



2012 TriBoro Rental Report: Manhattan

Manhattan	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2007 vs. 2006	2008 vs. 2007	2009 vs. 2008	2010 vs. 2009	2011 vs. 2010	2012 vs. 2011
Studios																			
Doorman	\$2,166	\$2,167	\$1,870	\$1,851	\$1,980	\$2,189	\$2,307	\$2,506	\$2,512	\$2,311	\$2,416	\$2,557	\$2,741	8.6%	0.3%	-8.0%	4.6%	5.8%	7.2%
Non-Doorman	\$1,666	\$1,722	\$1,513	\$1,478	\$1,532	\$1,684	\$1,997	\$2,150	\$1,984	\$1,762	\$1,774	\$1,978	\$2,144	7.7%	-7.7%	-11.2%	0.7%	11.5%	8.4%
Overall	\$1,993	\$1,992	\$1,705	\$1,689	\$1,801	\$1,976	\$2,188	\$2,352	\$2,301	\$2,097	\$2,174	\$2,347	\$2,513	7.5%	-2.2%	-8.9%	3.7%	8.0%	7.0%
One Bedrooms																			
Doorman	\$2,881	\$2,875	\$2,453	\$2,600	\$2,824	\$3,014	\$3,406	\$3,713	\$3,487	\$3,197	\$3,342	\$3,521	\$3,691	9.0%	-6.1%	-8.3%	4.5%	5.3%	4.8%
Non-Doorman	\$2,214	\$2,205	\$1,974	\$1,940	\$2,191	\$2,403	\$2,678	\$2,682	\$2,612	\$2,362	\$2,439	\$2,608	\$2,740	0.1%	-2.6%	-9.6%	3.3%	6.9%	5.1%
Overall	\$2,712	\$2,673	\$2,310	\$2,371	\$2,604	\$2,787	\$3,134	\$3,280	\$3,162	\$2,902	\$3,033	\$3,234	\$3,352	4.7%	-3.6%	-8.2%	4.5%	6.6%	3.6%
Two Bedrooms																			
Doorman	\$4,547	\$4,299	\$3,840	\$4,932	\$5,471	\$5,776	\$6,453	\$6,831	\$6,042	\$5,302	\$5,442	\$5,811	\$6,086	5.9%	-11.6%	-12.2%	2.6%	6.8%	4.7%
Non-Doorman	\$3,529	\$3,147	\$2,967	\$3,327	\$4,173	\$3,778	\$4,706	\$4,303	\$3,811	\$3,368	\$3,446	\$3,750	\$3,960	-8.6%	-11.4%	-11.6%	2.3%	8.8%	5.6%
Overall	\$4,313	\$4,058	\$3,571	\$4,173	\$4,986	\$5,235	\$5,852	\$5,815	\$5,023	\$4,502	\$4,624	\$5,051	\$5,179	-0.6%	-13.6%	-10.4%	2.7%	9.2%	2.5%
Three Bedrooms																			
Doorman	\$7,415	\$6,846	\$6,419	\$7,278	\$7,179	\$9,048	\$11,808	\$12,580	\$10,312	\$9,201	\$9,424	\$9,898	\$10,637	6.5%	-18.0%	-10.8%	2.4%	5.0%	7.5%
Non-Doorman	\$6,057	\$5,224	\$4,541	\$5,818	\$8,050	\$7,033	\$7,794	\$7,821	\$6,230	\$5,111	\$5,207	\$5,929	\$5,888	0.3%	-20.3%	-18.0%	1.9%	13.9%	-0.7%
Overall	\$7,196	\$6,653	\$6,092	\$6,898	\$7,456	\$8,224	\$10,271	\$10,665	\$8,321	\$7,142	\$7,228	\$8,309	\$8,048	3.8%	-22.0%	-14.2%	1.2%	14.9%	-3.1%
Four or More Bedrooms																			
Doorman	*	*	*	*	\$12,763	\$13,106	\$21,211	\$22,523	\$22,132	\$16,954	\$16,322	\$18,366	\$19,276	6.2%	-1.7%	-23.4%	-3.7%	12.5%	5.0%
Non-Doorman	*	*	*	*	\$10,907	\$12,434	\$15,111	\$13,285	\$11,553	\$10,411	\$10,244	\$8,595	\$12,426	-12.1%	-13.0%	-9.9%	-1.6%	-16.1%	44.6%
Overall	*	*	*	*	\$11,692	\$12,689	\$18,719	\$18,285	\$16,842	\$13,090	\$12,553	\$13,952	\$15,215	-2.3%	-7.9%	-22.3%	-4.1%	11.1%	9.1%
Averages - Studio through Two Bedrooms																			
Doorman	\$3,213	\$3,134	\$2,713	\$2,824	\$3,314	\$3,822	\$4,062	\$4,307	\$3,753	\$3,421	\$3,514	\$3,830	\$3,954	6.0%	-12.9%	-8.8%	2.7%	9.0%	3.3%
Non-Doorman	\$2,353	\$2,213	\$2,063	\$2,140	\$2,540	\$2,541	\$3,055	\$2,977	\$2,756	\$2,449	\$2,493	\$2,749	\$2,899	-2.5%	-7.4%	-11.1%	1.8%	10.3%	5.5%
Overall	\$2,981	\$2,856	\$2,494	\$2,550	\$3,029	\$3,373	\$3,691	\$3,752	\$3,355	\$3,054	\$3,140	\$3,464	\$3,553	1.7%	-10.6%	-9.0%	2.8%	10.3%	2.6%
Medians - Studio through Two Bedrooms																			
Doorman												\$3,350	\$3,475	--	--	--	--	--	3.7%
Non-Doorman												\$2,400	\$2,500	--	--	--	--	--	4.2%
Overall												\$3,000	\$3,125	--	--	--	--	--	4.2%

Legend:

Market: Manhattan South of 96th Street. See submarket breakdown for areas north of 96th Street.

DM: Doorman Lobby

NDM: Non-Doorman 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 30th Street: East of 5th Avenue

Canal to West 30th Street: 5th Avenue to Hudson River

* Indicates a sample size of less than five.

