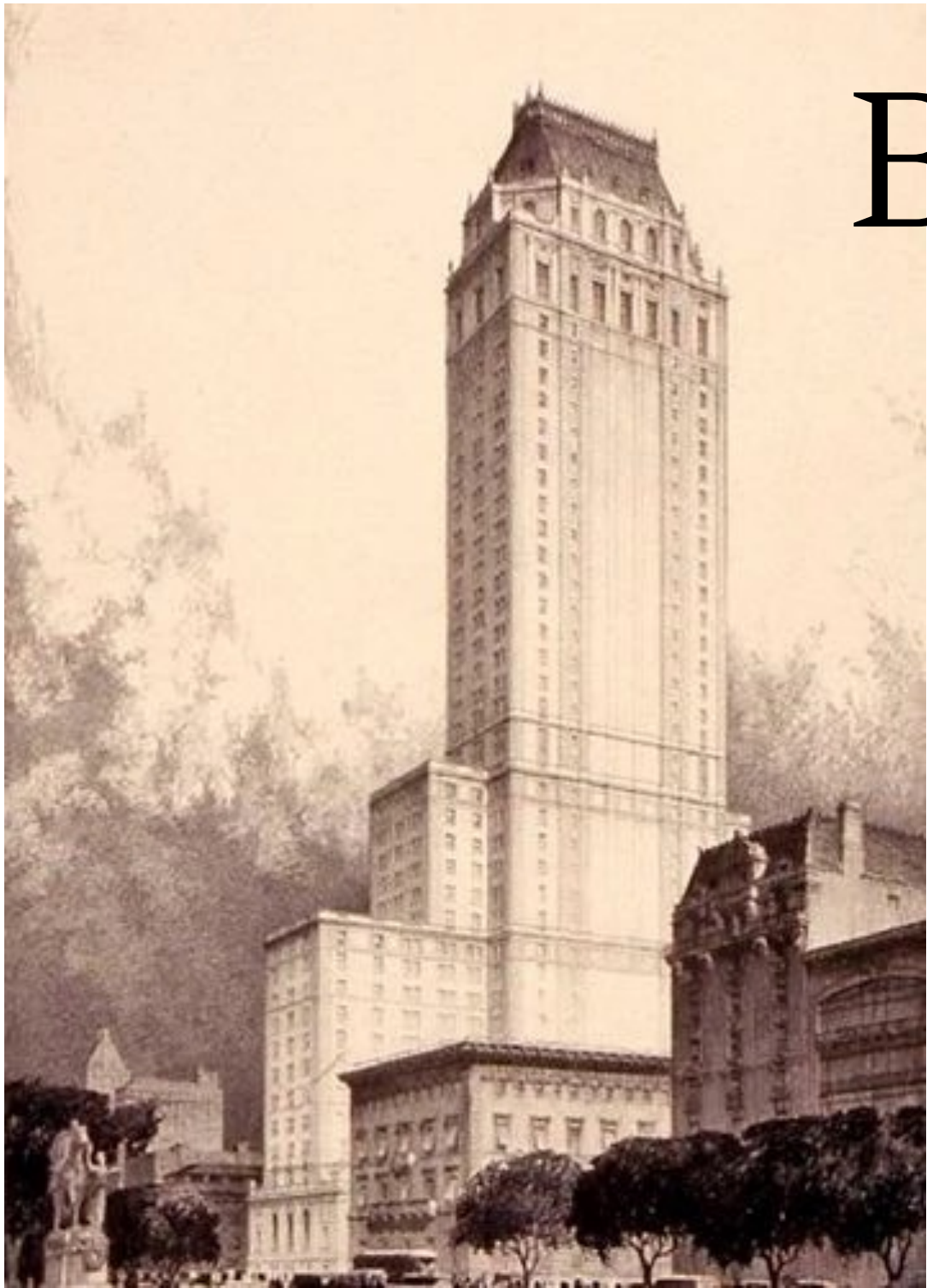
- **White-glove service**
- **Private elevators with direct entry to homes**
- **Duplex and triplexes with private terraces**



