

**2010 Manhattan Rental Report
Market Overview**



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2010 vs. 2009	Second Half 2010 vs. Peak
STU DM WHOLE MARKET	\$1,203	\$1,190	\$1,197	\$1,229	\$1,323	\$1,437	\$1,515	\$1,604	\$1,713	\$1,871	\$2,166	\$2,167	\$1,870	\$1,851	\$1,980	\$2,189	\$2,307	\$2,506	\$2,512	\$2,311	\$2,416	4.6%	-4.4%
STU NDM WHOLE MARKET	\$883	\$925	\$913	\$991	\$1,051	\$1,166	\$1,161	\$1,263	\$1,410	\$1,511	\$1,666	\$1,722	\$1,513	\$1,478	\$1,532	\$1,684	\$1,997	\$2,150	\$1,984	\$1,762	\$1,774	0.7%	-17.3%
STU BOTH WHOLE MARKET	\$1,054	\$1,074	\$1,083	\$1,149	\$1,240	\$1,331	\$1,366	\$1,460	\$1,581	\$1,720	\$1,993	\$1,992	\$1,705	\$1,689	\$1,801	\$1,976	\$2,188	\$2,352	\$2,301	\$2,097	\$2,174	3.7%	-7.7%
1BR DM WHOLE MARKET	\$1,705	\$1,655	\$1,608	\$1,747	\$1,845	\$1,914	\$2,094	\$2,279	\$2,455	\$2,537	\$2,881	\$2,875	\$2,453	\$2,600	\$2,824	\$3,014	\$3,406	\$3,713	\$3,487	\$3,197	\$3,342	4.5%	-10.2%
1BR NDM WHOLE MARKET	\$1,280	\$1,281	\$1,272	\$1,309	\$1,420	\$1,513	\$1,588	\$1,680	\$1,788	\$1,941	\$2,214	\$2,205	\$1,974	\$1,940	\$2,191	\$2,403	\$2,678	\$2,682	\$2,612	\$2,362	\$2,439	3.3%	-9.6%
1BR BOTH WHOLE MARKET	\$1,543	\$1,513	\$1,473	\$1,572	\$1,686	\$1,766	\$1,893	\$2,054	\$2,252	\$2,416	\$2,712	\$2,673	\$2,310	\$2,371	\$2,604	\$2,787	\$3,134	\$3,280	\$3,162	\$2,902	\$3,033	4.5%	-7.6%
2BR DM WHOLE MARKET	\$2,690	\$2,646	\$2,600	\$2,650	\$3,021	\$3,078	\$3,308	\$3,459	\$3,694	\$3,988	\$4,547	\$4,299	\$3,840	\$4,932	\$5,471	\$5,776	\$6,453	\$6,831	\$6,042	\$5,302	\$5,442	2.6%	-19.5%
2BR NDM WHOLE MARKET	\$1,953	\$1,973	\$1,988	\$2,004	\$2,121	\$2,253	\$2,430	\$2,599	\$2,796	\$2,961	\$3,529	\$3,147	\$2,967	\$3,327	\$4,173	\$3,778	\$4,706	\$4,303	\$3,811	\$3,368	\$3,446	2.3%	-25.7%
2BR BOTH WHOLE MARKET	\$2,439	\$2,390	\$2,396	\$2,446	\$2,785	\$2,909	\$3,085	\$3,266	\$3,500	\$3,763	\$4,313	\$4,058	\$3,571	\$4,173	\$4,986	\$5,235	\$5,852	\$5,815	\$5,023	\$4,502	\$4,624	2.7%	-20.1%
3BR DM WHOLE MARKET	\$4,007	\$4,136	\$4,056	\$4,298	\$4,429	\$5,384	\$5,484	\$5,429	\$5,956	\$6,241	\$7,415	\$6,846	\$6,419	\$7,278	\$7,179	\$9,048	\$11,808	\$12,580	\$10,312	\$9,201	\$9,424	2.4%	-27.8%
3BR NDM WHOLE MARKET	\$2,861	\$3,224	\$3,323	\$3,209	\$3,294	\$4,741	\$3,928	\$4,370	\$4,236	*	\$6,057	\$5,224	\$4,541	\$5,818	\$8,050	\$7,033	\$7,794	\$7,821	\$6,230	\$5,111	\$5,207	1.9%	-35.6%
3BR ALL WHOLE MARKET	\$3,605	\$3,845	\$3,879	\$3,900	\$4,084	\$5,177	\$5,029	\$5,108	\$5,650	*	\$7,196	\$6,653	\$6,092	\$6,898	\$7,456	\$8,224	\$10,271	\$10,665	\$8,321	\$7,142	\$7,228	1.2%	-33.9%
4BR+ DM WHOLE MARKET	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$12,763	\$13,106	\$21,211	\$22,523	\$22,132	\$16,954	\$16,322	-3.7%	-22.3%
4BR+ NDM WHOLE MARKET	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$10,907	\$12,434	\$15,111	\$13,285	\$11,553	\$10,411	\$10,244	-1.6%	-36.6%
4BR+ ALL WHOLE MARKET	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$11,692	\$12,689	\$18,719	\$18,285	\$16,842	\$13,090	\$12,553	-4.1%	-34.6%
STU-2BR DM WHOLE MARKET	\$1,891	\$1,851	\$1,845	\$1,924	\$2,121	\$2,261	\$2,373	\$2,495	\$2,670	\$2,813	\$3,213	\$3,134	\$2,713	\$2,824	\$3,314	\$3,822	\$4,062	\$4,307	\$3,753	\$3,421	\$3,514	2.7%	-18.3%
STU-2BR NDM WHOLE MARKET	\$1,340	\$1,394	\$1,382	\$1,429	\$1,518	\$1,573	\$1,636	\$1,711	\$1,831	\$1,995	\$2,353	\$2,213	\$2,063	\$2,140	\$2,540	\$2,541	\$3,055	\$2,977	\$2,756	\$2,449	\$2,493	1.8%	-17.9%
STU-2BR ALL WHOLE MARKET	\$1,678	\$1,673	\$1,668	\$1,744	\$1,925	\$2,041	\$2,107	\$2,222	\$2,405	\$2,599	\$2,981	\$2,856	\$2,494	\$2,550	\$3,029	\$3,373	\$3,691	\$3,752	\$3,355	\$3,054	\$3,140	2.8%	-16.0%

Medians

STU-2BR DM WHOLE MARKET																						\$3,191		
STU-2BR NDM WHOLE MARKET																							\$2,368	
STU-2BR ALL WHOLE MARKET																							\$2,655	

Legend:

Market: Manhattan South of 96th Street. See addendum pages for areas north of 96th Street.