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Studios	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2007 vs. 2006	2008 vs. 2007	2009 vs. 2008	2010 vs. 2009	2011 vs. 2010	2012 vs. 2011	2012 vs. Peak
Upper East Side																				
Doorman	\$2,316	\$2,282	\$1,965	\$1,954	\$1,954	\$2,157	\$2,171	\$2,327	\$2,394	\$2,295	\$2,302	\$2,441	\$2,523	7.2%	2.9%	-4.1%	0.3%	6.0%	3.4%	3.4%
Non-Doorman	\$1,544	\$1,563	\$1,387	\$1,366	\$1,370	\$1,433	\$1,650	\$1,746	\$1,713	\$1,571	\$1,648	\$1,700	\$1,857	5.8%	-1.9%	-8.3%	5.0%	3.1%	9.2%	6.4%
Overall	\$1,950	\$1,946	\$1,572	\$1,599	\$1,616	\$1,645	\$1,900	\$2,001	\$1,968	\$1,845	\$1,930	\$1,960	\$2,039	5.3%	-1.7%	-6.3%	4.6%	1.5%	4.0%	1.9%
Lexington - 5th Avenue																				
Doorman	*	*	*	*	\$2,864	\$2,760	\$3,063	\$2,942	\$2,743	\$2,371	\$2,328	\$2,427	\$2,582	-4.0%	-6.7%	-13.6%	-1.8%	4.2%	6.4%	-15.7%
Non-Doorman	*	*	*	*	\$1,726	\$1,984	\$1,936	\$2,491	\$2,052	\$1,779	\$1,769	\$2,323	\$2,752	28.7%	-17.6%	-13.3%	-0.6%	31.4%	18.4%	10.5%
Overall	*	*	*	*	\$2,485	\$2,458	\$2,722	\$2,726	\$2,325	\$2,044	\$2,117	\$2,359	\$2,682	0.1%	-14.7%	-12.1%	3.6%	11.4%	13.7%	-1.6%
Upper West Side																				
Doorman	\$2,168	\$2,242	\$1,910	\$1,930	\$1,903	\$1,980	\$2,238	\$2,616	\$2,338	\$2,071	\$2,253	\$2,360	\$2,599	16.9%	-10.6%	-11.4%	8.8%	4.7%	10.1%	-0.6%
Non-Doorman	\$1,534	\$1,563	\$1,513	\$1,452	\$1,542	\$1,618	\$1,758	\$1,782	\$1,817	\$1,672	\$1,716	\$1,921	\$1,978	1.3%	2.0%	-8.0%	2.7%	11.9%	3.0%	3.0%
Overall	\$2,074	\$2,101	\$1,820	\$1,739	\$1,747	\$1,808	\$2,072	\$2,267	\$2,125	\$1,932	\$2,053	\$2,206	\$2,357	9.4%	-6.2%	-9.1%	6.3%	7.4%	6.9%	4.0%
Midtown East																				
Doorman	\$2,310	\$2,247	\$1,861	\$1,584	\$1,767	\$2,081	\$2,123	\$2,257	\$2,356	\$2,079	\$2,153	\$2,348	\$2,542	6.3%	4.4%	-11.8%	3.6%	9.1%	8.3%	7.9%
Non-Doorman	\$1,757	\$1,810	\$1,546	\$1,622	\$1,605	\$1,718	\$1,929	\$1,923	\$1,947	\$1,680	\$1,788	\$1,886	\$2,185	-0.4%	1.2%	-13.7%	6.5%	5.4%	15.9%	12.2%
Overall	\$2,065	\$2,055	\$1,745	\$1,586	\$1,755	\$2,009	\$2,090	\$2,175	\$2,256	\$1,977	\$2,045	\$2,227	\$2,444	4.1%	3.7%	-12.4%	3.5%	8.9%	9.7%	8.3%
Midtown West																				
Doorman	\$2,047	\$2,046	\$1,824	\$1,801	\$1,866	\$2,050	\$2,344	\$2,426	\$2,515	\$2,251	\$2,360	\$2,549	\$2,692	3.5%	3.7%	-10.5%	4.8%	8.0%	5.6%	5.6%
Non-Doorman	\$1,848	\$1,653	\$1,491	\$1,510	\$1,507	\$1,729	\$2,163	\$1,893	\$2,010	\$1,705	\$1,719	\$2,095	\$2,137	-12.5%	6.2%	-15.2%	0.8%	21.9%	2.0%	-1.2%
Overall	\$2,022	\$1,994	\$1,757	\$1,746	\$1,804	\$1,959	\$2,304	\$2,296	\$2,430	\$2,156	\$2,246	\$2,482	\$2,632	-0.3%	5.8%	-11.3%	4.2%	10.5%	6.0%	6.0%
Canal to East 30th Street																				
Doorman	\$1,969	\$2,064	\$1,781	\$1,758	\$2,056	\$2,152	\$2,204	\$2,477	\$2,639	\$2,365	\$2,429	\$2,645	\$2,817	12.4%	6.5%	-10.4%	2.7%	8.9%	6.5%	6.5%
Non-Doorman	\$1,643	\$1,857	\$1,689	\$1,647	\$1,697	\$1,938	\$1,908	\$2,015	\$1,950	\$1,793	\$1,816	\$2,129	\$2,305	5.6%	-3.3%	-8.0%	1.2%	17.3%	8.2%	8.2%
Overall	\$1,787	\$1,943	\$1,734	\$1,717	\$1,926	\$2,053	\$2,051	\$2,267	\$2,222	\$1,987	\$2,035	\$2,324	\$2,510	10.5%	-2.0%	-10.6%	2.4%	14.2%	8.0%	8.0%
Canal to West 30th Street																				
Doorman	\$2,064	\$2,141	\$1,928	\$2,013	\$2,245	\$2,544	\$2,588	\$2,777	\$2,744	\$2,528	\$2,699	\$3,044	\$3,083	7.3%	-1.2%	-7.9%	6.8%	12.8%	1.3%	1.3%
Non-Doorman	\$1,641	\$1,740	\$1,579	\$1,553	\$1,613	\$1,863	\$2,174	\$2,448	\$2,233	\$2,012	\$1,922	\$2,095	\$2,349	12.6%	-8.8%	-9.9%	-4.5%	9.0%	12.1%	-4.1%
Overall	\$1,808	\$1,930	\$1,760	\$1,779	\$1,961	\$2,286	\$2,336	\$2,556	\$2,459	\$2,287	\$2,346	\$2,519	\$2,750	9.4%	-3.8%	-7.0%	2.6%	7.4%	9.2%	7.6%
Below Canal Street																				
Doorman	\$2,082	\$2,035	\$1,822	\$2,075	\$2,249	\$2,466	\$2,336	\$2,795	\$2,549	\$2,437	\$2,556	\$2,579	\$2,790	19.7%	-8.8%	-4.4%	4.9%	0.9%	8.2%	-0.2%
Non-Doorman	\$1,852	\$1,897	\$1,620	\$3,700	\$3,869	\$2,843	\$3,684	\$3,422	\$3,556	\$2,603	\$2,112	\$3,182	\$5,179	-7.1%	3.9%	-26.8%	-18.8%	50.7%	62.7%	33.9%
Overall	\$1,970	\$1,956	\$1,753	\$2,700	\$2,716	\$2,574	\$2,665	\$2,997	\$2,613	\$2,445	\$2,541	\$2,603	\$2,857	12.5%	-12.8%	-6.4%	3.9%	2.5%	9.7%	-4.7%
Manhattan Below 96th Street																				
Doorman	\$2,166	\$2,167	\$1,870	\$1,851	\$1,980	\$2,189	\$2,307	\$2,506	\$2,512	\$2,311	\$2,416	\$2,557	\$2,741	8.6%	0.3%	-8.0%	4.6%	5.8%	7.2%	7.2%
Non-Doorman	\$1,666	\$1,722	\$1,513	\$1,478	\$1,532	\$1,684	\$1,997	\$2,150	\$1,984	\$1,762	\$1,774	\$1,978	\$2,144	7.7%	-7.7%	-11.2%	0.7%	11.5%	8.4%	-0.3%
Overall	\$1,993	\$1,992	\$1,705	\$1,689	\$1,801	\$1,976	\$2,188	\$2,352	\$2,301	\$2,097	\$2,174	\$2,347	\$2,513	7.5%	-2.2%	-8.9%	3.7%	8.0%	7.0%	6.8%

