

**2009 Manhattan Rental Report
Market Overview By Unit Type**



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	1Q + 2Q 2009	3Q 2009	4Q 2009	4Q 09 vs. 3Q 09	4Q 09 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	\$2,316	\$2,320	\$2,285	-1.5%	-9%
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	\$1,778	\$1,777	\$1,702	-4.3%	-21%
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	\$2,108	\$2,109	\$2,054	-2.6%	-13%
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	\$3,211	\$3,196	\$3,169	-0.9%	-15%
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	\$2,376	\$2,379	\$2,302	-3.3%	-14%
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	\$2,912	\$2,908	\$2,872	-1.2%	-12%
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	\$5,252	\$5,314	\$5,385	1.3%	-21%
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	\$3,444	\$3,278	\$3,341	1.9%	-29%
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	\$4,491	\$4,435	\$4,633	4.5%	-21%
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	\$9,032	\$9,214	\$9,534	3.5%	-24%
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	\$5,135	\$4,926	\$5,437	10.4%	-32%
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	\$7,150	\$6,888	\$7,577	10.0%	-29%
4BR+ DM WHOLE MARKET															\$12,763	\$13,106	\$21,211	\$22,523	\$22,132	\$16,974	\$18,786	\$14,006	-25.4%	-38%
4BR+ NDM WHOLE MARKET															\$10,907	\$12,434	\$15,111	\$13,285	\$11,553	\$9,452	\$10,808	\$11,248	4.1%	-26%
4BR+ ALL WHOLE MARKET															\$11,692	\$12,689	\$18,719	\$18,285	\$16,842	\$12,874	\$13,663	\$12,412	-9.2%	-34%

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	\$3,405	\$3,423	\$3,454	0.9%	-20%
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	\$2,480	\$2,453	\$2,369	-3.4%	-22%
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	\$3,053	\$3,053	\$3,060	0.2%	-18%

Legend:
 Market: Manhattan South of 96th Street
 DM: Attended Lobby
 NDM: Unattended Lobby
 Peak: Most recent high average rental value for each area and category within the period of 2006-2008.
 Sample Size: Not available in printed version
 Lofts: Included from 2003 onward
 Blank Cell: Indicates sample size of less than five (5)
 Upper East Side: 60th St. to 96th St.; East of Lexington Avenue
 Upper East Side (5th-Lex): 60th St. to 96th St.; 5th Avenue to Lexington Avenue
 Upper West Side: 60th St. to 96th St.; Hudson River to but not including Central Park West. CPW is included from 2003 onward.
 Midtown East: 30th St. to 59th St.; East of 5th Avenue
 Midtown West: 30th St. to 59th St.; Hudson River to 5th Avenue

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**Average Residential Rental Values
1990 - 2009
Studios (By Area)**



STUDIOS	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	1Q + 2Q 2009	3Q 2009	4Q 2009	4Q 09 vs. 3Q 09	4Q 09 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	\$2,328	\$2,305	\$2,199	-5%	-8%
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	\$1,602	\$1,568	\$1,508	-4%	-14%
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	\$1,878	\$1,862	\$1,748	-6%	-13%
Upper East Side (5th-Lex)																								
DM AVERAGE															\$2,864	\$2,760	\$3,063	\$2,942	\$2,743	\$2,119	\$2,562	\$2,429	-5%	-21%
NDM AVERAGE															\$1,726	\$1,984	\$1,936	\$2,491	\$2,052	\$1,816	\$1,696	\$1,807	7%	-27%
ALL AVERAGE															\$2,485	\$2,458	\$2,722	\$2,726	\$2,325	\$1,931	\$2,150	\$2,092	-3%	-23%
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	\$2,016	\$2,089	\$2,143	3%	-18%
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	\$1,697	\$1,666	\$1,634	-2%	-10%
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	\$1,907	\$1,932	\$1,977	2%	-13%
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	\$2,116	\$2,076	\$1,999	-4%	-15%
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	\$1,673	\$1,729	\$1,614	-7%	-17%
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	\$2,022	\$1,971	\$1,893	-4%	-16%
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	\$2,268	\$2,224	\$2,232	0%	-11%
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	\$1,706	\$1,695	\$1,719	1%	-21%
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	\$2,185	\$2,124	\$2,117	0%	-13%
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	\$2,337	\$2,398	\$2,359	-2%	-11%
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	\$1,729	\$1,853	\$1,817	-2%	-10%
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	\$1,933	\$2,040	\$2,001	-2%	-12%
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	\$2,565	\$2,459	\$2,544	3%	-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	\$2,056	\$2,018	\$1,858	-8%	-24%
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	\$2,316	\$2,269	\$2,229	-2%	-13%
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	\$2,429	\$2,464	\$2,411	-2%	-14%
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	\$2,633	\$2,541	\$2,658	5%	-31%
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	\$2,436	\$2,468	\$2,424	-2%	-19%
STU DM WHOLE MARKET																								
DM AVERAGE	\$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	\$2,316	\$2,320	\$2,285	-2%	-9%
NDM AVERAGE	\$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	\$1,778	\$1,777	\$1,702	-4%	-21%
ALL AVERAGE	\$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	\$2,108	\$2,109	\$2,054	-3%	-13%

