

The Edit

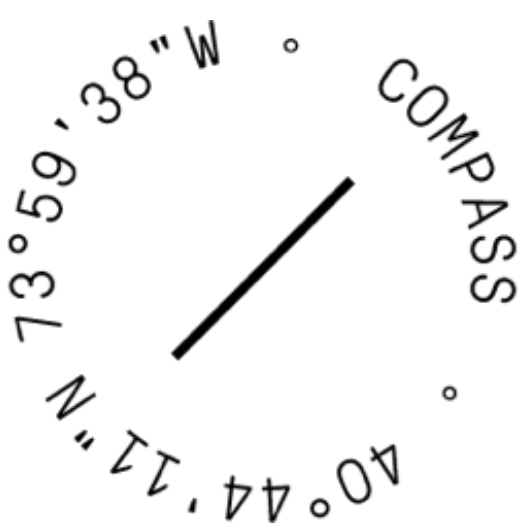
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Photo: Arnaud Montagard

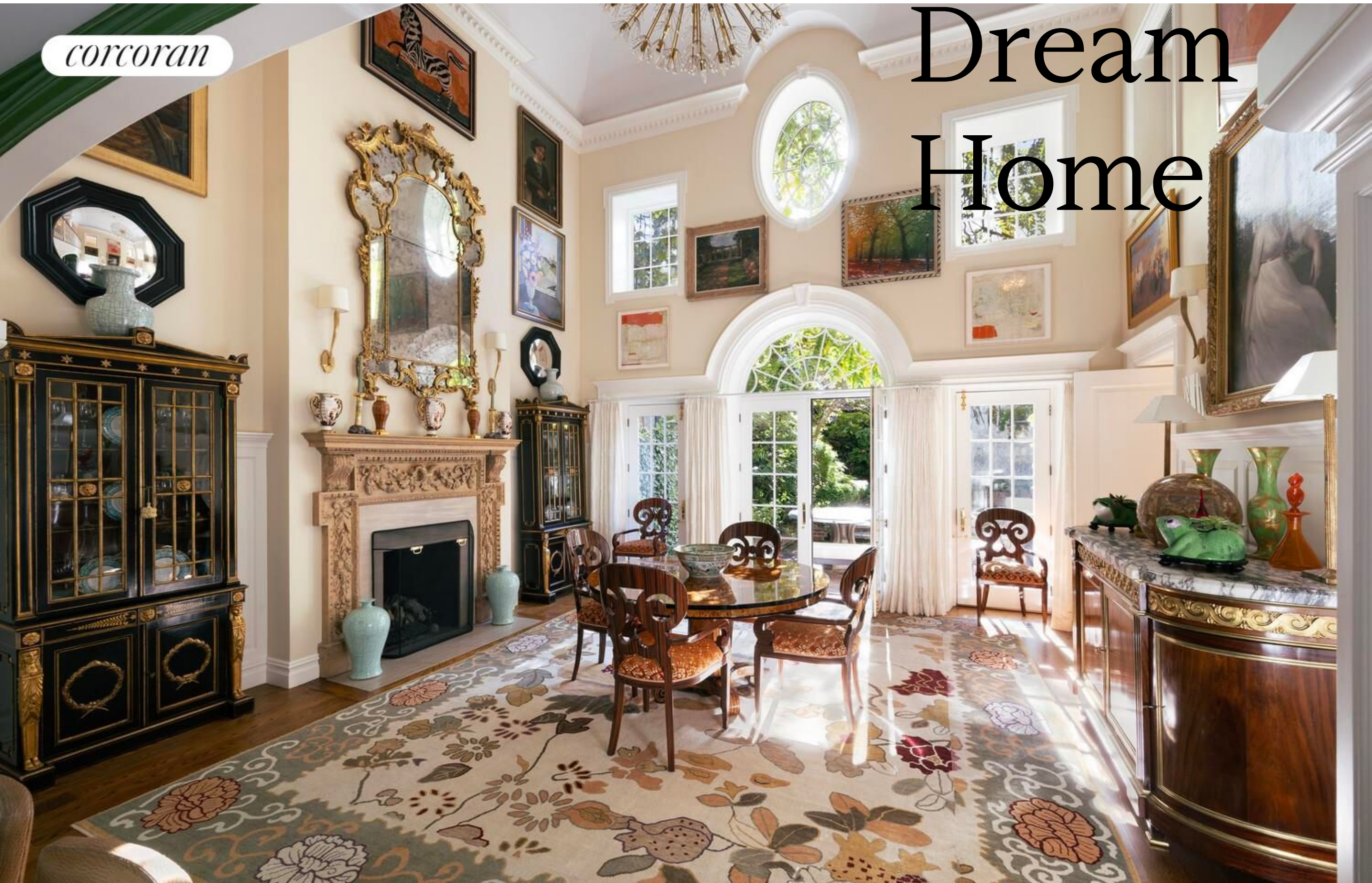
Welcome to The Edit, where you will find the best that Manhattan and Brooklyn real estate has to offer. Discover dream homes and starter homes, take an in-depth look at notable buildings of value, and look back at some of the smartest real estate deals in history. My mission is to empower you with knowledge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