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One Bedroom	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2007 vs. 2006	2008 vs. 2007	2009 vs. 2008	2010 vs. 2009	2011 vs. 2010	2012 vs. 2011	2012 vs. Peak
Upper East Side																				
Doorman	\$3,029	\$2,958	\$2,648	\$2,708	\$2,766	\$2,830	\$3,083	\$3,222	\$3,234	\$3,076	\$3,261	\$3,286	\$3,386	4.5%	0.4%	-4.9%	6.0%	0.8%	3.0%	3.0%
Non-Doorman	\$1,988	\$1,907	\$1,747	\$1,689	\$1,732	\$1,923	\$2,072	\$2,057	\$2,109	\$1,945	\$2,123	\$2,058	\$2,248	-0.7%	2.6%	-7.8%	9.2%	-3.1%	9.2%	5.9%
Overall	\$2,727	\$2,620	\$2,339	\$2,067	\$2,210	\$2,555	\$2,688	\$2,555	\$2,713	\$2,601	\$2,826	\$2,831	\$2,803	-5.0%	6.2%	-4.2%	8.6%	0.2%	-1.0%	-1.0%
Lexington - 5th Avenue																				
Doorman	\$4,102	\$3,723	\$3,466	\$3,296	\$3,696	\$4,034	\$3,975	\$3,998	\$4,476	\$4,149	\$3,876	\$4,361	\$4,018	0.6%	11.9%	-7.3%	-6.6%	12.5%	-7.9%	-10.2%
Non-Doorman	\$3,637	\$2,931	\$2,391	\$2,418	\$3,303	\$3,604	\$3,420	\$3,628	\$2,970	\$2,629	\$2,766	\$2,786	\$3,343	6.1%	-18.1%	-11.5%	5.2%	0.7%	20.0%	-7.9%
Overall	\$3,864	\$3,448	\$3,140	\$3,086	\$3,639	\$3,848	\$3,714	\$3,845	\$3,906	\$3,508	\$3,469	\$3,722	\$3,709	3.5%	1.6%	-10.2%	-1.1%	7.3%	-0.3%	-5.0%
Upper West Side																				
Doorman	\$3,187	\$3,205	\$2,606	\$2,873	\$3,181	\$3,138	\$3,338	\$3,689	\$3,371	\$3,069	\$3,273	\$3,509	\$3,593	10.5%	-8.6%	-9.0%	6.6%	7.2%	2.4%	-2.6%
Non-Doorman	\$2,391	\$2,308	\$2,143	\$2,272	\$2,249	\$2,196	\$2,432	\$2,535	\$2,493	\$2,237	\$2,289	\$2,520	\$2,608	4.2%	-1.7%	-10.3%	2.3%	10.1%	3.5%	2.9%
Overall	\$3,139	\$3,093	\$2,434	\$2,711	\$2,887	\$2,710	\$3,032	\$3,230	\$2,957	\$2,742	\$2,951	\$3,213	\$3,261	6.5%	-8.5%	-7.3%	7.6%	8.9%	1.5%	0.9%
Midtown East																				
Doorman	\$2,733	\$2,832	\$2,573	\$2,422	\$2,655	\$2,899	\$3,227	\$3,579	\$3,489	\$3,086	\$3,233	\$3,412	\$3,530	10.9%	-2.5%	-11.5%	4.7%	5.5%	3.5%	-1.4%
Non-Doorman	\$2,212	\$2,249	\$1,982	\$2,063	\$2,173	\$2,133	\$2,398	\$2,639	\$2,542	\$2,221	\$2,349	\$2,480	\$2,675	10.1%	-3.7%	-12.6%	5.8%	5.6%	7.9%	1.4%
Overall	\$2,611	\$2,723	\$2,429	\$2,366	\$2,589	\$2,771	\$3,018	\$3,347	\$3,329	\$2,930	\$3,054	\$3,295	\$3,333	10.9%	-0.5%	-12.0%	4.2%	7.9%	1.2%	-0.4%
Midtown West																				
Doorman	\$2,602	\$2,567	\$2,418	\$2,304	\$2,411	\$2,731	\$3,636	\$3,809	\$3,450	\$3,059	\$3,226	\$3,455	\$3,644	4.7%	-9.4%	-11.3%	5.4%	7.1%	5.5%	-4.3%
Non-Doorman	\$2,043	\$2,176	\$1,824	\$1,771	\$2,091	\$2,127	\$2,379	\$2,589	\$2,542	\$2,054	\$2,175	\$2,263	\$2,531	8.8%	-1.8%	-19.2%	5.9%	4.1%	11.8%	-2.2%
Overall	\$2,492	\$2,519	\$2,276	\$2,278	\$2,381	\$2,562	\$3,403	\$3,596	\$3,308	\$2,891	\$3,055	\$3,247	\$3,518	5.7%	-8.0%	-12.6%	5.7%	6.3%	8.3%	-2.2%
Canal to East 30th Street																				
Doorman	\$2,798	\$2,950	\$2,639	\$2,519	\$2,944	\$2,981	\$3,263	\$3,753	\$3,654	\$3,315	\$3,517	\$3,694	\$3,915	15.0%	-2.6%	-9.3%	6.1%	5.0%	6.0%	4.3%
Non-Doorman	\$2,341	\$2,513	\$2,226	\$2,244	\$2,612	\$2,349	\$2,542	\$2,557	\$2,551	\$2,414	\$2,554	\$2,791	\$2,945	0.6%	-0.2%	-5.4%	5.8%	9.3%	5.5%	5.5%
Overall	\$2,565	\$2,705	\$2,424	\$2,420	\$2,858	\$2,691	\$2,900	\$3,116	\$3,015	\$2,757	\$2,903	\$3,123	\$3,329	7.4%	-3.3%	-8.6%	5.3%	7.6%	6.6%	6.6%
Canal to West 30th Street																				
Doorman	\$2,621	\$2,931	\$2,647	\$2,741	\$2,853	\$3,240	\$3,888	\$4,339	\$3,996	\$3,708	\$3,831	\$4,243	\$4,349	11.6%	-7.9%	-7.2%	3.3%	10.7%	2.5%	0.2%
Non-Doorman	\$2,285	\$2,587	\$2,265	\$2,264	\$2,467	\$2,798	\$3,183	\$3,140	\$3,080	\$2,844	\$2,809	\$3,049	\$3,209	-1.4%	-1.9%	-7.7%	-1.2%	8.5%	5.3%	0.8%
Overall	\$2,523	\$2,813	\$2,526	\$2,586	\$2,642	\$2,960	\$3,467	\$3,557	\$3,459	\$3,272	\$3,325	\$3,616	\$3,772	2.6%	-2.7%	-5.4%	1.6%	8.8%	4.3%	4.3%
Below Canal Street																				
Doorman	\$2,299	\$2,397	\$2,020	\$2,681	\$2,787	\$3,154	\$3,369	\$3,609	\$3,322	\$3,160	\$3,316	\$3,446	\$3,662	7.1%	-8.0%	-4.9%	4.9%	3.9%	6.3%	1.5%
Non-Doorman	\$2,224	\$2,279	\$1,955	*	\$3,724	\$3,603	\$4,125	\$4,192	\$4,109	\$3,539	\$3,247	\$3,601	\$4,138	1.6%	-2.0%	-13.9%	-8.3%	10.9%	14.9%	-1.3%
Overall	\$2,273	\$2,347	\$2,006	\$2,681	\$3,114	\$3,325	\$3,572	\$3,732	\$3,383	\$3,188	\$3,311	\$3,455	\$3,688	4.5%	-9.4%	-5.8%	3.9%	4.3%	6.7%	-1.2%
Manhattan Below 96th Street																				
Doorman	\$2,881	\$2,875	\$2,453	\$2,600	\$2,824	\$3,014	\$3,406	\$3,713	\$3,487	\$3,197	\$3,342	\$3,521	\$3,691	9.0%	-6.1%	-8.3%	4.5%	5.3%	4.8%	-0.6%
Non-Doorman	\$2,214	\$2,205	\$1,974	\$1,940	\$2,191	\$2,403	\$2,678	\$2,682	\$2,612	\$2,362	\$2,439	\$2,608	\$2,740	0.1%	-2.6%	-9.6%	3.3%	6.9%	5.1%	2.2%
Overall	\$2,712	\$2,673	\$2,310	\$2,371	\$2,604	\$2,787	\$3,134	\$3,280	\$3,162	\$2,902	\$3,033	\$3,234	\$3,352	4.7%	-3.6%	-8.2%	4.5%	6.6%	3.6%	2.2%

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2012 TriBoro Rental Report: Manhattan

