

July 18, 2011 | Pamela Engel

What Brooklyn's Median Apartment Price Gets You



Your basic Brooklyn apartment will get you a chic interior and hardwood floors, but little room for a kitchen table.

“Where do you put a kitchen table? Does no one eat around a table in New York?,” asked one potential buyer on Sunday. He noted that he likes to sit down for family dinners.

The broker at the condo—at **188 Woodpoint Road** in Williamsburg—explained that residents would, in fact, eat at the kitchen counter, which had two barstools that stood in front of it.

Williamsburg is no West Village, but space is still tight here. This apartment is asking \$475,000 for 907 square feet—a price that is only \$5,000 shy of the median sales price of a Brooklyn apartment, according to the Douglas Elliman-Miller Samuel report released last week.

Unit 2A has two bedrooms, one bathroom and a living room that blurs with the kitchen area. The dark hardwood floors, neutral walls, stainless steel kitchen appliances and marble (at least it looks like marble) countertops make the apartment look very sleek and modern, but there isn't a lot of room if you're planning on bringing the kids.

On the plus side, the neighborhood is coming into its own with a more developed Graham Avenue, which is right around the corner and complete with restaurants, stores and bars.

“I've lived in this neighborhood for six years and I've seen Graham Avenue change and transform,” said Ivana Nikolic, a broker for the apartment. “You don't have to go all the way to Bedford Avenue anymore.”

And location is everything—the apartment is in Brooklyn, meaning it's much cheaper than a comparable one in Manhattan, but still close enough to the L train to make the commute into the city bearable.

And for about a third of the price as your average Manhattan apartment, the distance might be worth it. Especially for this area. The second-quarter report also showed sales in Williamsburg surged to 402 units, up from 127 units in the same period last year.