DM: Attended Lobby

NDM: Unattended Lobby

Peak: Most recent high average rental value for the period 2006-2008.

Upper East Side: 60th St. to 96th St.; East of Lexington Avenue

Lexington - 5th Avenue: 60th St. to 96th St.

Upper West Side: 60th St. to 96th St.; Central Park West to Hudson River

Midtown East: 30th St. to 59th St.; East of 5th Avenue

Midtown West: 30th St. to 59th St.; 5th Avenue to Hudson River

Canal to East 29th Street: East of 5th Avenue

Canal to West 29th Street: 5th Avenue to Hudson River

* Indicates a sample size of less than five.

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**2010 Manhattan Rental Report
Studios**



STUDIOS	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2010 vs. 2009	Second Half 2010 vs. Peak	
Upper East Side																								
DM AVERAGE	\$1,249	\$1,193	\$1,091	\$1,158	\$1,281	\$1,334	\$1,398	\$1,595	\$1,766	\$2,017	\$2,316	\$2,282	\$1,965	\$1,954	\$1,954	\$2,157	\$2,171	\$2,327	\$2,394	\$2,295	\$2,302	0.3%	-5.3%	
NDM AVERAGE	\$850	\$854	\$800	\$804	\$812	\$914	\$969	\$1,125	\$1,257	\$1,360	\$1,544	\$1,563	\$1,387	\$1,366	\$1,370	\$1,433	\$1,650	\$1,746	\$1,713	\$1,571	\$1,648	5.0%	-6.9%	
ALL AVERAGE	\$1,014	\$999	\$914	\$993	\$1,084	\$1,135	\$1,139	\$1,370	\$1,447	\$1,649	\$1,950	\$1,946	\$1,572	\$1,599	\$1,616	\$1,645	\$1,900	\$2,001	\$1,968	\$1,845	\$1,930	4.6%	-6.0%	
Park Avenue - 5th Avenue																								
DM AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$2,864	\$2,760	\$3,063	\$2,942	\$2,743	\$2,371	\$2,328	-1.8%	-23.4%
NDM AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$1,726	\$1,984	\$1,936	\$2,491	\$2,052	\$1,779	\$1,769	-0.6%	-31.6%
ALL AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$2,485	\$2,458	\$2,722	\$2,726	\$2,325	\$2,044	\$2,117	3.6%	-21.0%
Upper West Side																								
DM AVERAGE	\$1,108	\$1,112	\$1,131	\$1,179	\$1,201	\$1,343	\$1,420	\$1,489	\$1,627	\$1,701	\$2,168	\$2,242	\$1,910	\$1,930	\$1,903	\$1,980	\$2,238	\$2,616	\$2,338	\$2,071	\$2,253	8.8%	-13.9%	
NDM AVERAGE	\$894	\$975	\$879	\$899	\$986	\$960	\$1,102	\$1,191	\$1,241	\$1,414	\$1,534	\$1,563	\$1,513	\$1,452	\$1,542	\$1,618	\$1,758	\$1,782	\$1,817	\$1,672	\$1,716	2.7%	-5.4%	
ALL AVERAGE	\$1,015	\$1,051	\$996	\$1,034	\$1,112	\$1,135	\$1,231	\$1,378	\$1,524	\$1,640	\$2,074	\$2,101	\$1,820	\$1,739	\$1,747	\$1,808	\$2,072	\$2,267	\$2,125	\$1,932	\$2,053	6.3%	-8.3%	
Midtown East																								
DM AVERAGE	\$1,271	\$1,273	\$1,307	\$1,285	\$1,425	\$1,528	\$1,642	\$1,717	\$1,794	\$1,915	\$2,310	\$2,247	\$1,861	\$1,584	\$1,767	\$2,081	\$2,123	\$2,257	\$2,356	\$2,079	\$2,153	3.6%	-11.7%	
NDM AVERAGE	\$1,114	\$1,199	\$1,211	\$1,208	\$1,164	\$1,322	\$1,321	\$1,374	\$1,539	\$1,629	\$1,757	\$1,810	\$1,546	\$1,622	\$1,605	\$1,718	\$1,929	\$1,923	\$1,947	\$1,680	\$1,788	6.5%	-8.5%	
ALL AVERAGE	\$1,250	\$1,259	\$1,288	\$1,263	\$1,346	\$1,446	\$1,544	\$1,578	\$1,710	\$1,814	\$2,065	\$2,055	\$1,745	\$1,586	\$1,755	\$2,009	\$2,090	\$2,175	\$2,256	\$1,977	\$2,045	3.5%	-11.2%	
Midtown West																								
DM AVERAGE	\$1,094	\$1,107	\$1,193	\$1,241	\$1,282	\$1,411	\$1,425	\$1,564	\$1,640	\$1,792	\$2,047	\$2,046	\$1,824	\$1,801	\$1,866	\$2,050	\$2,344	\$2,426	\$2,515	\$2,251	\$2,360	4.8%	-6.1%	
NDM AVERAGE	\$902	\$0	\$1,077	\$1,120	\$1,141	\$1,195	\$1,351	\$1,314	\$1,572	\$1,733	\$1,848	\$1,653	\$1,491	\$1,510	\$1,507	\$1,729	\$2,163	\$1,893	\$2,010	\$1,705	\$1,719	0.8%	-20.3%	
ALL AVERAGE	\$1,062	\$1,107	\$1,188	\$1,229	\$1,266	\$1,382	\$1,408	\$1,528	\$1,626	\$1,777	\$2,022	\$1,994	\$1,757	\$1,746	\$1,804	\$1,959	\$2,304	\$2,296	\$2,430	\$2,156	\$2,246	4.2%	-7.1%	
Canal to East 29th Street																								
DM AVERAGE	\$1,256	\$1,323	\$1,179	\$1,174	\$1,164	\$1,223	\$1,375	\$1,440	\$1,617	\$1,794	\$1,969	\$2,064	\$1,781	\$1,758	\$2,056	\$2,152	\$2,204	\$2,477	\$2,639	\$2,365	\$2,429	2.7%	-8.6%	
NDM AVERAGE	\$0	\$1,039	\$1,064	\$1,079	\$1,125	\$1,102	\$1,181	\$1,309	\$1,444	\$1,525	\$1,643	\$1,857	\$1,689	\$1,647	\$1,697	\$1,938	\$1,908	\$2,015	\$1,950	\$1,793	\$1,816	1.2%	-8.9%	
ALL AVERAGE	\$1,256	\$1,239	\$1,152	\$1,131	\$1,143	\$1,158	\$1,248	\$1,349	\$1,515	\$1,653	\$1,787	\$1,943	\$1,734	\$1,717	\$1,926	\$2,053	\$2,051	\$2,267	\$2,222	\$1,987	\$2,035	2.4%	-9.4%	
Canal to West 29th Street																								
DM AVERAGE	\$1,301	\$1,203	\$1,168	\$1,175	\$1,157	\$1,320	\$1,554	\$1,480	\$1,733	\$1,841	\$2,064	\$2,141	\$1,928	\$2,013	\$2,245	\$2,544	\$2,588	\$2,777	\$2,744	\$2,528	\$2,699	6.8%	-1.8%	
NDM AVERAGE	\$0	\$0	\$1,323	\$1,222	\$1,107	\$1,161	\$1,111	\$1,291	\$1,546	\$1,600	\$1,641	\$1,740	\$1,579	\$1,553	\$1,613	\$1,863	\$2,174	\$2,448	\$2,233	\$2,012	\$1,922	-4.5%	-18.9%	
ALL AVERAGE	\$1,301	\$1,203	\$1,220	\$1,192	\$1,139	\$1,216	\$1,256	\$1,341	\$1,599	\$1,667	\$1,808	\$1,930	\$1,760	\$1,779	\$1,961	\$2,286	\$2,336	\$2,556	\$2,459	\$2,287	\$2,346	2.6%	-6.5%	
Below Canal Street																								
DM AVERAGE	\$1,096	\$1,109	\$1,061	\$1,156	\$1,234	\$1,283	\$1,434	\$1,655	\$1,694	\$1,785	\$2,082	\$2,035	\$1,822	\$2,075	\$2,249	\$2,466	\$2,336	\$2,795	\$2,549	\$2,437	\$2,556	4.9%	-7.7%	
NDM AVERAGE	\$1,055	\$971	\$1,135	\$888	\$938	\$1,048	\$1,162	\$1,400	\$1,649	\$1,675	\$1,852	\$1,897	\$1,620	\$3,700	\$3,869	\$2,843	\$3,684	\$3,422	\$3,556	\$2,603	\$2,112	-18.8%	-40.4%	
ALL AVERAGE	\$1,066	\$1,016	\$1,108	\$1,041	\$1,160	\$1,190	\$1,333	\$1,474	\$1,663	\$1,725	\$1,970	\$1,956	\$1,753	\$2,700	\$2,716	\$2,574	\$2,665	\$2,997	\$2,613	\$2,445	\$2,541	3.9%	-14.2%	
STU DM WHOLE MARKET	\$1,203	\$1,190	\$1,197	\$1,229	\$1,323	\$1,437	\$1,515	\$1,604	\$1,713	\$1,871	\$2,166	\$2,167	\$1,870	\$1,851	\$1,980	\$2,189	\$2,307	\$2,506	\$2,512	\$2,311	\$2,416	4.6%	-4.4%	
STU NDM WHOLE MARKET	\$883	\$925	\$913	\$991	\$1,051	\$1,166	\$1,161	\$1,263	\$1,410	\$1,511	\$1,666	\$1,722	\$1,513	\$1,478	\$1,532	\$1,684	\$1,997	\$2,150	\$1,984	\$1,762	\$1,774	0.7%	-17.3%	
STU ALL WHOLE MARKET	\$1,054	\$1,074	\$1,083	\$1,149	\$1,240	\$1,331	\$1,366	\$1,460	\$1,581	\$1,720	\$1,993	\$1,992	\$1,705	\$1,689	\$1,801	\$1,976	\$2,188	\$2,352	\$2,301	\$2,097	\$2,174	3.7%	-7.7%	