Two Bedrooms	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2007 vs. 2006	2008 vs. 2007	2009 vs. 2008	2010 vs. 2009	2011 vs. 2010	2012 vs. 2011	2012 vs. Peak
Upper East Side																				
Doorman	\$4,783	\$4,482	\$4,006	\$4,596	\$4,720	\$4,632	\$5,390	\$5,763	\$5,455	\$5,015	\$5,497	\$5,377	\$5,513	6.9%	-5.3%	-8.1%	9.6%	-2.2%	2.5%	-4.3%
Non-Doorman	\$3,118	\$2,763	\$2,386	\$2,307	\$2,429	\$2,899	\$3,512	\$3,029	\$2,782	\$2,398	\$2,906	\$2,716	\$2,864	-13.8%	-8.2%	-13.8%	21.2%	-6.5%	5.5%	-18.4%
Overall	\$4,229	\$4,037	\$3,327	\$3,159	\$3,811	\$4,348	\$4,806	\$4,400	\$4,150	\$3,847	\$4,588	\$4,272	\$4,225	-8.5%	-5.7%	-7.3%	19.3%	-6.9%	-1.1%	-12.1%
Lexington - 5th Avenue																				
Doorman	\$7,003	\$6,955	\$5,040	\$6,336	\$7,212	\$7,129	\$7,507	\$7,731	\$8,403	\$7,798	\$6,852	\$8,717	\$8,902	3.0%	8.7%	-7.2%	-12.1%	27.2%	2.1%	2.1%
Non-Doorman	\$7,736	*	*	\$6,493	\$6,530	\$6,730	\$6,801	\$5,664	\$6,350	\$4,641	\$4,545	\$5,773	\$5,622	-16.7%	12.1%	-26.9%	-2.1%	27.0%	-2.6%	-17.3%
Overall	\$7,247	\$6,955	\$5,040	\$6,397	\$7,000	\$7,024	\$7,298	\$7,163	\$7,943	\$6,937	\$6,100	\$7,950	\$7,501	-1.8%	10.9%	-12.7%	-12.1%	30.3%	-5.6%	-5.6%
Upper West Side																				
Doorman	\$4,888	\$4,707	\$4,221	\$5,189	\$5,735	\$6,230	\$6,884	\$7,246	\$6,480	\$5,418	\$5,650	\$6,026	\$6,374	5.3%	-10.6%	-16.4%	4.3%	6.7%	5.8%	-12.0%
Non-Doorman	\$3,659	\$3,380	\$3,102	\$3,388	\$3,819	\$3,806	\$3,845	\$3,938	\$3,711	\$3,331	\$3,477	\$3,618	\$3,812	2.4%	-5.8%	-10.2%	4.4%	4.1%	5.4%	-3.2%
Overall	\$4,734	\$4,524	\$3,979	\$4,622	\$5,223	\$5,448	\$6,064	\$6,090	\$5,160	\$4,684	\$4,902	\$5,359	\$5,611	0.4%	-15.3%	-9.2%	4.6%	9.3%	4.7%	-7.9%
Midtown East																				
Doorman	\$4,568	\$4,250	\$3,876	\$4,775	\$4,979	\$5,793	\$6,253	\$6,599	\$5,870	\$4,916	\$5,161	\$5,386	\$5,913	5.5%	-11.0%	-16.3%	5.0%	4.4%	9.8%	-10.4%
Non-Doorman	\$3,589	\$3,371	\$3,218	\$3,521	\$3,925	\$3,746	\$3,931	\$4,158	\$3,863	\$3,164	\$3,100	\$3,178	\$3,509	5.8%	-7.1%	-18.1%	-2.0%	2.5%	10.4%	-15.6%
Overall	\$4,464	\$4,132	\$3,783	\$4,496	\$4,852	\$5,527	\$5,798	\$6,134	\$5,547	\$4,656	\$4,760	\$5,046	\$5,333	5.8%	-9.6%	-16.1%	2.2%	6.0%	5.7%	-13.1%
Midtown West																				
Doorman	\$4,194	\$4,125	\$3,626	\$5,185	\$5,879	\$6,328	\$6,553	\$6,745	\$5,182	\$4,931	\$4,915	\$5,640	\$5,780	2.9%	-23.2%	-4.8%	-0.3%	14.8%	2.5%	-14.3%
Non-Doorman	\$2,650	\$2,703	\$2,690	\$2,890	\$3,498	\$3,166	\$3,778	\$3,633	\$3,133	\$2,592	\$2,939	\$2,875	\$3,358	-3.8%	-13.8%	-17.3%	13.4%	-2.2%	16.8%	-11.1%
Overall	\$4,008	\$4,048	\$3,462	\$4,784	\$5,492	\$5,894	\$6,067	\$6,157	\$4,537	\$4,460	\$4,542	\$5,027	\$5,402	1.5%	-26.3%	-1.7%	1.8%	10.7%	7.5%	-12.3%
Canal to East 30th Street																				
Doorman	\$4,032	\$4,131	\$3,634	\$3,653	\$4,375	\$4,443	\$6,036	\$6,219	\$5,876	\$5,245	\$5,433	\$5,714	\$6,188	3.0%	-5.5%	-10.7%	3.6%	5.2%	8.3%	-0.5%
Non-Doorman	\$3,208	\$3,423	\$3,098	\$3,067	\$3,150	\$3,667	\$4,121	\$3,886	\$3,452	\$3,270	\$3,390	\$3,907	\$3,874	-5.7%	-11.2%	-5.3%	3.7%	15.2%	-0.9%	-6.0%
Overall	\$3,551	\$3,750	\$3,386	\$3,297	\$3,794	\$4,153	\$5,104	\$4,850	\$4,250	\$3,817	\$3,887	\$4,427	\$4,527	-5.0%	-12.4%	-10.2%	1.8%	13.9%	2.3%	-11.3%
Canal to West 30th Street																				
Doorman	\$4,343	\$4,231	\$4,093	\$4,906	\$5,986	\$5,842	\$7,138	\$8,040	\$7,745	\$6,266	\$6,101	\$7,307	\$7,228	12.6%	-3.7%	-19.1%	-2.6%	19.8%	-1.1%	-10.1%
Non-Doorman	\$3,360	\$3,216	\$3,510	\$4,338	\$5,354	\$3,367	\$5,079	\$5,116	\$4,732	\$4,098	\$3,925	\$4,490	\$4,747	0.7%	-7.5%	-13.4%	-4.2%	14.4%	5.7%	-11.3%
Overall	\$3,844	\$3,680	\$3,784	\$4,549	\$5,555	\$4,521	\$5,783	\$6,013	\$5,727	\$4,942	\$4,815	\$5,608	\$5,622	4.0%	-4.8%	-13.7%	-2.6%	16.5%	0.2%	-6.5%
Below Canal Street																				
Doorman	\$3,937	\$3,802	\$3,393	\$5,536	\$5,015	\$6,026	\$6,003	\$6,687	\$5,308	\$5,085	\$5,451	\$5,447	\$5,854	11.4%	-20.6%	-4.2%	7.2%	-0.1%	7.5%	-12.5%
Non-Doorman	\$3,801	\$3,419	\$3,088	\$5,081	\$5,889	\$3,289	\$6,877	\$6,388	\$5,486	\$5,564	\$5,305	\$6,036	\$6,936	-7.1%	-14.1%	1.4%	-4.7%	13.8%	14.9%	0.9%
Overall	\$3,892	\$3,690	\$3,299	\$5,240	\$5,333	\$5,462	\$6,344	\$6,594	\$5,341	\$5,171	\$5,428	\$5,503	\$6,007	3.9%	-19.0%	-3.2%	5.0%	1.4%	9.2%	-8.9%
Manhattan Below 96th Street																				
Doorman	\$4,547	\$4,299	\$3,840	\$4,932	\$5,471	\$5,776	\$6,453	\$6,831	\$6,042	\$5,302	\$5,442	\$5,811	\$6,086	5.9%	-11.6%	-12.2%	2.6%	6.8%	4.7%	-10.9%
Non-Doorman	\$3,529	\$3,147	\$2,967	\$3,327	\$4,173	\$3,778	\$4,706	\$4,303	\$3,811	\$3,368	\$3,446	\$3,750	\$3,960	-8.6%	-11.4%	-11.6%	2.3%	8.8%	5.6%	-15.9%
Overall	\$4,313	\$4,058	\$3,571	\$4,173	\$4,986	\$5,235	\$5,852	\$5,815	\$5,023	\$4,502	\$4,624	\$5,051	\$5,179	-0.6%	-13.6%	-10.4%	2.7%	9.2%	2.5%	-11.5%

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2012 TriBoro Rental Report: Manhattan

Three Bedrooms	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2007 vs. 2006	2008 vs. 2007	2009 vs. 2008	2010 vs. 2009	2011 vs. 2010	2012 vs. 2011	2012 vs. Peak
Upper East Side																				
Doorman	\$7,102	\$6,510	\$6,110	\$6,021	\$6,143	\$6,904	\$10,696	\$10,972	\$9,569	\$8,770	\$9,952	\$9,994	\$9,680	2.6%	-12.8%	-8.4%	13.5%	0.4%	-3.1%	-11.8%
Non-Doorman	\$5,087	\$5,224	\$4,129	\$4,179	\$4,536	\$5,059	\$7,053	\$4,066	\$4,186	\$3,622	\$4,929	\$4,480	\$4,442	-42.4%	2.9%	-13.5%	36.1%	-9.1%	-0.8%	-37.0%
Overall	\$6,911	\$6,285	\$5,732	\$5,634	\$5,899	\$6,588	\$9,633	\$8,892	\$7,738	\$6,914	\$8,145	\$8,195	\$7,438	-7.7%	-13.0%	-10.6%	17.8%	0.6%	-9.2%	-22.8%
Lexington - 5th Avenue																				
Doorman	\$13,662	\$11,472	\$11,207	\$10,582	*	*	\$13,105	\$12,704	\$14,498	\$14,135	\$12,768	\$14,730	\$14,600	-3.1%	14.1%	-2.5%	-9.7%	15.4%	-0.9%	-0.9%
Non-Doorman	\$9,532	*	*	\$7,317	\$10,810	*	\$8,600	\$10,962	\$11,681	\$7,331	\$7,046	\$8,806	\$7,760	27.5%	6.6%	-37.2%	-3.9%	25.0%	-11.9%	-33.6%
Overall	\$12,095	*	*	\$8,950	*	*	\$11,293	\$11,930	\$13,223	\$12,018	\$10,465	\$12,755	\$10,640	5.6%	10.8%	-9.1%	-12.9%	21.9%	-16.6%	-19.5%
Upper West Side																				
Doorman	\$6,099	\$6,516	\$6,416	\$6,479	\$6,454	\$7,484	\$10,582	\$12,700	\$12,878	\$8,742	\$9,263	\$11,283	\$11,519	20.0%	1.4%	-32.1%	6.0%	21.8%	2.1%	-10.6%
Non-Doorman	\$4,228	*	\$5,538	\$5,375	*	*	\$6,086	\$6,534	\$6,350	\$5,641	\$5,384	\$5,765	\$6,174	7.4%	-2.8%	-11.2%	-4.6%	7.1%	7.1%	-5.5%
Overall	\$5,725	*	\$6,276	\$6,251	*	*	\$8,970	\$10,161	\$9,393	\$7,411	\$7,894	\$10,011	\$9,961	13.3%	-7.6%	-21.1%	6.5%	26.8%	-0.5%	-2.0%
Midtown East																				
Doorman	*	*	*	\$8,549	\$8,015	\$9,838	\$11,832	\$12,686	\$10,316	\$9,212	\$8,612	\$8,252	\$9,695	7.2%	-18.7%	-10.7%	-6.5%	-4.2%	17.5%	-23.6%
Non-Doorman	*	*	*	*	\$6,799	\$5,638		\$7,224	\$6,517	\$4,576	\$4,708	\$4,878	\$5,446	--	-9.8%	-29.8%	2.9%	3.6%	11.7%	-24.6%
Overall	*	*	*	*	\$7,718	\$8,886		\$11,380	\$9,389	\$7,577	\$7,105	\$7,607	\$7,493	--	-17.5%	-19.3%	-6.2%	7.1%	-1.5%	-34.2%
Midtown West																				
Doorman	*	*	*	\$12,900	\$9,523	\$12,876	\$11,198	\$12,011	\$7,538	\$7,969	\$7,549	\$8,049	\$10,261	7.3%	-37.2%	5.7%	-5.3%	6.6%	27.5%	-20.3%
Non-Doorman	*	*	*	*	\$5,094	\$5,202	\$8,902	\$3,807	\$3,985	\$4,150	\$4,162	\$4,142	\$4,185	-57.2%	4.7%	4.1%	0.3%	-0.5%	1.0%	-53.0%
Overall	*	*	*	*	\$8,637	\$10,105	\$10,399	\$10,985	\$6,441	\$6,718	\$5,707	\$6,817	\$7,878	5.6%	-41.4%	4.3%	-15.1%	19.5%	15.6%	-28.3%
Canal to East 30th Street																				
Doorman	*	*	*	\$8,714	\$4,997	\$6,732	\$13,170	\$10,196	\$7,469	\$7,942	\$8,508	\$8,591	\$8,734	-22.6%	-26.7%	6.3%	7.1%	1.0%	1.7%	-33.7%
Non-Doorman	*	*	*	\$5,638	\$6,994	\$5,124	\$5,751	\$5,006	\$4,377	\$4,330	\$4,789	\$5,097	\$5,666	-13.0%	-12.6%	-1.1%	10.6%	6.4%	11.1%	-19.0%
Overall	*	*	*	\$6,905	\$5,577	\$5,709	\$7,738	\$7,095	\$5,079	\$4,963	\$5,334	\$5,882	\$6,052	-8.3%	-28.4%	-2.3%	7.5%	10.3%	2.9%	-21.8%
Canal to West 30th Street																				
Doorman	*	*	*	\$8,572	\$8,125	\$10,477	\$14,625	\$16,274	\$13,090	\$12,480	\$11,104	\$13,658	\$12,842	11.3%	-19.6%	-4.7%	-11.0%	23.0%	-6.0%	-21.1%
Non-Doorman	*	*	*	\$8,823	\$9,054	\$8,437	\$9,298	\$9,631	\$7,220	\$6,747	\$6,279	\$7,714	\$7,125	3.6%	-25.0%	-6.5%	-6.9%	22.9%	-7.6%	-26.0%
Overall	*	*	*	\$8,720	\$8,850	\$8,990	\$11,157	\$12,000	\$8,799	\$8,214	\$7,675	\$9,552	\$8,407	7.6%	-26.7%	-6.7%	-6.6%	24.5%	-12.0%	-29.9%
Below Canal Street																				
Doorman	*	*	*	\$13,299	\$9,687	\$11,021	\$12,602	\$12,959	\$9,071	\$8,621	\$9,404	\$8,548	\$10,442	2.8%	-30.0%	-5.0%	9.1%	-9.1%	22.2%	-19.4%
Non-Doorman	*	*	*	*	\$9,655	\$7,932	\$11,121	\$12,088	\$10,389	\$7,799	\$7,570	\$10,147	\$8,337	8.7%	-14.1%	-24.9%	-2.9%	34.0%	-17.8%	-31.0%
Overall	*	*	*	*	\$9,676	\$9,624	\$12,148	\$12,687	\$9,384	\$8,417	\$8,788	\$8,842	\$10,024	4.4%	-26.0%	-10.3%	4.4%	0.6%	13.4%	-21.0%
Manhattan Below 96th Street																				
Doorman	\$7,415	\$6,846	\$6,419	\$7,278	\$7,179	\$9,048	\$11,808	\$12,580	\$10,312	\$9,201	\$9,424	\$9,898	\$10,637	6.5%	-18.0%	-10.8%	2.4%	5.0%	7.5%	-15.4%
Non-Doorman	\$6,057	\$5,224	\$4,541	\$5,818	\$8,050	\$7,033	\$7,794	\$7,821	\$6,230	\$5,111	\$5,207	\$5,929	\$5,888	0.3%	-20.3%	-18.0%	1.9%	13.9%	-0.7%	-26.9%
Overall	\$7,196	\$6,653	\$6,092	\$6,898	\$7,456	\$8,224	\$10,271	\$10,665	\$8,321	\$7,142	\$7,228	\$8,309	\$8,048	3.8%	-22.0%	-14.2%	1.2%	14.9%	-3.1%	-24.5%

