

THE AVERAGE APARTMENT COST A MILLION BUCKS.

A comparative glance at what your seven figures got you. BY WILL DOIG

LAST APRIL, DOUGLAS ELLIMAN'S quarterly market report marked an inevitable, if stunning, milestone: The price of the average Manhattan apartment surged past \$1 million. (In 1994, the average sale was \$450,000.) But not all million-dollar apartments are created equal. Below, a few samples of what seven figures bought your neighbors in the past year.



CHELSEA

155 West 15th Street
Two-bedroom, one-bath triplex
1,200-square-foot co-op
Sold for: \$962,000

WHAT YOU GET: Sixteen-foot ceilings, new kitchen, a high-end bath, and a private deck. It's also likely to be a good investment—prices near the meatpacking district have been rising fast.

WHAT YOU DON'T: A view—it's on the ground floor.



HARLEM

136 West 121st Street
4,300-square-foot townhouse
Sold for: \$1,175,000

WHAT YOU GET: A four-story, four-bedroom house, outstandingly renovated, with central air and new oak floors.

WHAT YOU DON'T: Strivers Row, or anything like it. "People have misconceptions, thinking they can get a house for \$500,000 in Harlem," says Corcoran's Spencer Means. "Even the shells are selling for a million these days."



UPPER WEST SIDE

220 Riverside Boulevard
One-bedroom, one-bath,
903-square-foot condo
Sold for: \$999,000

WHAT YOU GET: In Donald Trump's Riverside South, this is a starter apartment. But it does have a stainless kitchen, a garage (\$300 a month), and great views. Plus the usual Trump goodies: sauna, pool, massages on retainer.

WHAT YOU DON'T: An architectural gem—you're living in a disco.



WILLIAMSBURG

330 Wythe Avenue
1,800-square-foot condo loft
Sold for: \$1,075,000

WHAT YOU GET: Dazzling amounts of room, with double-height windows and east- and north-facing views of the river. It's also a green building, with a geothermal heating system that keeps utilities low and social-conscience points high.

WHAT YOU DON'T: Someone else to renovate for you. It sold as unfinished white space.



TRIBECA

295 Greenwich Street
Two-bedroom, two-bath, 1,222-square-foot condo
Sold for: \$1,075,000

WHAT YOU GET: Great light and your own laundry room in a postwar building, not to mention P.S. 234 right across the street.

WHAT YOU DON'T: The classic Tribeca loft—it no longer exists for less than \$1.5 million (that's \$1,000 per square foot).



LOWER EAST SIDE

7 Essex Street
1,900-square-foot duplex
condo (raw space)
Sold for: \$1,060,000

WHAT YOU GET: A split-level garden with access from both levels, thanks to a bridge over the sunken patio, and a striking façade.

WHAT YOU DON'T: A tan—half the apartment is subterranean. Also, it won't be habitable for a while.



UPPER EAST SIDE

30 East 85th Street
One-bedroom, 1/2-bath, 840-square-foot postwar condo
Sold for: \$998,000

WHAT YOU GET: Condo benefits, plaster walls rather than Sheetrock, and a great (million-dollar) view of the park.

WHAT YOU DON'T: Elbow room. At 840 square feet, the space should near capacity when furnished with a Barcalounger and an ottoman.



CLINTON HILL

315 Clinton Avenue
Two-bedroom, two-bath, 2,000-square-foot condo
Sold for: \$950,000

WHAT YOU GET: Besides 2,000 square feet? Mahogany details, a great bathroom, and a working black-granite fireplace.

WHAT YOU DON'T: The run of the entire house, or the bourgeois swank of Brooklyn Heights or even Cobble Hill.