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**2010 Manhattan Rental Report
One Bedrooms**



ONE BEDROOMS	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2010 vs. 2009	Second Half 2010 vs. Peak
Upper East Side																							
DM AVERAGE	\$1,707	\$1,734	\$1,682	\$1,758	\$1,829	\$1,970	\$2,136	\$2,312	\$2,568	\$2,693	\$3,029	\$2,958	\$2,648	\$2,708	\$2,766	\$2,830	\$3,083	\$3,222	\$3,234	\$3,076	\$3,261	6.0%	0.0%
NDM AVERAGE	\$1,147	\$1,112	\$1,116	\$1,163	\$1,276	\$1,373	\$1,356	\$1,473	\$1,542	\$1,791	\$1,988	\$1,907	\$1,747	\$1,689	\$1,732	\$1,923	\$2,072	\$2,057	\$2,109	\$1,945	\$2,123	9.2%	-1.5%
ALL AVERAGE	\$1,486	\$1,500	\$1,497	\$1,529	\$1,660	\$1,839	\$1,864	\$2,016	\$2,256	\$2,483	\$2,727	\$2,620	\$2,339	\$2,067	\$2,210	\$2,555	\$2,688	\$2,555	\$2,713	\$2,601	\$2,826	8.6%	1.1%
Park Avenue - 5th Avenue																							
DM AVERAGE	\$2,325	\$2,150	\$2,025	\$2,050	\$2,275	\$2,550	\$2,650	\$2,550	\$2,925	\$3,700	\$4,102	\$3,723	\$3,466	\$3,296	\$3,696	\$4,034	\$3,975	\$3,998	\$4,476	\$4,149	\$3,876	-6.6%	-10.9%
NDM AVERAGE	\$1,825	\$2,000	\$1,700	\$1,925	\$2,075	\$2,050	\$2,125	\$2,650	\$2,625	\$2,925	\$3,637	\$2,931	\$2,391	\$2,418	\$3,303	\$3,604	\$3,420	\$3,628	\$2,970	\$2,629	\$2,766	5.2%	-23.5%
ALL AVERAGE	\$2,068	\$2,065	\$1,863	\$1,993	\$2,187	\$2,277	\$2,398	\$2,597	\$2,775	\$3,472	\$3,864	\$3,448	\$3,140	\$3,086	\$3,639	\$3,848	\$3,714	\$3,845	\$3,906	\$3,508	\$3,469	-1.1%	-9.7%
Upper West Side																							
DM AVERAGE	\$1,600	\$1,539	\$1,563	\$1,871	\$1,828	\$2,019	\$2,057	\$2,325	\$2,584	\$2,828	\$3,187	\$3,205	\$2,606	\$2,873	\$3,181	\$3,138	\$3,338	\$3,689	\$3,371	\$3,069	\$3,273	6.6%	-11.7%
NDM AVERAGE	\$1,362	\$1,293	\$1,280	\$1,283	\$1,444	\$1,526	\$1,603	\$1,801	\$1,929	\$1,982	\$2,391	\$2,308	\$2,143	\$2,272	\$2,249	\$2,196	\$2,432	\$2,535	\$2,493	\$2,237	\$2,289	2.3%	-12.8%
ALL AVERAGE	\$1,504	\$1,416	\$1,422	\$1,630	\$1,681	\$1,791	\$1,854	\$2,172	\$2,442	\$2,754	\$3,139	\$3,093	\$2,434	\$2,711	\$2,887	\$2,710	\$3,032	\$3,230	\$2,957	\$2,742	\$2,951	7.6%	-7.2%
Midtown East																							
DM AVERAGE	\$1,838	\$1,718	\$1,596	\$1,748	\$1,935	\$1,888	\$2,159	\$2,355	\$2,391	\$2,527	\$2,733	\$2,832	\$2,573	\$2,422	\$2,655	\$2,899	\$3,227	\$3,579	\$3,489	\$3,086	\$3,233	4.7%	-9.4%
NDM AVERAGE	\$1,237	\$1,358	\$1,357	\$1,372	\$1,432	\$1,550	\$1,744	\$1,859	\$1,739	\$1,918	\$2,212	\$2,249	\$1,982	\$2,063	\$2,173	\$2,133	\$2,398	\$2,639	\$2,542	\$2,221	\$2,349	5.8%	-11.7%
ALL AVERAGE	\$1,772	\$1,663	\$1,506	\$1,620	\$1,762	\$1,766	\$2,009	\$2,147	\$2,205	\$2,367	\$2,611	\$2,723	\$2,429	\$2,366	\$2,589	\$2,771	\$3,018	\$3,347	\$3,329	\$2,930	\$3,054	4.2%	-8.1%
Midtown West																							
DM AVERAGE	\$1,394	\$1,336	\$1,408	\$1,474	\$1,547	\$1,681	\$1,774	\$1,972	\$2,269	\$2,455	\$2,602	\$2,567	\$2,418	\$2,304	\$2,411	\$2,731	\$3,636	\$3,809	\$3,450	\$3,059	\$3,226	5.4%	-15.1%