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2012 TriBoro Rental Report: Manhattan

Four or More Bedrooms	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2007 vs. 2006	2008 vs. 2007	2009 vs. 2008	2010 vs. 2009	2011 vs. 2010	2012 vs. 2011	2012 vs. Peak
Upper East Side																				
Doorman	^	^	^	^	*	*	\$16,352	\$22,675	\$17,722	\$13,757	\$17,449	\$15,527	\$19,752	38.7%	-21.8%	-22.4%	26.8%	-11.0%	27.2%	-12.9%
Non-Doorman	^	^	^	^	*	*	\$14,150	\$12,072	\$15,950	\$10,216	\$13,847	\$8,209	\$10,588	-14.7%	32.1%	-36.0%	35.5%	-40.7%	29.0%	-33.6%
Overall	^	^	^	^	*	*	\$15,395	\$17,963	\$16,836	\$12,341	\$15,800	\$13,478	\$15,956	16.7%	-6.3%	-26.7%	28.0%	-14.7%	18.4%	-11.2%
Lexington - 5th Avenue																				
Doorman	^	^	^	^	*	*	\$22,152	\$19,905	\$31,594	\$25,175	\$19,898	\$17,400	\$31,375	-10.1%	58.7%	-20.3%	-21.0%	-12.6%	80.3%	-0.7%
Non-Doorman	^	^	^	^	*	*	\$21,310	\$22,000	*	\$16,496	\$14,599	\$9,340	\$16,005	3.2%	--	--	-11.5%	-36.0%	71.4%	-27.3%
Overall	^	^	^	^	*	*	\$21,788	\$20,667	\$31,594	\$21,744	\$17,778	\$13,370	\$20,734	-5.1%	52.9%	-31.2%	-18.2%	-24.8%	55.1%	-34.4%
Upper West Side																				
Doorman	^	^	^	^	*	*	\$23,384	\$25,390	\$21,952	\$15,866	\$13,933	\$23,306	\$16,136	8.6%	-13.5%	-27.7%	-12.2%	67.3%	-30.8%	-36.4%
Non-Doorman	^	^	^	^	*	*	\$13,987	\$14,981	\$17,136	\$10,751	\$12,522	\$10,629	\$15,222	7.1%	14.4%	-37.3%	16.5%	-15.1%	43.2%	-11.2%
Overall	^	^	^	^	*	*	\$20,196	\$21,847	\$20,125	\$13,833	\$13,442	\$21,457	\$15,811	8.2%	-7.9%	-31.3%	-2.8%	59.6%	-26.3%	-27.6%
Midtown East																				
Doorman	^	^	^	^	\$9,949	\$13,106	\$25,582	\$24,427	\$17,140	\$18,221	\$11,947	\$18,108	\$14,604	-4.5%	-29.8%	6.3%	-34.4%	51.6%	-19.3%	-42.9%
Non-Doorman	^	^	^	^	*	*	*	*	*	\$14,624	\$8,757	\$7,388	\$10,992	--	--	--	-40.1%	-15.6%	48.8%	-24.8%
Overall	^	^	^	^	*	*	*	\$24,427	\$17,140	\$15,547	\$10,352	\$14,342	\$12,520	--	-29.8%	-9.3%	-33.4%	38.5%	-12.7%	-48.7%
Midtown West																				
Doorman	^	^	^	^	\$16,139	*	*	*	\$19,869	\$7,438	*	\$19,592	\$28,556	--	--	-62.6%	--	--	45.8%	43.7%
Non-Doorman	^	^	^	^	*	*	*	*	*	\$4,297	\$5,606	\$5,100	\$6,291	--	--	--	30.5%	-9.0%	23.3%	12.2%
Overall	^	^	^	^	*	*	*	*	\$19,869	\$11,414	\$6,491	\$10,439	\$14,387	--	--	-42.6%	-43.1%	60.8%	37.8%	-27.6%
Canal to East 30th Street																				
Doorman	^	^	^	^	*	*	*	*	*	\$13,350	*	\$9,839	\$24,831	--	--	--	--	--	152.4%	86.0%
Non-Doorman	^	^	^	^	\$8,720	*	\$11,698	\$8,309	\$7,209	\$5,641	\$6,431	\$7,968	\$9,689	-29.0%	-13.2%	-21.8%	14.0%	23.9%	21.6%	-17.2%
Overall	^	^	^	^	*	*	*	*	\$7,209	\$5,988	\$6,992	\$8,185	\$11,234	--	--	-16.9%	16.8%	17.1%	37.2%	37.2%
Canal to West 30th Street																				
Doorman	^	^	^	^	*	*	\$19,900	\$18,669	\$19,490	\$25,258	*	*	*	-6.2%	4.4%	29.6%	--	--	--	--
Non-Doorman	^	^	^	^	\$12,000	\$14,058	\$14,111	\$14,658	\$10,874	\$10,846	\$11,860	\$9,252	\$14,055	3.9%	-25.8%	-0.3%	9.3%	-22.0%	51.9%	-4.1%
Overall	^	^	^	^	*	*	\$16,216	\$15,846	\$13,566	\$13,729	\$14,128	\$11,626	\$14,681	-2.3%	-14.4%	1.2%	2.9%	-17.7%	26.3%	-9.5%
Below Canal Street																				
Doorman	^	^	^	^	*	*	\$13,300	\$19,949	*	\$14,556	*	\$22,156	\$17,529	50.0%	--	--	--	--	-20.9%	-20.9%
Non-Doorman	^	^	^	^	*	\$8,210	\$9,700	\$7,844	\$5,979	\$11,028	\$14,842	\$13,302	\$17,018	-19.1%	-23.8%	84.5%	34.6%	-10.4%	27.9%	14.7%
Overall	^	^	^	^	*	\$11,757	\$14,761	\$5,979	\$12,619	\$14,737	\$16,401	\$17,210	\$17,210	25.6%	-59.5%	111.1%	16.8%	11.3%	4.9%	4.9%
Manhattan Below 96th Street																				
Doorman	^	^	^	^	\$12,763	\$13,106	\$21,211	\$22,523	\$22,716	\$16,954	\$16,322	\$18,366	\$19,276	6.2%	0.9%	-25.4%	-3.7%	12.5%	5.0%	-15.1%
Non-Doorman	^	^	^	^	\$10,907	\$12,434	\$15,111	\$13,703	\$11,410	\$10,411	\$10,244	\$8,595	\$12,426	-9.3%	-16.7%	-8.7%	-1.6%	-16.1%	44.6%	-17.8%
Overall	^	^	^	^	\$11,692	\$12,689	\$18,719	\$18,629	\$17,093	\$13,090	\$12,553	\$13,952	\$15,215	-0.5%	-8.2%	-23.4%	-4.1%	11.1%	9.1%	-18.7%