Selection of Recent Sales History

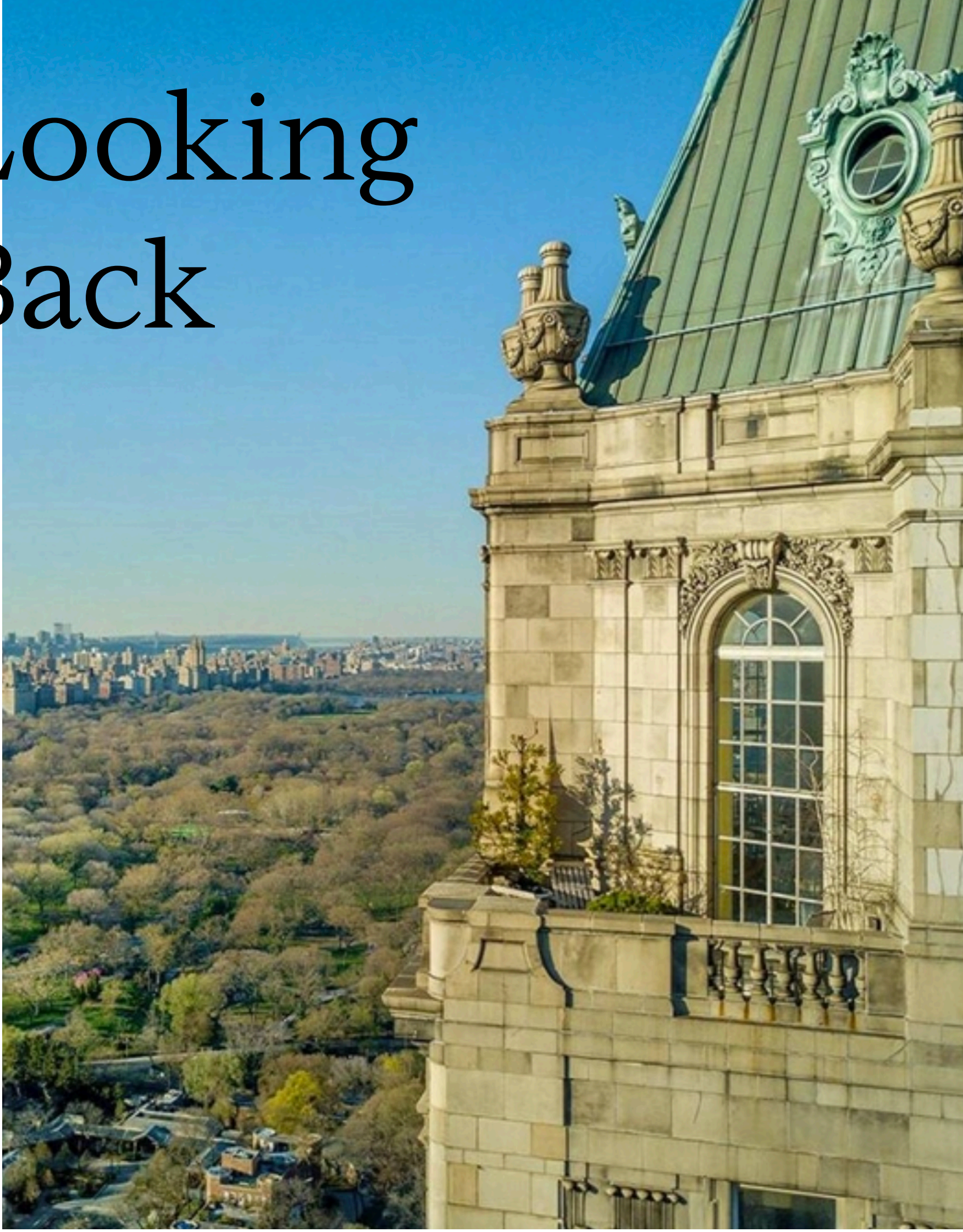
Date	Apt	Price	Size
07/2025	6/7C	\$14,990,000	5 Bed
02/2025	4/5B	\$45,000,000	5 Bed
12/2023	PH17/18D	\$28,000,000	3 Bed