NDM AVERAGE	\$1,185	\$1,185	\$1,157	\$1,288	\$1,317	\$1,356	\$1,308	\$1,386	\$1,571	\$1,682	\$2,043	\$2,176	\$1,824	\$1,771	\$2,091	\$2,127	\$2,379	\$2,589	\$2,542	\$2,054	\$2,175	5.9%	-16.3%
ALL AVERAGE	\$1,320	\$1,311	\$1,372	\$1,440	\$1,499	\$1,598	\$1,665	\$1,792	\$2,060	\$2,302	\$2,492	\$2,519	\$2,276	\$2,278	\$2,381	\$2,562	\$3,403	\$3,596	\$3,308	\$2,891	\$3,055	5.7%	-15.1%
Canal to East 29th Street																							
DM AVERAGE	\$1,449	\$1,444	\$1,372	\$1,486	\$1,519	\$1,695	\$1,800	\$1,933	\$2,249	\$2,498	\$2,798	\$2,950	\$2,639	\$2,519	\$2,944	\$2,981	\$3,263	\$3,753	\$3,654	\$3,315	\$3,517	6.1%	-6.1%
NDM AVERAGE	\$1,306	\$1,236	\$1,157	\$1,235	\$1,257	\$1,331	\$1,506	\$1,587	\$1,788	\$2,013	\$2,341	\$2,513	\$2,226	\$2,244	\$2,612	\$2,349	\$2,542	\$2,557	\$2,551	\$2,414	\$2,554	5.8%	-0.4%
ALL AVERAGE	\$1,399	\$1,373	\$1,278	\$1,351	\$1,391	\$1,517	\$1,635	\$1,733	\$1,980	\$2,220	\$2,565	\$2,705	\$2,424	\$2,420	\$2,858	\$2,691	\$2,900	\$3,116	\$3,015	\$2,757	\$2,903	5.3%	-5.5%
Canal to West 29th Street																							
DM AVERAGE	\$1,561	\$1,490	\$1,443	\$1,495	\$1,653	\$1,777	\$1,828	\$2,108	\$2,296	\$2,713	\$2,621	\$2,931	\$2,647	\$2,741	\$2,853	\$3,240	\$3,888	\$4,339	\$3,996	\$3,708	\$3,831	3.3%	-10.2%
NDM AVERAGE	\$1,561	\$1,344	\$1,248	\$1,271	\$1,310	\$1,400	\$1,470	\$1,675	\$1,977	\$2,143	\$2,285	\$2,587	\$2,265	\$2,264	\$2,467	\$2,798	\$3,183	\$3,140	\$3,080	\$2,844	\$2,809	-1.2%	-10.0%
ALL AVERAGE	\$1,561	\$1,449	\$1,336	\$1,351	\$1,426	\$1,524	\$1,601	\$1,794	\$2,155	\$2,533	\$2,523	\$2,813	\$2,526	\$2,586	\$2,642	\$2,960	\$3,467	\$3,557	\$3,459	\$3,272	\$3,325	1.6%	-4.8%
Below Canal Street																							
DM AVERAGE	\$1,592	\$1,519	\$1,503	\$1,581	\$1,549	\$1,748	\$1,796	\$2,064	\$2,101	\$1,893	\$2,299	\$2,397	\$2,020	\$2,681	\$2,787	\$3,154	\$3,369	\$3,609	\$3,322	\$3,160	\$3,316	4.9%	-8.4%
NDM AVERAGE	\$1,576	\$1,546	\$1,469	\$1,507	\$1,680	\$1,585	\$1,628	\$1,941	\$2,159	\$2,083	\$2,224	\$2,279	\$1,955	*	\$3,724	\$3,603	\$4,125	\$4,192	\$4,109	\$3,539	\$3,247	-8.3%	-16.9%
ALL AVERAGE	\$1,581	\$1,533	\$1,482	\$1,534	\$1,645	\$1,664	\$1,701	\$2,021	\$2,119	\$1,922	\$2,273	\$2,347	\$2,006	\$2,681	\$3,114	\$3,325	\$3,572	\$3,732	\$3,383	\$3,188	\$3,311	3.9%	-11.1%
1BR DM WHOLE MARKET	\$1,705	\$1,655	\$1,608	\$1,747	\$1,845	\$1,914	\$2,094	\$2,279	\$2,455	\$2,537	\$2,881	\$2,875	\$2,453	\$2,600	\$2,824	\$3,014	\$3,406	\$3,713	\$3,487	\$3,197	\$3,342	4.5%	-10.2%
1BR NDM WHOLE MARKET	\$1,280	\$1,281	\$1,272	\$1,309	\$1,420	\$1,513	\$1,588	\$1,680	\$1,788	\$1,941	\$2,214	\$2,205	\$1,974	\$1,940	\$2,191	\$2,403	\$2,678	\$2,682	\$2,612	\$2,362	\$2,439	3.3%	-9.6%
1BR ALL WHOLE MARKET	\$1,543	\$1,513	\$1,473	\$1,572	\$1,686	\$1,766	\$1,893	\$2,054	\$2,252	\$2,416	\$2,712	\$2,673	\$2,310	\$2,371	\$2,604	\$2,787	\$3,134	\$3,280	\$3,162	\$2,902	\$3,033	4.5%	-7.6%