^ Four+ Bedrooms information unavailable pre-2004

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2012 TriBoro Rental Report: Manhattan

Manhattan	2011					2012					% Difference (2012 vs 2011)				
	Studio	1BR	2BR	3BR	4BR+	Studio	1BR	2BR	3BR	4BR+	Studio	1BR	2BR	3BR	4BR+
Battery Park City															
Doorman	\$2,492	\$3,276	\$5,454	\$8,226	*	\$2,720	\$3,437	\$5,680	\$9,000	\$12,470	9.2%	4.9%	4.1%	9.4%	--
Non-Doorman		*									--	--	--	--	--
Overall	\$2,492	\$3,273	\$5,454	\$8,226	*	\$2,720	\$3,437	\$5,680	\$9,000	\$12,470	9.2%	5.0%	4.1%	9.4%	--
Carnegie Hill/Fifth Ave.															
Doorman	\$2,358	\$2,848	\$4,461	\$11,058	\$14,300	\$2,441	\$2,990	\$5,206	\$7,238	*	3.5%	5.0%	16.7%	-34.5%	--
Non-Doorman	\$1,709	\$2,100	\$3,188	\$4,908	*	\$2,312	\$2,527	\$3,249	\$3,809	\$9,053	35.3%	20.3%	1.9%	-22.4%	--
Overall	\$2,014	\$2,621	\$4,104	\$9,258	\$13,110	\$2,381	\$2,838	\$4,387	\$4,897	\$10,117	18.2%	8.3%	6.9%	-47.1%	-22.8%
Central Park West															
Doorman	*	\$3,277	\$10,731	\$25,500	\$27,913	*	\$4,010	\$11,941	\$15,750	\$24,657	--	22.4%	11.3%	-38.2%	-11.7%
Non-Doorman	*	*				*	\$2,708	*		*	--	--	--	--	--
Overall	*	\$3,259	\$10,731	\$25,500	\$27,913	\$3,364	\$3,758	\$11,652	\$15,750	\$27,825	--	15.3%	8.6%	-38.2%	-0.3%
Chelsea															
Doorman	\$2,878	\$4,262	\$7,140	\$10,451	*	\$2,972	\$4,309	\$6,740	\$12,467	*	3.2%	1.1%	-5.6%	19.3%	--
Non-Doorman	\$2,147	\$2,845	\$4,834	\$6,978	\$9,963	\$2,227	\$2,998	\$5,181	\$7,090	\$8,724	3.7%	5.4%	7.2%	1.6%	-12.4%
Overall	\$2,562	\$3,743	\$6,166	\$8,590	\$12,935	\$2,717	\$3,900	\$6,070	\$9,432	\$9,940	6.1%	4.2%	-1.5%	9.8%	-23.2%
Chinatown/Little Italy															
Doorman		\$3,283	*				*	\$5,829	*	*	--	--	--	--	--
Non-Doorman	*	\$2,353	\$3,300	\$4,327	*	\$2,471	\$2,427	\$3,698	\$4,646	*	--	3.2%	12.1%	7.4%	--
Overall	*	\$2,500	\$3,459	\$4,327	*	\$2,471	\$2,559	\$3,958	\$4,846	*	--	2.4%	14.4%	12.0%	--
East Village															
Doorman	\$2,592	\$3,723	\$4,807	\$6,873	*	\$3,173	\$4,247	\$5,440	\$10,674		22.4%	14.1%	13.2%	55.3%	--
Non-Doorman	\$1,959	\$2,592	\$3,318	\$4,167	\$5,123	\$2,022	\$2,686	\$3,397	\$4,677	\$5,837	3.2%	3.6%	2.4%	12.3%	14.0%
Overall	\$2,020	\$2,782	\$3,591	\$4,487	\$5,109	\$2,173	\$3,020	\$3,708	\$4,991	\$5,837	7.6%	8.6%	3.3%	11.2%	14.2%
Fifth-to-Park															
Doorman	\$2,804	\$5,185	\$10,401	\$18,724	*	\$2,985	\$4,894	\$9,990	\$15,418	\$36,333	6.5%	-5.6%	-4.0%	-17.7%	--
Non-Doorman	\$3,091	\$3,225	\$5,816	\$11,038	*	\$2,489	\$3,670	\$6,002	\$12,818	\$25,042	-19.5%	13.8%	3.2%	16.1%	--
Overall	\$3,008	\$4,477	\$9,331	\$15,948	*	\$2,668	\$4,269	\$8,525	\$14,396	\$30,688	-11.3%	-4.6%	-8.6%	-9.7%	--



2012 TriBoro Rental Report: Manhattan

Manhattan	2011					2012					% Difference (2012 vs 2011)				
	Studio	1BR	2BR	3BR	4BR+	Studio	1BR	2BR	3BR	4BR+	Studio	1BR	2BR	3BR	4BR+
Financial District															
Doorman	\$2,537	\$3,345	\$4,862	\$6,326	*	\$2,770	\$3,604	\$5,278	\$7,635	*	9.2%	7.8%	8.5%	20.7%	--
Non-Doorman	\$2,866	\$2,954	\$4,687	\$5,166	*	\$3,992	\$3,434	\$4,567	\$5,520	\$6,172	39.3%	16.3%	-2.6%	6.8%	--
Overall	\$2,546	\$3,333	\$4,850	\$6,140	\$11,394	\$2,790	\$3,597	\$5,216	\$7,083	\$7,653	9.6%	7.9%	7.5%	15.4%	-32.8%
Flatiron/Madison Square															
Doorman	\$2,701	\$3,704	\$5,992	\$6,873	*	\$3,135	\$4,182	\$6,915	*		16.1%	12.9%	15.4%	--	--
Non-Doorman	\$2,631	\$3,345	\$5,431	\$8,906	*	\$3,238	\$3,325	\$5,886	\$10,588	\$14,959	23.1%	-0.6%	8.4%	18.9%	--
Overall	\$2,651	\$3,639	\$5,841	\$7,644	*	\$3,206	\$4,013	\$6,677	\$10,684	\$14,959	20.9%	10.3%	14.3%	39.8%	--
Gramercy															
Doorman	\$2,584	\$3,892	\$5,804	\$11,297		\$2,626	\$3,704	\$5,607	\$8,313	*	1.6%	-4.8%	-3.4%	-26.4%	--
Non-Doorman	\$2,092	\$3,077	\$4,160	\$4,545	*	\$2,334	\$3,171	\$4,571	\$6,568	\$13,134	11.5%	3.1%	9.9%	44.5%	--
Overall	\$2,448	\$3,320	\$4,493	\$6,474	*	\$2,548	\$3,369	\$4,805	\$6,783	\$12,221	4.1%	1.5%	6.9%	4.8%	--
Greenwich Village															
Doorman	\$2,983	\$4,585	\$7,343	\$12,729	*	\$3,127	\$4,390	\$7,448	*	*	4.8%	-4.2%	1.4%	--	--
Non-Doorman	\$2,173	\$3,126	\$4,769	\$6,340	*	\$2,333	\$3,134	\$4,515	\$7,720	\$17,244	7.4%	0.3%	-5.3%	21.8%	--
Overall	\$2,463	\$3,607	\$5,449	\$7,442	\$12,459	\$2,680	\$3,597	\$5,431	\$8,059	\$20,781	8.8%	-0.3%	-0.3%	8.3%	66.8%
Lincoln Square															
Doorman	\$2,483	\$3,705	\$6,326	\$11,488	\$25,933	\$2,688	\$3,689	\$6,415	\$12,731	\$14,772	8.3%	-0.4%	1.4%	10.8%	-43.0%
Non-Doorman	\$1,909	\$2,668	\$3,707	\$4,782	*	\$2,063	\$2,787	\$3,979	\$5,873	\$10,600	8.1%	4.4%	7.3%	22.8%	--
Overall	\$2,386	\$3,563	\$6,044	\$10,415	\$23,726	\$2,549	\$3,537	\$6,090	\$11,155	\$13,282	6.8%	-0.7%	0.8%	7.1%	-44.0%
Lower East Side															
Doorman	\$2,378	\$3,153	\$4,919			\$2,546	\$3,666	\$4,900	*		7.1%	16.3%	-0.4%	--	--
Non-Doorman	\$1,758	\$2,401	\$3,592	\$4,128	\$10,007	\$2,400	\$2,784	\$3,735	\$5,313	*	36.5%	16.0%	4.0%	28.7%	--
Overall	\$1,991	\$2,595	\$3,943	\$4,128	\$10,007	\$2,442	\$2,965	\$3,942	\$5,471	*	22.7%	14.2%	0.0%	32.5%	--
Manhattan Valley															
Doorman	\$2,324	\$3,020	\$4,220			*	\$3,224	\$4,731	*		--	6.8%	12.1%	--	--
Non-Doorman		\$1,898	\$2,406	*			\$2,021	\$3,384			--	6.4%	40.6%	--	--
Overall	\$2,324	\$2,437	\$3,230	*		*	\$2,622	\$4,145	*		--	7.6%	28.3%	--	--



