

The Edit

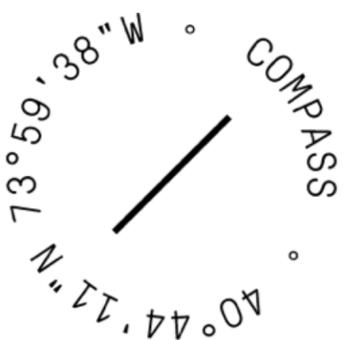
Mar 2026
Issue no.75



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



Williamsburg

Once the center for industrial and commercial activity in the 1850s, now known for the hipster scene and music and cafe culture that moved over from the East Village in the early 2000s.



Dream Home

Listing: Yesim Ak, Compass

This renovated loft with gallery walls is located in one of the few cast-iron buildings in Williamsburg and offers the rare combination of an updated space with character.

If a three-bedroom is properly priced and staged, the average time to sell is 65 days.

138 Broadway, PH6D
3 Beds | 2 Baths | 1,843 SF | Condo
\$2.65M

\$16,500/month with \$530k down
\$3,500/month after an all-cash purchase



W

Average Three-Bedroom Condo Sales Performance Elevator & No Doorman

5-Year

+ 15%

10-Year

+ 5.7%

Schedule a small batch tour at the Brooklyn Brewery on North 11th and Wythe Ave, one of the first breweries to launch the Brooklyn craft beer scene.

Local Spot:
Two Hands for healthy comfort food.
262 Kent Ave.

Starter Home



Listing: The Way We Live, Compass

These loft-style homes in the full-service Austin Nichols House on the Williamsburg waterfront offer a coastal living experience in Brooklyn with Manhattan skyline views.

If a one-bedroom is properly priced and staged, the average time to sell is 58 days.

184 Kent Ave, B106
One Bedroom | Condo
\$973k

\$6,300/month with \$200k down
\$1,700/month after an all-cash purchase



W

Average One-Bedroom Condo Sales Performance Elevator & Doorman

5-Year

+ 24%

10-Year

+ 21%

Best-kept Secret



705 Driggs Ave

Coop in Williamsburg

705 Driggs Ave is the kind of building you only notice if you're paying attention. Its cast-iron façade and oversized windows give it that quiet industrial presence Williamsburg does so well — substantial, but not showy. With only nine apartments, this boutique co-op offers rare privacy, low maintenance, and private parking. It's understated, and that's exactly the point.

- **High ceilings**
- **Pet friendly**
- **Elevator**



Selection of Recent Sales History

Date	Apt	Price	Size
10/2025	13	\$2,615,000	1,558 SF
09/2023	6	\$2,240,000	1,650 SF
06/2022	16	\$3,454,000	1,853 SF



Looking Back



The Rise of Williamsburg

Before the waterfront towers, the Northside was rehearsal spaces and warehouse venues.

Places like Death By Audio and 285 Kent turned former factories into cultural incubators — raw, loud, and unpolished. By the early 2010s, Baby's All Right reflected a shift toward something more curated. When many of those original spaces closed, it marked the end of a scrappier chapter.

Today, spots like The Lot Radio carry the energy forward — proof that culture evolves, but it rarely disappears.



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