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**2010 Manhattan Rental Report
Two Bedrooms**



TWO BEDROOMS	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2010 vs. 2009	Second Half 2010 vs. Peak
Upper East Side																							
DM AVERAGE	\$2,779	\$2,828	\$2,709	\$2,705	\$3,076	\$3,306	\$3,469	\$3,563	\$3,848	\$4,065	\$4,783	\$4,482	\$4,006	\$4,596	\$4,720	\$4,632	\$5,390	\$5,763	\$5,455	\$5,015	\$5,497	9.6%	-3.7%
NDM AVERAGE	\$1,834	\$1,666	\$1,712	\$1,689	\$1,960	\$2,286	\$2,342	\$2,465	\$2,575	\$2,668	\$3,118	\$2,763	\$2,386	\$2,307	\$2,429	\$2,899	\$3,512	\$3,029	\$2,782	\$2,398	\$2,906	21.2%	-19.8%
ALL AVERAGE	\$2,486	\$2,443	\$2,374	\$2,380	\$2,768	\$3,147	\$3,191	\$3,343	\$3,702	\$3,862	\$4,229	\$4,037	\$3,327	\$3,159	\$3,811	\$4,348	\$4,806	\$4,400	\$4,150	\$3,847	\$4,588	19.3%	-7.9%
Park Avenue - 5th Avenue																							
DM AVERAGE	\$3,550	\$3,500	\$3,475	\$3,525	\$4,075	\$4,400	\$5,100	\$4,225	\$5,225	\$5,150	\$7,003	\$6,955	\$5,040	\$6,336	\$7,212	\$7,129	\$7,507	\$7,731	\$8,403	\$7,798	\$6,852	-12.1%	-14.2%
NDM AVERAGE	\$3,175	\$3,600	\$3,575	\$3,400	\$3,800	\$3,450	\$5,075	\$4,700	\$6,750	\$3,575	\$7,736	*	*	\$6,493	\$6,530	\$6,730	\$6,801	\$5,664	\$6,350	\$4,641	\$4,545	-2.1%	-24.6%
ALL AVERAGE	\$3,405	\$3,545	\$3,511	\$3,482	\$4,022	\$4,141	\$5,093	\$4,447	\$5,759	\$4,756	\$7,247	\$6,955	\$5,040	\$6,397	\$7,000	\$7,024	\$7,298	\$7,163	\$7,943	\$6,937	\$6,100	-12.1%	-17.9%
Upper West Side																							
DM AVERAGE	\$2,533	\$2,478	\$2,373	\$2,667	\$3,063	\$3,171	\$3,333	\$3,643	\$3,724	\$4,389	\$4,888	\$4,707	\$4,221	\$5,189	\$5,735	\$6,230	\$6,884	\$7,246	\$6,480	\$5,418	\$5,650	4.3%	-20.0%
NDM AVERAGE	\$1,889	\$1,881	\$1,894	\$1,950	\$2,328	\$2,279	\$2,392	\$2,583	\$2,672	\$3,243	\$3,659	\$3,380	\$3,102	\$3,388	\$3,819	\$3,806	\$3,845	\$3,938	\$3,711	\$3,331	\$3,477	4.4%	-6.9%
ALL AVERAGE	\$2,292	\$2,192	\$2,146	\$2,327	\$2,725	\$2,761	\$2,985	\$3,413	\$3,473	\$4,105	\$4,734	\$4,524	\$3,979	\$4,622	\$5,223	\$5,448	\$6,064	\$6,090	\$5,160	\$4,684	\$4,902	4.6%	-15.2%
Midtown East																							
DM AVERAGE	\$2,714	\$2,649	\$2,653	\$2,645	\$3,064	\$2,973	\$3,270	\$3,462	\$3,917	\$4,186	\$4,568	\$4,250	\$3,876	\$4,775	\$4,979	\$5,793	\$6,253	\$6,599	\$5,870	\$4,916	\$5,161	5.0%	-23.0%
NDM AVERAGE	*	\$2,250	\$2,447	\$2,167	\$2,156	\$2,179	\$2,518	\$2,700	\$2,910	\$3,062	\$3,589	\$3,371	\$3,218	\$3,521	\$3,925	\$3,746	\$3,931	\$4,158	\$3,863	\$3,164	\$3,100	-2.0%	-25.1%
ALL AVERAGE	\$2,714	\$2,610	\$2,621	\$2,572	\$2,929	\$2,850	\$3,159	\$3,351	\$3,748	\$3,994	\$4,464	\$4,132	\$3,783	\$4,496	\$4,852	\$5,527	\$5,798	\$6,134	\$5,547	\$4,656	\$4,760	2.2%	-23.2%
Midtown West																							
DM AVERAGE	\$2,240	\$2,211	\$2,460	\$2,452	\$2,708	\$3,011	\$3,125	\$3,374	\$3,434	\$3,748	\$4,194	\$4,125	\$3,626	\$5,185	\$5,879	\$6,328	\$6,553	\$6,745	\$5,182	\$4,931	\$4,915	-100.0%	-27.5%