2012 TriBoro Rental Report: Manhattan

Manhattan	2011					2012					% Difference (2012 vs 2011)				
	Studio	1BR	2BR	3BR	4BR+	Studio	1BR	2BR	3BR	4BR+	Studio	1BR	2BR	3BR	4BR+
Midtown East															
Doorman	\$2,254	\$3,586	\$5,869	\$8,568	\$19,175	\$2,468	\$3,647	\$6,429	\$11,079	\$15,627	9.5%	1.7%	9.6%	29.3%	-18.5%
Non-Doorman	\$1,890	\$2,530	\$3,149	\$4,692	*	\$2,330	\$2,637	\$3,416	\$5,410	\$12,343	23.3%	4.2%	8.5%	15.3%	--
Overall	\$2,177	\$3,472	\$5,653	\$7,988	\$18,084	\$2,436	\$3,440	\$5,797	\$8,022	\$13,985	11.9%	-0.9%	2.6%	0.4%	-22.7%
Midtown South/Hudson Yards															
Doorman	\$2,541	\$3,390	\$5,354	\$6,091		\$2,754	\$3,637	\$5,587	\$13,438	*	8.4%	7.3%	4.3%	120.6%	--
Non-Doorman	\$2,685	\$2,700	\$2,767	*		\$2,330	\$2,232	\$2,785	\$4,295	*	-13.2%	-17.3%	0.7%	--	--
Overall	\$2,551	\$3,347	\$5,229	\$5,871		\$2,717	\$3,551	\$5,308	\$9,282	*	6.5%	6.1%	1.5%	58.1%	--
Midtown West															
Doorman	\$2,518	\$3,412	\$5,513	\$8,188	\$17,858	\$2,660	\$3,612	\$5,753	\$9,918	\$32,179	5.6%	5.9%	4.4%	21.1%	80.2%
Non-Doorman	\$1,972	\$2,209	\$2,881	\$4,036	\$5,100	\$2,064	\$2,598	\$3,487	\$4,169	\$6,352	4.6%	17.6%	21.0%	3.3%	24.5%
Overall	\$2,417	\$3,141	\$4,756	\$6,709	\$9,353	\$2,591	\$3,466	\$5,337	\$7,605	\$15,391	7.2%	10.4%	12.2%	13.4%	64.6%
Murray Hill/Kips Bay															
Doorman	\$2,496	\$3,275	\$4,883	\$6,594	\$14,217	\$2,648	\$3,430	\$5,026	\$6,191	*	6.1%	4.8%	2.9%	-6.1%	--
Non-Doorman	\$1,918	\$2,466	\$3,336	\$5,542	\$6,804	\$2,053	\$2,637	\$3,643	\$5,207	\$7,361	7.1%	6.9%	9.2%	-6.0%	8.2%
Overall	\$2,273	\$3,093	\$4,367	\$6,204	\$9,145	\$2,403	\$3,170	\$4,527	\$5,736	\$8,215	5.7%	2.5%	3.7%	-7.5%	-10.2%
Nolita															
Doorman		*	*				*				--	--	--	--	--
Non-Doorman	\$2,149	\$2,921	\$4,728	*	*	*	\$3,788	\$5,043	\$5,558		--	29.7%	6.6%	--	--
Overall	\$2,149	\$2,935	\$4,719	*	*	*	\$3,956	\$5,043	\$5,558		--	34.8%	6.9%	--	--
Soho															
Doorman	*	\$5,076	\$10,454	\$20,159		\$2,887	\$4,890	\$12,799	\$15,383		--	-3.7%	22.4%	-23.7%	--
Non-Doorman	\$2,237	\$3,256	\$5,140	\$9,233	*	\$2,807	\$3,613	\$4,837	\$7,193	\$11,665	25.5%	11.0%	-5.9%	-22.1%	--
Overall	\$2,274	\$3,480	\$6,513	\$12,989	*	\$2,820	\$3,770	\$5,955	\$8,196	\$11,665	24.0%	8.3%	-8.6%	-36.9%	--
Tribeca															
Doorman	\$3,024	\$3,938	\$6,702	\$12,889	\$24,019	\$3,126	\$4,548	\$8,441	\$14,973	\$21,417	3.4%	15.5%	25.9%	16.2%	-10.8%
Non-Doorman	\$3,474	\$3,916	\$6,780	\$12,240	\$15,661	\$6,925	\$5,023	\$9,258	\$11,753	\$24,249	99.3%	28.3%	36.6%	-4.0%	54.8%
Overall	\$3,101	\$3,934	\$6,720	\$12,621	\$18,646	\$3,801	\$4,635	\$8,740	\$14,106	\$23,305	22.6%	17.8%	30.1%	11.8%	25.0%



2012 TriBoro Rental Report: Manhattan

	2011					2012					% Difference (2012 vs 2011)				
Manhattan	Studio	1BR	2BR	3BR	4BR+	Studio	1BR	2BR	3BR	4BR+	Studio	1BR	2BR	3BR	4BR+
Upper East Side															
Doorman	\$2,477	\$3,491	\$5,852	\$10,558	\$16,794	\$2,544	\$3,498	\$6,003	\$10,571	\$18,874	2.7%	0.2%	2.6%	0.1%	12.4%
Non-Doorman	\$1,738	\$2,122	\$2,985	\$4,892	\$8,802	\$1,880	\$2,285	\$3,084	\$4,814	\$11,957	8.1%	7.7%	3.3%	-1.6%	35.8%
Overall	\$1,987	\$2,920	\$4,701	\$8,886	\$14,511	\$2,039	\$2,852	\$4,549	\$8,056	\$16,152	2.6%	-2.3%	-3.2%	-9.3%	11.3%
Upper West Side															
Doorman	\$2,234	\$3,353	\$5,376	\$9,850	\$17,107	\$2,483	\$3,443	\$5,806	\$10,312	\$14,608	11.2%	2.7%	8.0%	4.7%	-14.6%
Non-Doorman	\$1,926	\$2,501	\$3,635	\$6,296	*	\$1,963	\$2,564	\$3,791	\$6,267	\$14,639	1.9%	2.5%	4.3%	-0.4%	--
Overall	\$2,085	\$2,986	\$4,643	\$8,803	\$15,814	\$2,229	\$3,015	\$4,910	\$8,922	\$14,620	6.9%	1.0%	5.7%	1.4%	-7.5%
West Chelsea															
Doorman	\$2,732	\$3,661	\$6,175	*		\$3,108	\$3,750	\$6,721	*		13.8%	2.4%	8.9%	--	--
Non-Doorman	\$2,133	\$3,292	*	*		*	\$4,800	\$6,631			--	45.8%	--	--	--
Overall	\$2,635	\$3,615	\$6,173	\$14,033		\$3,209	\$3,783	\$6,710	*		21.8%	4.7%	8.7%	--	--
West Village															
Doorman	\$3,585	\$4,714	\$8,804	\$21,730	*	\$3,313	\$4,991	\$8,763	*		-7.6%	5.9%	-0.5%	--	--
Non-Doorman	\$2,123	\$3,318	\$4,295	\$8,827	\$8,850	\$2,559	\$3,459	\$4,695	\$7,448	\$19,136	20.6%	4.2%	9.3%	-15.6%	116.2%
Overall	\$2,778	\$3,759	\$5,256	\$11,150	\$11,125	\$2,967	\$3,968	\$5,492	\$7,985	\$19,136	6.8%	5.6%	4.5%	-28.4%	72.0%
Yorkville															
Doorman	\$2,296	\$3,050	\$4,658	\$8,132	\$12,628	\$2,437	\$3,158	\$4,852	\$7,720	*	6.1%	3.5%	4.2%	-5.1%	--
Non-Doorman	\$1,616	\$1,966	\$2,495	\$4,173	\$6,516	\$1,759	\$2,114	\$2,629	\$4,798	\$9,860	8.9%	7.5%	5.4%	15.0%	51.3%
Overall	\$1,851	\$2,721	\$3,623	\$6,457	\$10,747	\$1,983	\$2,652	\$3,773	\$6,688	\$17,867	7.1%	-2.5%	4.1%	3.6%	66.2%
Manhattan															
Doorman	\$2,557	\$3,521	\$5,811	\$9,898	\$18,366	\$2,741	\$3,691	\$6,086	\$10,637	\$19,276	7.2%	4.8%	4.7%	7.5%	5.0%
Non-Doorman	\$1,978	\$2,608	\$3,750	\$5,929	\$8,595	\$2,144	\$2,740	\$3,960	\$5,888	\$12,426	8.4%	5.1%	5.6%	-0.7%	44.6%
Overall	\$2,347	\$3,234	\$5,051	\$8,309	\$13,952	\$2,513	\$3,352	\$5,179	\$8,048	\$15,215	7.0%	3.6%	2.5%	-3.1%	9.1%

