

The Edit

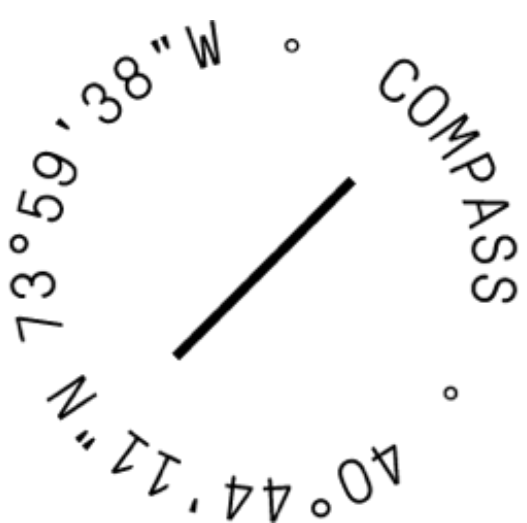
Apr 2026
Issue no.76



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



Brooklyn Heights

A sleepy and beautiful hamlet of brownstones and carriage houses.



Dream Home

Listing: Carlos Alberto Saavedra, Park Property Advisors

Designed by Eckstrom, this 25-foot-wide home in Brooklyn Heights offers a rare sense of expansiveness, as most houses in the area are only 18 to 20 feet wide by comparison.

If a townhouse is properly priced and staged, the average time to sell is 136 days.

307 Hicks Street
5 Beds | 8 Baths | 6,200 SF | Townhouse
\$14.995M

\$76k/month with \$3M down
\$3,500/month after an all-cash purchase
(for property taxes)



BH

Average Townhouse Sales Performance

5-Year

+ 39%

10-Year

+ 23%

**Brooklyn Heights is like Greenwich Village,
but for half the price.**

Local Spot:
Le French Tart Deli
take-out for picnics.
44 Henry St



Starter Home

Listing: Michael Murphy & Shelley Wasserman, COMPASS

The proportions of this loft space with 13-foot ceilings are rare to find at this price point.

If a one-bedroom is properly priced and staged, the average time to sell is 83 days.

111 Hicks Street, 4A
One Bedroom | Coop
\$870k

\$6,800/month with \$175k down
\$2,500/month after an all-cash purchase



BK

Average One-Bedroom Coop Sales Performance Elevator & Doorman

5-Year

+ 10%

10-Year

+ 19%

Best-kept Secret



Grace Court Alley

Almost imperceptible from the street, it is one of the most intimate passages in Brooklyn Heights. Originally built for carriage access, it now feels more like a European mews, with cobblestones underfoot and modest façades. If you didn't know it was there, you would miss it—which is exactly what gives it its charm.

On Halloween, the alley is lined with dozens of hand-carved pumpkins, placed by residents along the entire stretch.

In a neighborhood defined by historic architecture, this alley feels even more special.



Selection of Recent Sales History

Date	House	Price	Size
06/2024	253 Hicks	\$6,300,000	2,625
06/2022	19 Grace Ct	\$3,775,000	985
04/2022	2 Grace Ct	\$5,350,000	2,500

- 15 carriage houses
- Homes sell for a premium
- Only 10 sales in the last 20 years



Looking Back



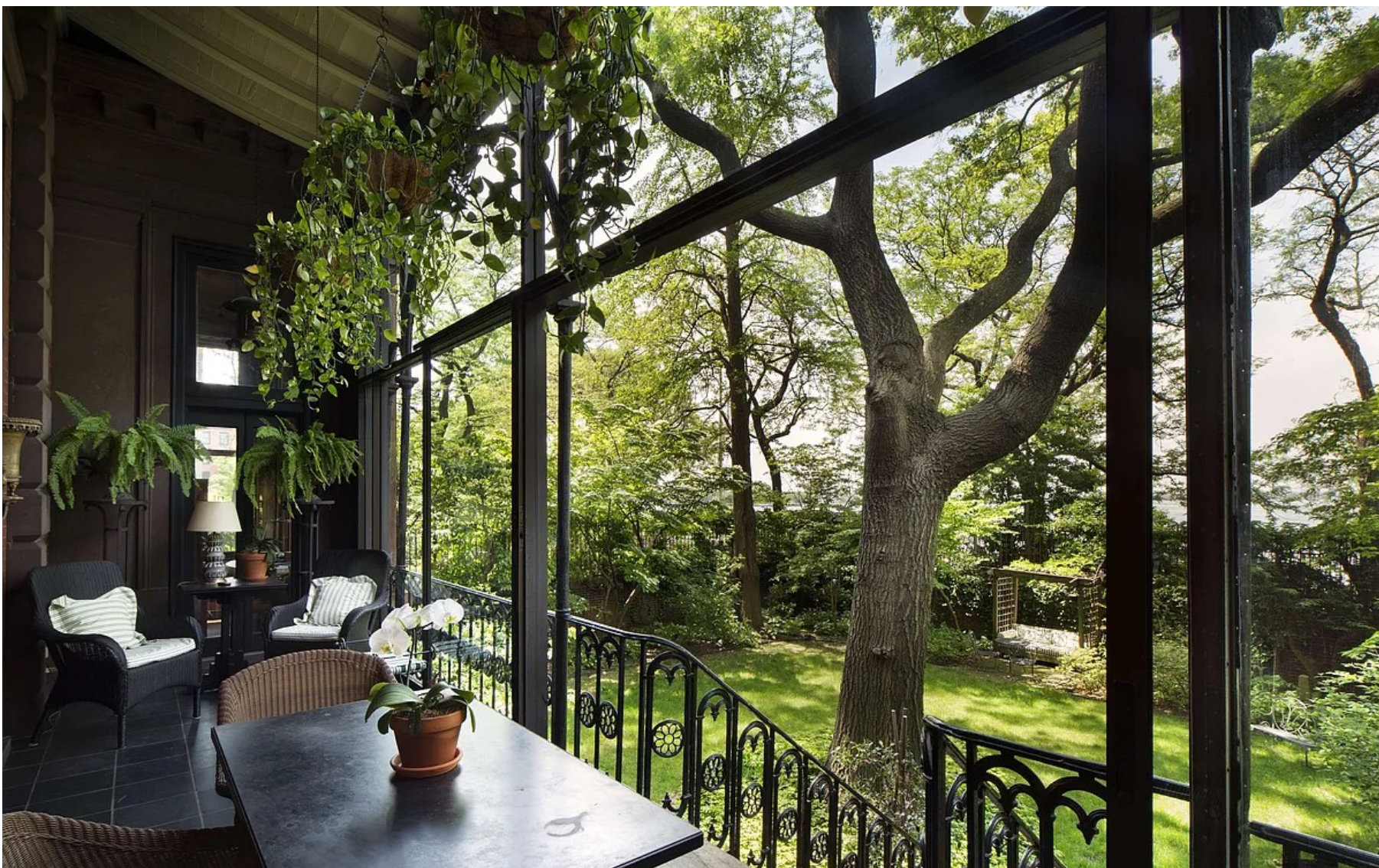
Brooklyn Heights Historic District

In 1965, Brooklyn Heights became New York's first designated historic district, after local residents rallied to protect the neighborhood from high-rise development along the waterfront.

That landmark decision became a model for what followed, from SoHo to the Upper East Side to the West Village.

It also preserved something less formal, but just as defining: the open views of the harbor and skyline, which remain largely uninterrupted today. What endures is not just history, but a neighborhood shaped by the choice to safeguard both its architecture and its view.

Spring is a particularly beautiful time to visit, when flower beds and magnolia trees are in full bloom.



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