NDM AVERAGE	*	\$1,694	\$1,470	\$1,695	\$1,694	\$1,965	\$2,062	\$1,966	\$2,473	\$2,685	\$2,650	\$2,703	\$2,690	\$2,890	\$3,498	\$3,166	\$3,778	\$3,633	\$3,133	\$2,592	\$2,939	13.4%	-20.9%
ALL AVERAGE	\$2,240	\$1,995	\$2,226	\$2,276	\$2,533	\$2,911	\$2,939	\$3,208	\$3,270	\$3,538	\$4,008	\$4,048	\$3,462	\$4,784	\$5,492	\$5,894	\$6,067	\$6,157	\$4,537	\$4,460	\$4,542	1.8%	-26.3%
Canal to East 29th Street																							
DM AVERAGE	*	\$2,131	\$2,039	\$2,020	\$2,156	\$2,275	\$2,655	\$2,743	\$3,104	\$3,671	\$4,032	\$4,131	\$3,634	\$3,653	\$4,375	\$4,443	\$6,036	\$6,219	\$5,876	\$5,245	\$5,433	-100.0%	-12.7%
NDM AVERAGE	*	*	\$1,354	\$1,647	\$1,719	\$1,855	\$1,895	\$2,103	\$2,498	\$2,619	\$3,208	\$3,423	\$3,098	\$3,067	\$3,150	\$3,667	\$4,121	\$3,886	\$3,452	\$3,270	\$3,390	3.7%	-16.2%
ALL AVERAGE	*	\$2,131	\$1,805	\$1,846	\$1,904	\$2,077	\$2,199	\$2,412	\$2,767	\$3,076	\$3,551	\$3,750	\$3,386	\$3,297	\$3,794	\$4,153	\$5,104	\$4,850	\$4,250	\$3,817	\$3,887	1.8%	-22.4%
Canal to West 29th Street																							
DM AVERAGE	\$2,527	\$2,118	\$2,154	\$2,296	\$2,421	\$2,571	\$2,627	\$2,757	\$3,199	\$3,544	\$4,343	\$4,231	\$4,093	\$4,906	\$5,986	\$5,842	\$7,138	\$8,040	\$7,745	\$6,266	\$6,101	-100.1%	-20.7%
NDM AVERAGE		\$1,964	\$1,679	\$1,740	\$1,695	\$1,757	\$2,010	\$2,238	\$2,511	\$2,427	\$3,360	\$3,216	\$3,510	\$4,338	\$5,354	\$3,367	\$5,079	\$5,116	\$4,732	\$4,098	\$3,925	-4.2%	-22.2%
ALL AVERAGE	\$2,527	\$2,077	\$1,928	\$1,975	\$2,002	\$2,145	\$2,336	\$2,457	\$2,694	\$2,799	\$3,844	\$3,680	\$3,784	\$4,549	\$5,555	\$4,521	\$5,783	\$6,013	\$5,727	\$4,942	\$4,815	-2.6%	-16.1%
Below Canal Street																							
DM AVERAGE	\$2,162	\$1,862	\$2,433	\$2,087	\$2,425	\$2,281	\$2,999	\$3,141	\$3,218	\$3,287	\$3,937	\$3,802	\$3,393	\$5,536	\$5,015	\$6,026	\$6,003	\$6,687	\$5,308	\$5,085	\$5,451	-100.0%	-16.1%
NDM AVERAGE	\$2,086	\$2,349	\$2,322	\$2,493	\$2,842	\$2,944	\$2,935	\$3,022	\$3,075	\$3,497	\$3,801	\$3,419	\$3,088	\$5,081	\$5,889	\$3,289	\$6,877	\$6,388	\$5,486	\$5,564	\$5,305	-4.7%	-14.7%
ALL AVERAGE	\$2,114	\$2,165	\$2,353	\$2,360	\$2,703	\$2,640	\$2,962	\$3,095	\$3,183	\$3,326	\$3,892	\$3,690	\$3,299	\$5,240	\$5,333	\$5,462	\$6,344	\$6,594	\$5,341	\$5,171	\$5,428	5.0%	-14.3%
2BR DM WHOLE MARKET	\$2,690	\$2,646	\$2,600	\$2,650	\$3,021	\$3,078	\$3,308	\$3,459	\$3,694	\$3,988	\$4,547	\$4,299	\$3,840	\$4,932	\$5,471	\$5,776	\$6,453	\$6,831	\$6,042	\$5,302	\$5,442	2.6%	-19.5%
2BR NDM WHOLE MARKET	\$1,953	\$1,973	\$1,988	\$2,004	\$2,121	\$2,253	\$2,430	\$2,599	\$2,796	\$2,961	\$3,529	\$3,147	\$2,967	\$3,327	\$4,173	\$3,778	\$4,706	\$4,303	\$3,811	\$3,368	\$3,446	2.3%	-25.7%
2BR ALL WHOLE MARKET	\$2,439	\$2,390	\$2,396	\$2,446	\$2,785	\$2,909	\$3,085	\$3,266	\$3,500	\$3,763	\$4,313	\$4,058	\$3,571	\$4,173	\$4,986	\$5,235	\$5,852	\$5,815	\$5,023	\$4,502	\$4,624	2.7%	-20.1%