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2012 TriBoro Rental Report: Manhattan

2012 Submarket Residential Condominium and Rental Property Values

Neighborhood	Attended Lobby Buildings														
	Rentals					Condos					Percent Difference (Rental to Condo)				
	STU	1BR	2BR	3BR	4+BR	STU	1BR	2BR	3BR	4+BR	STU	1BR	2BR	3BR	4BR+
Battery Park City	\$2,765	\$3,388	\$5,444	\$8,653	*	*	\$3,122	\$5,674	\$9,922	*	-	-8%	4%	15%	-
Carnegie Hill/Fifth Ave.	\$2,538	\$3,133	\$4,359	*	*	\$2,093	\$3,021	\$6,173	*	*	-18%	-4%	42%	-	-
Central Harlem						*	\$2,443	*	*		-	-	-	-	-
Central Park West		*	\$8,171	*	*		*	\$12,693	\$16,793		-	-	55%	-	-
Chelsea	\$2,830	\$3,950	\$5,310	\$10,187		\$2,812	\$4,556	\$7,248	*		-1%	15%	36%	-	-
Chinatown/Little Italy		*	*					*	*		-	-	-	-	-
East Harlem	\$1,667	\$2,181	\$2,869	\$3,568		*	\$2,125				-	-3%	-	-	-
East Village	\$3,122	\$4,219	\$5,221	*		*	\$4,133	*			-	-2%	-	-	-
Fifth-to-Park		\$6,040	\$12,900				*	*	*	*	-	-	-	-	-
Financial District	\$2,707	\$3,407	\$4,842	\$7,206		\$2,935	\$4,076	\$6,206	\$8,692		8%	20%	28%	21%	-
Flatiron/Madison Square	\$3,185	\$3,658	\$5,527	*			\$4,177	\$5,896	*		-	14%	7%	-	-
Gramercy	\$2,532	\$3,350	*	*	*	\$2,622	\$3,989	\$5,840	*		4%	19%	-	-	-
Greenwich Village							*				-	-	-	-	-
Lincoln Square	\$2,601	\$3,667	\$6,228	\$12,271	*	\$2,650	\$3,826	\$6,777	\$15,459	*	2%	4%	9%	26%	-
Lower East Side	\$2,531	\$3,959	\$5,311			*	\$2,764	\$5,367			-	-30%	1%	-	-
Manhattan Valley	\$2,643	\$3,536	\$5,530	\$8,414	*	\$2,064	\$2,805	\$4,349	*	*	-22%	-21%	-21%	-	-
Midtown East	\$2,534	\$3,559	\$5,726	\$8,910	*	\$2,143	\$3,429	\$7,509	\$10,577	*	-15%	-4%	31%	19%	-
Midtown South/Hudson Yards	\$2,671	\$3,480	\$5,185			\$3,411	\$3,802	\$7,431			28%	9%	43%	-	-
Morningside Heights	*	*	*				*	*	*	*	-	-	-	-	-
Midtown West	\$2,611	\$3,431	\$5,010	\$6,032		\$2,630	\$3,779	\$7,163	\$15,664		1%	10%	43%	160%	-
Murray Hill/Kips Bay	\$2,684	\$3,403	\$5,156	\$5,933	*	\$2,431	\$3,347	\$5,386	\$6,866	*	-9%	-2%	4%	16%	-
Nolita											-	-	-	-	-
Soho	*	\$4,565					*	*			-	-	-	-	-
Tribeca	\$2,904	\$4,229	\$7,051	*		*	\$4,351	\$8,485	\$14,929		-	3%	20%	-	-
Upper East Side	\$2,484	\$3,470	\$5,387	\$9,866	*	\$2,324	\$3,402	\$6,543	\$10,816	\$15,964	-6%	-2%	21%	10%	-
Upper West Side	\$2,381	\$3,346	\$5,402	\$9,871	\$11,338	\$2,365	\$3,417	\$6,992	\$12,057	\$15,738	-1%	2%	29%	22%	39%
West Chelsea	\$3,336	\$4,224	*			\$2,841	\$3,471	\$7,009	*		-15%	-18%	-	-	-
West Village	\$2,651	\$3,921	\$4,805			\$3,400	\$5,123	\$11,854			28%	31%	147%	-	-
Yorkville	\$2,624	\$3,274	\$4,925	\$6,283	*	*	\$2,673	\$4,966	*	*	-	-18%	1%	-	-
Submarket Average	\$2,660	\$3,512	\$5,266	\$8,601	\$14,319	\$2,554	\$3,625	\$6,856	\$11,874	\$19,447					

2012 TriBoro Rental Report: Manhattan

2012 Submarket Residential Condominium and Rental Property Values

Unattended Lobby Buildings

Neighborhood	Rentals					Condos					Percent Difference (Rental to Condo)				
	STU	1BR	2BR	3BR	4+BR	STU	1BR	2BR	3BR	4+BR	STU	1BR	2BR	3BR	4BR+
Battery Park City											-	-	-	-	-
Carnegie Hill/Fifth Ave.	\$1,832	\$2,351	\$3,027	\$3,609	*	*		*	*		-	-	-	-	-
Central Harlem		*	*	*		*	*				-	-	-	-	-
Central Park West		*				*	*	*			-	-	-	-	-
Chelsea	\$2,020	\$2,809	\$4,016	\$5,821	\$5,554	\$2,275	\$3,158	\$8,050			13%	12%	100%	-	-
Chinatown/Little Italy	\$2,294	\$2,269	\$3,045	\$4,883	*						-	-	-	-	-
East Harlem	*	\$1,661	\$2,283	\$2,946	*	*	\$2,108	*	*		-	27%	-	-	-
East Village	\$2,006	\$2,620	\$3,197	\$4,639	\$5,520	*	\$3,410	\$6,308	*		-	30%	97%	-	-
Fifth-to-Park			*								-	-	-	-	-
Financial District	\$2,296	\$3,481	\$5,144	*	*			*		*	-	-	-	-	-
Flatiron/Madison Square	*	*	*		*						-	-	-	-	-
Gramercy	\$1,858	\$2,943	\$3,880	\$5,046	*	*	*				-	-	-	-	-
Greenwich Village	\$2,374	\$3,062	\$3,476	\$7,812				*			-	-	-	-	-
Lincoln Square	\$1,908	\$2,709	\$3,736	*	*	*	*	*	*		-	-	-	-	-
Lower East Side	\$1,892	\$2,633	\$3,087	\$4,237		*	*	*			-	-	-	-	-
Manhattan Valley	\$1,843	\$2,149	\$2,832	\$4,376	*	*	*	\$2,870	*		-	-	1%	-	-
Midtown East	\$1,846	\$2,431	\$3,276	\$4,739	*	\$1,729	*		*	*	-6%	-	-	-	-
Midtown South/Hudson Yards	\$1,761	\$2,071	\$2,655	*			*	*			-	-	-	-	-
Morningside Heights	\$1,545	\$1,895	\$2,474	*	*	*	\$2,079	*			-	10%	-	-	-
Midtown West	\$2,025	\$2,496	\$3,431	\$4,017	\$4,841		*	*	*		-	-	-	-	-
Murray Hill/Kips Bay	\$1,993	\$2,484	\$3,509	\$5,133	*	*	\$3,120	*		*	-	26%	-	-	-
Nolita	*	\$4,729	*	*				*			-	-	-	-	-
Soho	\$2,479	\$3,140	\$3,564	\$5,243	*	*	*	\$6,170			-	-	73%	-	-
Tribeca	*	\$2,898	*		*		*	*			-	-	-	-	-
Upper East Side	\$1,794	\$2,224	\$2,873	\$5,284	\$9,989	\$1,745	\$2,653	*	*		-3%	19%	-	-	-
Upper West Side	\$1,914	\$2,430	\$3,815	\$5,810	\$14,218	*	\$2,732	\$4,441	\$7,898		-	12%	16%	36%	-
West Chelsea											-	-	-	-	-
West Village	\$2,518	\$3,146	\$4,358	\$6,157		*	\$3,516	\$5,574	*	*	-	12%	28%	-	-
Yorkville	\$1,745	\$2,083	\$2,534	\$5,442		*		*			-	-	-	-	-
Submarket Average	\$1,927	\$2,497	\$3,341	\$4,896	\$7,385	\$1,969	\$2,975	\$5,110	\$6,720	\$9,525					