

The Edit

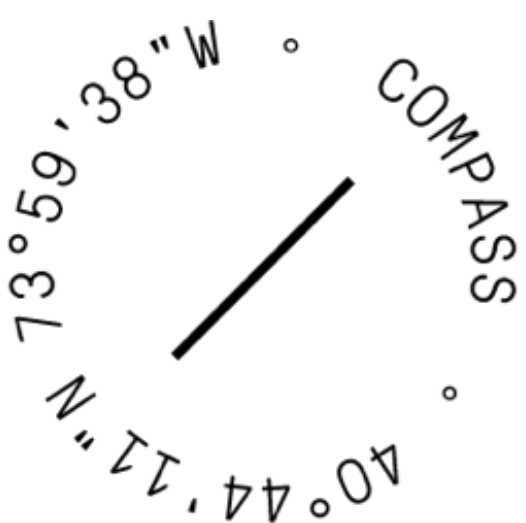
Aug 2026
Issue no.80



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



Greenwich Village

Once a summer home enclave, you will find historic townhouses on tree-lined streets, rich artistic heritage, and a vibrant cafe and jazz scene.



Dream Home

Listing: Christopher Riccio & Elana Zinoman, Douglas Elliman

Located on one of the most beautiful blocks in the area, this home features a copper mansard roof with double-height windows framing the top floor.

If a townhouse is properly priced and staged, the average time to sell is 115 days.

10 West 9th Street
7 Beds | 9 Baths | 7,600 SF
25-Wide Townhouse
\$12.475M

\$70k/month with \$2.5M down
\$9k/month after an all-cash purchase
(for property taxes)



GV

Average Townhouse Sales Performance

5-Year	- 21%	10-Year	- 8.6%
--------	-------	---------	--------



The Gold Coast is a nickname for the area on Lower Fifth Avenue, particularly from 9th Street to 12th Street and from University Avenue to 6th Avenue.

Local Spot:
Bar Six for French
502 6th Ave.



Listing: Charles Zullo, COMPASS

This full-service, pre-war home with eastern light facing lower Fifth Avenue enjoys generous proportions.

If a one-bedroom is properly priced and staged, the average time to sell is 81 days.

30 Fifth Avenue, 6H
One Bedroom | Coop
\$1.4M

\$8k/month with \$420k down
\$1,865/month after an all-cash purchase



GV

Average One Bedroom Coop Sales Performance			
Elevator & Doorman			
5-Year	+ 21%	10-Year	- 9.3%





Best-kept Secret

One Fifth Avenue | Coop in Greenwich Village

Completed in 1927 and designed by architect Harvey Wiley Corbett in the Art Deco style. One Fifth Avenue was originally built as an apartment hotel before becoming a co-op. The building enjoys sweeping views over Washington Square Park, Fifth Avenue, and the Manhattan skyline. Apartments feature spacious layouts, some with multiple private terraces. Note: A 35% down payment is required for financed purchases.

- **Corner homes**
- **Private terraces**
- **Full-time doorman**



Sources: a836-acris.nyc.gov

Selection of Recent Sales History

Date	Apt	Price	Size
03/2026	12H	\$1,900,000	1 Bed
12/2025	19A	\$1,725,000	2 Bed
06/2025	7GH	\$5,200,000	3 Bed





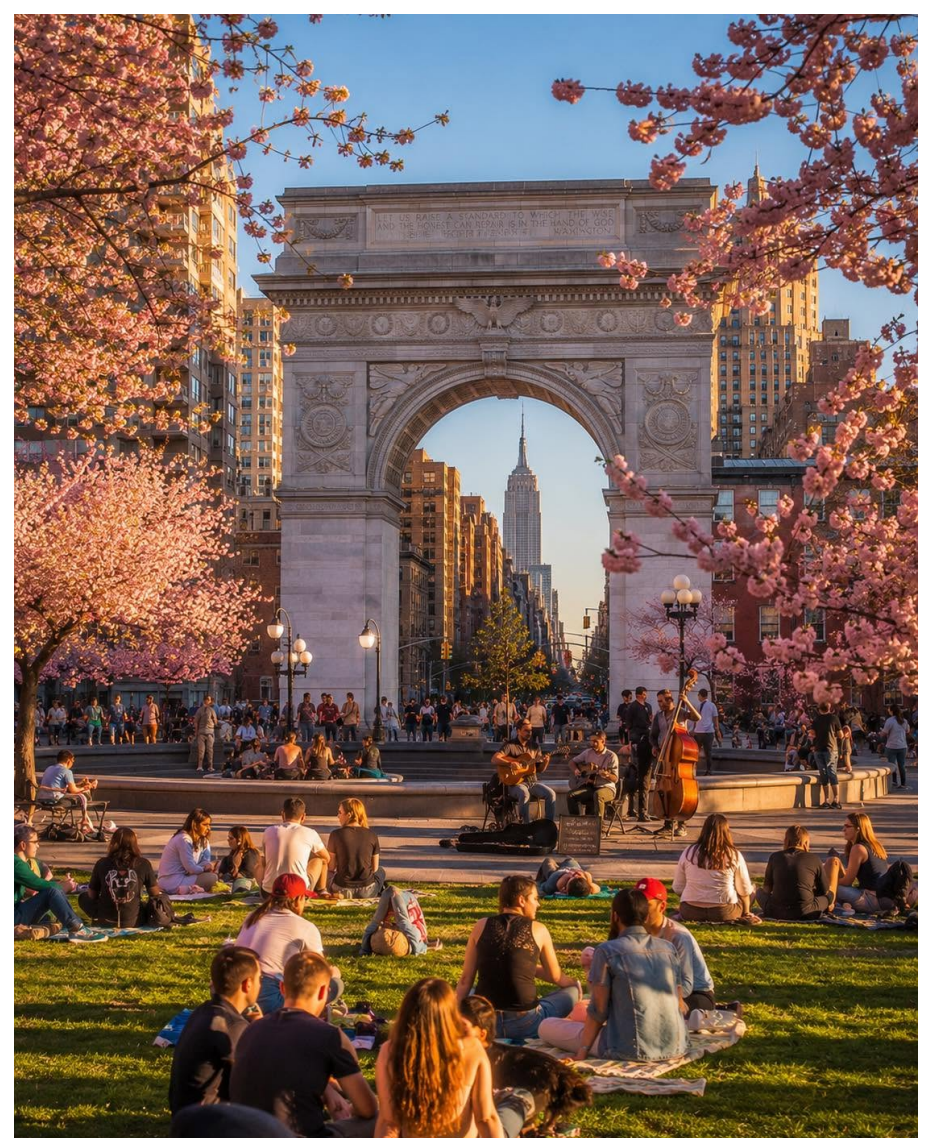
Washington Square Arch

Washington Square North at Fifth Avenue

The Washington Square Arch was built as a temporary wooden structure in 1889 to mark the centennial of George Washington's inauguration; it was so well received that New Yorkers raised private funds for a permanent version.

Completed in marble in 1892 and designed by Stanford White, the arch drew inspiration from the ancient Arch of Titus in Rome, bringing the grandeur of a classical triumphal arch to the entrance of Fifth Avenue.

The most valuable neighborhoods offer more than beautiful homes. They offer a sense of place. For more than 130 years, the Washington Square Arch has been at the heart of Greenwich Village's identity.



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.

yesim@compass.com
@_yesim_ak_
yesimak.com

110 Fifth Avenue
New York, NY 10011