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**2010 Manhattan Rental Report
Three Bedrooms**



THREE BEDROOMS	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2010 vs. 2009	Second Half 2010 vs. Peak	
Upper East Side																								
DM AVERAGE	\$3,956	\$4,220	\$3,932	\$4,250	\$4,401	\$5,283	\$5,245	\$5,309	\$5,905	\$6,231	\$7,102	\$6,510	\$6,110	\$6,021	\$6,143	\$6,904	\$10,696	\$10,972	\$9,569	\$8,770	\$9,952	13.5%	-13.4%	
NDM AVERAGE	\$3,004	\$2,700	*	\$2,950	\$3,073	\$3,780	\$3,700	\$4,316	\$3,875	*	\$5,087	\$5,224	\$4,129	\$4,179	\$4,536	\$5,059	\$7,053	\$4,066	\$4,186	\$3,622	\$4,929	36.1%	-35.7%	
ALL AVERAGE	\$3,689	\$3,970	\$3,932	\$3,961	\$4,063	\$5,003	\$4,964	\$5,074	\$5,677	\$6,231	\$6,911	\$6,285	\$5,732	\$5,634	\$5,899	\$6,588	\$9,633	\$8,892	\$7,738	\$6,914	\$8,145	17.8%	-22.3%	
Park Avenue - 5th Avenue																								
DM AVERAGE	\$4,775	\$5,725	\$5,575	\$5,900	\$5,625	\$6,725	\$7,225	\$7,950	\$8,125	\$7,575	\$13,662	\$11,472	\$11,207	\$10,582	*	*	\$13,105	\$12,704	\$14,498	\$14,135	\$12,768	-9.7%	-12.6%	
NDM AVERAGE		\$5,400	\$4,550	\$5,150	\$4,225	\$7,150	\$6,825	\$5,875	*	*	\$9,532	*	*	\$7,317	\$10,810	*	\$8,600	\$10,962	\$11,681	\$7,331	\$7,046	-3.9%	-46.6%	
ALL AVERAGE	\$4,775	\$5,526	\$5,181	\$5,600	\$5,307	\$6,886	\$7,125	\$7,028	*	*	\$12,095	*	*	\$8,950	*	*	\$11,293	\$11,930	\$13,223	\$12,018	\$10,465	-12.9%	-26.3%	
Upper West Side																								
DM AVERAGE	\$3,881	\$3,617	\$3,548	\$3,748	\$3,796	\$4,200	\$4,714	\$5,050	\$5,504	\$6,060	\$6,099	\$6,516	\$6,416	\$6,479	\$6,454	\$7,484	\$10,582	\$12,700	\$12,878	\$8,742	\$9,263	6.0%	-25.6%	
NDM AVERAGE	\$2,750	\$2,609	\$2,832	\$2,900	\$3,238	\$3,522	\$3,250	\$3,942	\$4,525	*	\$4,228	*	\$5,538	\$5,375	*	*	\$6,086	\$6,534	\$6,350	\$5,641	\$5,384	-4.6%	-22.6%	
ALL AVERAGE	\$3,316	\$3,163	\$3,239	\$3,289	\$3,573	\$3,886	\$4,021	\$4,592	\$5,118	*	\$5,725	*	\$6,276	\$6,251	*	*	\$8,970	\$10,161	\$9,393	\$7,411	\$7,894	6.5%	-22.9%	
Midtown East																								
DM AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$8,549	\$8,015	\$9,838	\$11,832	\$12,686	\$10,316	\$9,212	\$8,612	-6.5%	-33.8%
NDM AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$6,799	\$5,638	*	\$7,224	\$6,517	\$4,576	\$4,708	2.9%	-35.4%	
ALL AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$7,718	\$8,886	*	\$11,380	\$9,389	\$7,577	\$7,105	-6.2%	-37.7%	
Midtown West																								
DM AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$12,900	\$9,523	\$12,876	\$11,198	\$12,011	\$7,538	\$7,969	\$7,549	-99.6%	-45.9%
NDM AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$5,094	\$5,202	\$8,902	\$3,807	\$3,985	\$4,150	\$4,162	0.3%	-52.9%	
ALL AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$8,637	\$10,105	\$10,399	\$10,985	\$6,441	\$6,718	\$5,707	-15.1%	-49.2%	
Canal to East 29th Street																								
DM AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$8,714	\$4,997	\$6,732	\$13,170	\$10,196	\$7,469	\$7,942	\$8,508	-99.1%	-41.5%
NDM AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$5,638	\$6,994	\$5,124	\$5,751	\$5,006	\$4,377	\$4,330	\$4,789	10.6%	-30.6%
ALL AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$6,905	\$5,577	\$5,709	\$7,738	\$7,095	\$5,079	\$4,963	\$5,334	7.5%	-31.1%
Canal to West 29th Street																								
DM AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$8,572	\$8,125	\$10,477	\$14,625	\$16,274	\$13,090	\$12,480	\$11,104	-100.3%	-29.9%
NDM AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$8,823	\$9,054	\$8,437	\$9,298	\$9,631	\$7,220	\$6,747	\$6,279	-6.9%	-28.6%
ALL AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$8,720	\$8,850	\$8,990	\$11,157	\$12,000	\$8,799	\$8,214	\$7,675	-6.6%	-31.3%
Below Canal Street																								
DM AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$13,299	\$9,687	\$11,021	\$12,602	\$12,959	\$9,071	\$8,621	\$9,404	-99.6%	-34.0%
NDM AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$9,655	\$7,932	\$11,121	\$12,088	\$10,389	\$7,799	\$7,570	-2.9%	-35.7%	
ALL AVERAGE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	\$9,676	\$9,624	\$12,148	\$12,687	\$9,384	\$8,417	\$8,788	4.4%	-33.5%	
3BR DM WHOLE MARKET	\$4,007	\$4,136	\$4,056	\$4,298	\$4,429	\$5,384	\$5,484	\$5,429	\$5,956	\$6,241	\$7,415	\$6,846	\$6,419	\$7,278	\$7,179	\$9,048	\$11,808	\$12,580	\$10,312	\$9,201	\$9,424	2.4%	-27.8%	
3BR NDM WHOLE MARKET	\$2,861	\$3,224	\$3,323	\$3,209	\$3,294	\$4,741	\$3,928	\$4,370	\$4,236	*	\$6,057	\$5,224	\$4,541	\$5,818	\$8,050	\$7,033	\$7,794	\$7,821	\$6,230	\$5,111	\$5,207	1.9%	-35.6%	
3BR ALL WHOLE MARKET	\$3,605	\$3,845	\$3,879	\$3,900	\$4,084	\$5,177	\$5,029	\$5,108	\$5,650	*	\$7,196	\$6,653	\$6,092	\$6,898	\$7,456	\$8,224	\$10,271	\$10,665	\$8,321	\$7,142	\$7,228	1.2%	-33.9%	

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**2010 Manhattan Rental Report
Four Bedrooms and Larger**