—YESIM AK, Lic Associate Real Estate Broker



Upper East Side

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



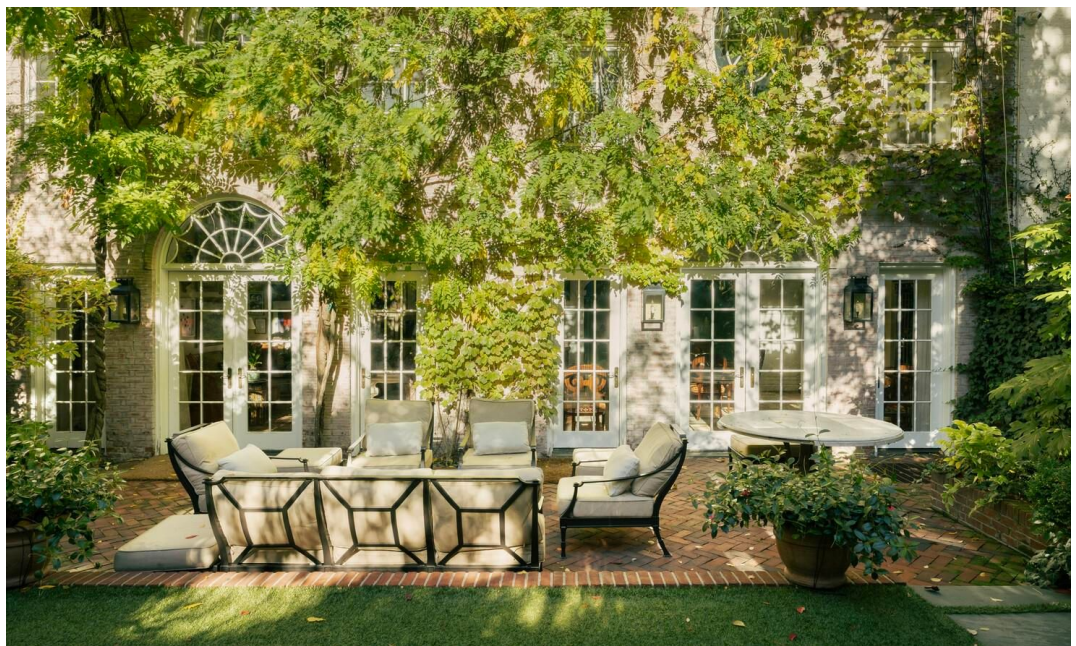
Listing: Deborah Grubman, David Adler, Corcoran

This 40-wide townhouse with double-height ceilings, a majestic garden, an elevator, and a garage offers elegant value at this price point.

If a townhouse is properly priced and staged, the average time to sell is 263 days.

160 East 81st Street
7 Beds | 7 Baths | 7,675 SF | Townhouse
\$23M

\$130k/month with \$4.6M down
\$12,500/month after an all-cash purchase
(for property taxes)



UES

Average Townhouse Sales Performance

5-Year - 7.3 % 10-Year - 17.3 %

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



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:
Marcel for
Continental,
945 Madison Ave.



Starter Home

Listing: Elizabeth Goss, COMPASS

Located between Lexington & Park Avenue, this renovated apartment features a wood-burning fireplace, a wine cooler, a dishwasher, and white-glove service.

If a one-bedroom is properly priced and staged, the average time to sell is 112 days.

125 E 74th Street, 5B
One Bedroom | Coop
\$1.215M

\$7,500/month with \$608k down
(50% down building)
\$3,657/month after an all-cash purchase



UES

Average One-Bedroom Coop Sales Performance			
Elevator & Doorman			
5-Year	- 3.5 %	10-Year	- 19.8 %



Best-kept Secret



778 Park Avenue

Coop in Lenox Hill, Upper East Side

Designed by Rosario Candela and completed in 1931, this coop is located at the corner of 73rd Street. It is still coveted today mainly for its expansive floor plans; with only 18 homes in this 20-story building, it feels like an exclusive club for prominent families, many of whom have called it home for decades. The rooftop duplex has a teahouse, pictured below, with wrap terraces and gardens.

Financing is not permitted, nor are purchases for children, trusts, or pied-à-terre occupancy.