Looking Back



The Pierre

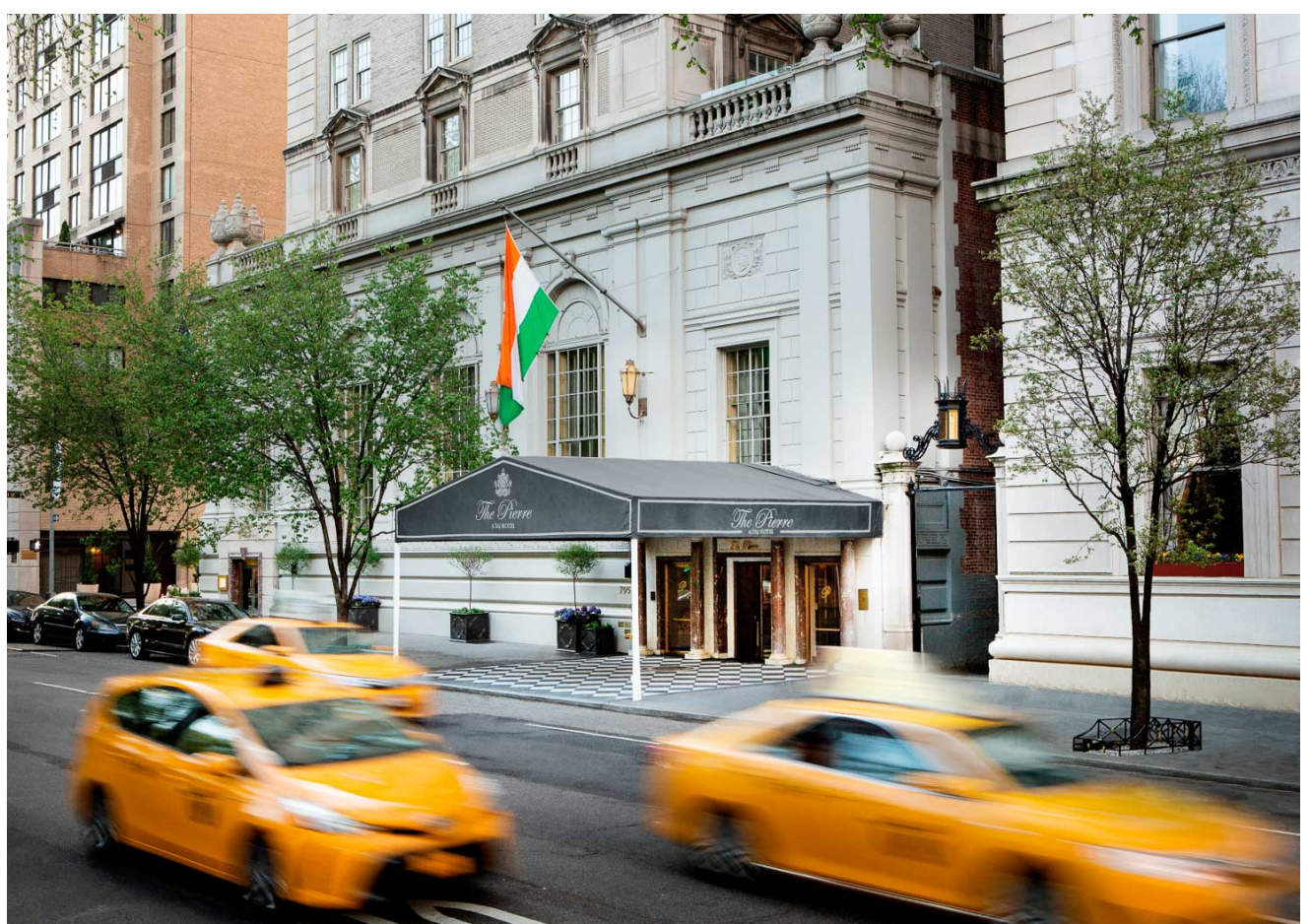
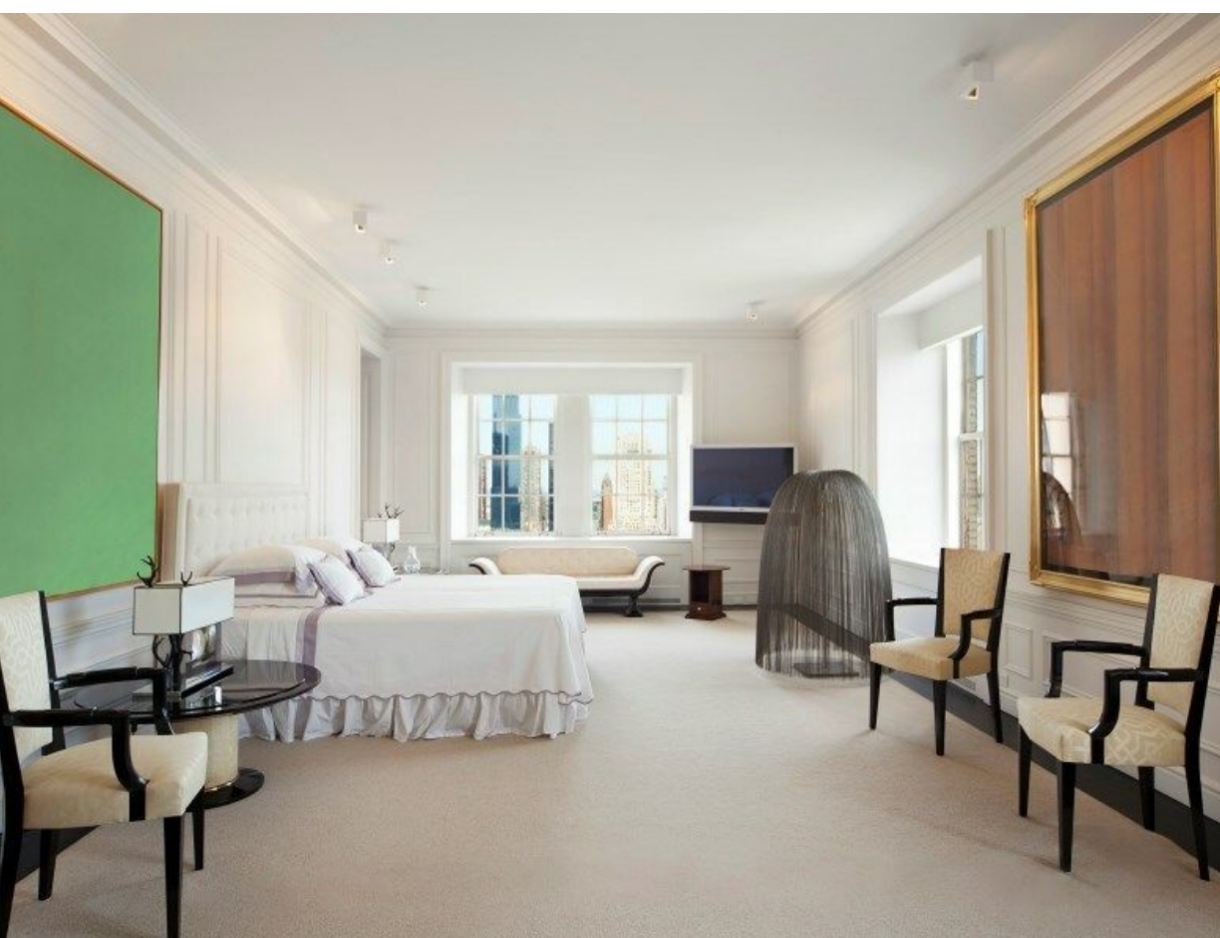
795 Fifth Avenue | Hotel & Coop
Upper East Side



Opened in 1930, The Pierre overlooks Central Park and combines the grandeur of a world-class hotel with the exclusivity of a private cooperative residence. The top 41 floors of the building are co-op apartments, offering residents access to the hotel's five-star services—such as concierge, housekeeping, and room service. A \$100M renovation was completed in 2009, with recent sales ranging from \$1.55M to \$44M; the coop does not permit financing.

Inside the rotunda, trompe l'oeil murals adorn the walls and were hand-painted by Edward Melcarth. During the 1960s, the supper club The Cotillion Room offered big band entertainment and classic Broadway revues, and the tango scene from *Scent of a Woman* was filmed there.

The French-inspired architecture, topped with a distinctive copper mansard roof, embodies timeless sophistication. Blending historic charm with modern luxury, The Pierre remains a symbol of refined living and prestige in New York City.



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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