FOUR+ BEDROOMS	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2010 vs. 2009	Second Half 2010 vs. Peak	
Upper East Side																								
DM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	\$16,352	\$22,675	\$17,722	\$13,757	\$17,449	26.8%	-19.9%	
NDM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	\$14,150	\$12,072	\$15,950	\$10,216	\$13,847	35.5%	-21.9%	
ALL AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	\$15,395	\$17,963	\$16,836	\$12,341	\$15,800	28.0%	-15.0%	
Park Avenue - 5th Avenue																								
DM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	\$22,152	\$19,905	\$31,594	\$25,175	\$19,898	-21.0%	-36.4%	
NDM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	\$21,310	\$22,000	*	\$16,496	\$14,599	-11.5%	-32.6%	
ALL AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	\$21,788	\$20,667	\$31,594	\$21,744	\$17,778	-18.2%	-42.9%	
Upper West Side																								
DM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	\$23,384	\$25,390	\$21,952	\$15,866	\$13,933	-12.2%	-38.6%	
NDM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	\$13,987	\$14,981	\$17,136	\$10,751	\$12,522	16.5%	-11.2%	
ALL AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	\$20,196	\$21,847	\$20,125	\$13,833	\$13,442	-2.8%	-29.2%	
Midtown East																								
DM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	\$9,949	\$13,106	\$25,582	\$24,427	\$17,140	\$18,221	\$11,947	-34.4%	-39.6%	
NDM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	*	*	*	\$14,624	\$8,757	-40.1%	N/A	
ALL AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	*	\$24,427	\$17,140	\$15,547	\$10,352	-33.4%	-45.5%	
Midtown West																								
DM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	\$16,139	*	*	*	\$19,869	\$7,438	*	N/A	N/A	
NDM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	*	*	*	\$4,297	\$5,606	30.5%	N/A	
ALL AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	*	*	\$19,869	\$11,414	\$6,491	-43.1%	-72.1%	
Canal to East 29th Street																								
DM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	*	*	*	\$13,350	*	N/A	N/A	
NDM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	\$8,720	*	\$11,698	\$8,309	\$7,209	\$5,641	\$6,431	14.0%	-45.8%	
ALL AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	*	*	\$7,209	\$5,988	\$6,992	16.8%	-12.1%	
Canal to West 29th Street																								
DM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	\$19,900	\$18,669	\$19,490	\$25,258	*	N/A	17.0%	
NDM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	\$12,000	\$14,058	\$14,111	\$14,658	\$10,874	\$10,846	\$11,860	9.3%	-21.2%	
ALL AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	\$16,216	\$15,846	\$13,566	\$13,729	\$14,128	2.9%	-11.3%	
Below Canal Street																								
DM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	\$13,300	\$19,949	*	\$14,556	*	N/A	-27.0%	
NDM AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	\$8,210	\$9,700	\$7,844	\$5,979	\$11,028	\$14,842	34.6%	31.8%	
ALL AVERAGE	^	^	^	^	^	^	^	^	^	^	^	^	^	^	*	*	\$11,757	\$14,761	\$5,979	\$12,619	\$14,737	16.8%	-6.6%	
4BR+ DM WHOLE MARKET																								
4BR+ DM WHOLE MARKET	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	\$12,763	\$13,106	\$21,211	\$22,523	\$22,716	\$16,954	\$16,322	-3.7%	-23.0%
4BR+ NDM WHOLE MARKET																								
4BR+ NDM WHOLE MARKET	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	\$10,907	\$12,434	\$15,111	\$13,703	\$11,410	\$10,411	\$10,244	-1.6%	-36.6%
4BR+ ALL WHOLE MARKET																								
4BR+ ALL WHOLE MARKET	^	^	^	^	^	^	^	^	^	^	^	^	^	^	^	\$11,692	\$12,689	\$18,719	\$18,629	\$17,093	\$13,090	\$12,553	-4.1%	-34.6%

* Four+ Bedrooms information unavailable pre-2004

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**2010 Manhattan Rental Report
Neighborhoods**



Neighborhood	Attended Lobby Buildings					Unattended Lobby Buildings				
	STU	1BR	2BR	3BR	4+BR	STU	1BR	2BR	3BR	4+BR
Battery Park City	\$2,503	\$3,139	\$5,377	\$8,410	\$13,633	*	*	*	*	*
Financial District	\$2,526	\$3,263	\$4,906	\$6,305	*	\$2,069	\$2,993	\$3,783	\$4,143	*
Tribeca	\$2,926	\$3,606	\$7,345	\$12,156	\$18,375	\$3,106	\$4,141	\$7,670	\$9,252	\$13,998
Soho	\$2,364	\$3,507	\$7,515	\$16,258	*	\$1,889	\$4,157	\$5,623	\$8,557	\$11,906
Greenwich Village/West Village	\$2,786	\$4,039	\$6,476	\$9,666	\$24,750	\$2,043	\$2,990	\$4,278	\$7,287	\$12,855
Chelsea	\$2,734	\$3,875	\$6,219	\$11,844	\$21,333	\$1,937	\$2,721	\$3,989	\$6,002	\$8,360
East Village/Lower East Side	\$2,315	\$3,256	\$4,424	\$6,082	*	\$1,775	\$2,441	\$3,114	\$4,075	\$4,926
Union Square/Gramercy/Stuy Town/Peter Cooper	\$2,461	\$3,578	\$5,925	\$6,905	*	\$1,926	\$2,556	\$3,646	\$5,064	\$9,830
Chinatown/Little Italy	*	\$4,418	\$5,138	*	*	\$1,858	\$2,272	\$2,977	\$5,309	*
Midtown West (30th - 59th St.)	\$2,361	\$3,235	\$4,888	\$6,974	*	\$1,724	\$2,168	\$2,987	\$4,188	\$5,545
Midtown East (30th - 59th St.)	\$2,081	\$3,244	\$5,083	\$8,393	\$15,463	\$1,782	\$2,331	\$3,114	\$4,663	\$11,157
Upper West Side (60th - 96th St.)	\$2,251	\$3,259	\$5,795	\$9,582	\$15,596	\$1,719	\$2,210	\$3,666	\$5,055	\$15,208
Upper East Side (5th Ave. - Lex; 60th - 96th St.)	\$2,348	\$3,990	\$7,207	\$12,665	\$20,100	\$1,703	\$2,774	\$5,128	\$6,238	\$14,828
Upper East Side (Lex Ave. - FDR Dr.; 60th - 96th St.)	\$2,266	\$3,233	\$5,553	\$9,505	\$18,169	\$1,626	\$2,078	\$2,816	\$4,533	\$12,455
Manhattan Valley (West Side Hwy - CPW; 96th - 110th St.)	\$1,835	\$2,667	\$4,249	\$7,448	\$10,438	\$1,513	\$1,870	\$2,781	\$3,558	\$3,935
Morningside Heights (West Side Hwy - Morningside Dr.; 110th - 125th St.)	\$2,115	\$2,821	\$4,068	*	*	\$1,460	\$1,792	\$2,170	\$2,773	\$3,695
Far Upper East Side (96th - 110th St.)	*	\$2,128	\$3,217	\$3,061	*	\$1,405	\$1,657	\$1,980	\$2,580	\$3,309
East Harlem (5th Ave. - FDR Dr.; 110th - 125th St.)	\$1,795	\$2,079	\$2,472	\$2,303	*	\$1,383	\$1,597	\$2,186	\$2,479	*
Central Harlem (Morningside Dr. - 5th Ave.; 110th -125th St.)	\$1,707	\$1,815	\$3,036	\$4,633	*	\$1,336	\$1,655	\$2,193	\$3,428	\$7,200