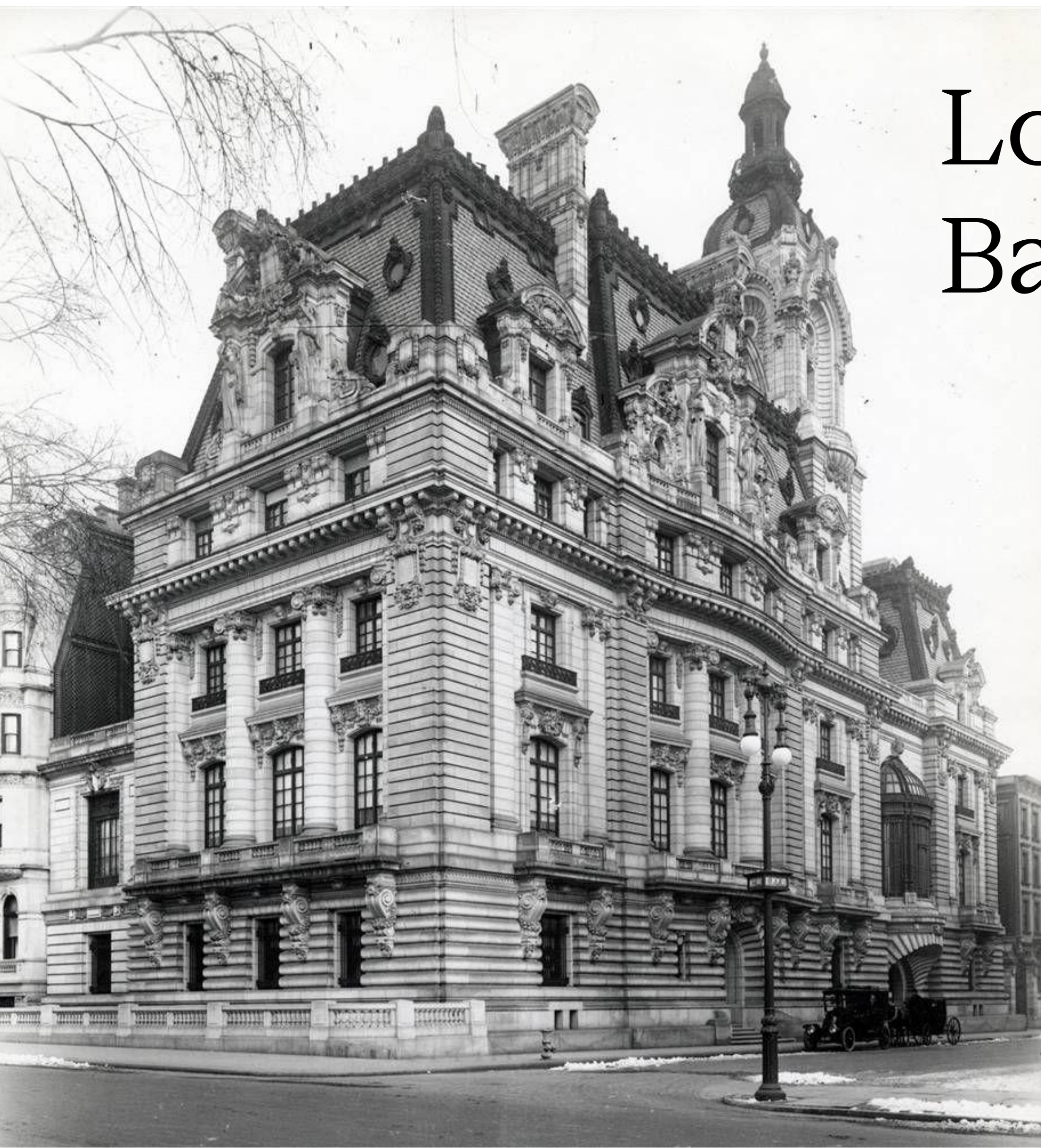


Selection of Recent Sales History

Date	Apt	Price	Size
05/2026	12	\$21.250M	5 Bed
05/2024	9	\$17.5M	6 Bed



Looking Back



The Clark Mansion

aka 960, 962, & 964 Fifth Ave & 3 E 77th St

In 1911, mining magnate William A. Clark completed one of Fifth Avenue's most extravagant homes, a 121-room mansion that took roughly 14 years to build. Originally estimated at \$415,000, Clark kept expanding his plans, even buying a quarry and building a railroad to transport the stone. The final cost was estimated at \$6–7 million.

After his death in 1925, his heirs *could* afford to keep it, but chose full-floor apartments a few blocks south at 907 Fifth Avenue instead. The extravagant Beaux-Arts style had simply gone out of fashion.

It sold for under \$3 million and was demolished to make way for 960 Fifth Avenue.

Within one generation, the definition of luxury had completely changed, as the wealthy chose to live in "grand apartment houses," aka doorman buildings, instead.



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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