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**Average Residential Rental Values
1990 - 2009
One Bedrooms (By Area)**



ONE BEDROOMS	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	1Q + 2Q 2009	3Q 2009	4Q 2009	4Q 09 vs. 3Q 09	4Q 09 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	\$3,131	\$3,100	\$2,925	-6%	-10%
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	\$1,998	\$1,964	\$1,814	-8%	-14%
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	\$2,652	\$2,637	\$2,445	-7%	-10%
Upper East Side (5th-Lex)																								
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	\$4,228	\$4,093	\$4,090	0%	-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	\$2,555	\$2,705	\$2,662	-2%	-27%
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	\$3,480	\$3,490	\$3,607	3%	-8%
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	\$2,866	\$3,151	\$3,216	2%	-13%
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	\$2,219	\$2,248	\$2,268	1%	-11%
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	\$2,555	\$2,825	\$2,942	4%	-9%
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	\$3,112	\$3,069	\$3,054	0%	-15%
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	\$2,249	\$2,257	\$2,113	-6%	-20%
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	\$2,964	\$2,921	\$2,868	-2%	-14%
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	\$3,113	\$3,017	\$2,978	-1%	-22%
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	\$2,030	\$2,046	\$2,134	4%	-18%
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	\$2,942	\$2,824	\$2,851	1%	-21%
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	\$3,220	\$3,348	\$3,497	4%	-7%
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	\$2,309	\$2,517	\$2,438	-3%	-7%
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	\$2,687	\$2,811	\$2,811	0%	-10%
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	\$3,736	\$3,645	\$3,717	2%	-14%
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	\$2,874	\$2,785	\$2,829	2%	-11%
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	\$3,297	\$3,228	\$3,255	1%	-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	\$3,168	\$3,156	\$3,149	0%	-13%
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	\$3,481	\$3,593	\$3,632	1%	-13%
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	\$3,193	\$3,184	\$3,181	0%	-15%
1BR DM WHOLE MARKET																								
DM AVERAGE	\$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	\$3,211	\$3,196	\$3,169	-1%	-15%
1BR NDM WHOLE MARKET																								
NDM AVERAGE	\$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	\$2,376	\$2,379	\$2,302	-3%	-14%
1BR ALL WHOLE MARKET																								
ALL AVERAGE	\$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	\$2,912	\$2,908	\$2,872	-1%	-12%

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**Average Residential Rental Values
1990 - 2009
Two Bedrooms (By Area)**



TWO BEDROOMS	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	1Q + 2Q 2009	3Q 2009	4Q 2009	4Q 09 vs. 3Q 09	4Q 09 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	\$5,036	\$4,982	\$5,009	1%	-13%
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	\$2,531	\$2,338	\$2,215	-5%	-37%
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	\$4,011	\$3,594	\$3,859	7%	-20%
Upper East Side (5th-Lex)																								
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	\$7,785	\$7,471	\$8,418	13%	0%
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	\$4,632	\$4,535	\$4,856	7%	-29%
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	\$6,889	\$6,688	\$7,481	12%	-6%
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	\$5,159	\$5,506	\$5,494	0%	-24%
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	\$3,232	\$3,353	\$3,565	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	\$4,145	\$4,885	\$5,049	3%	-17%
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	\$4,927	\$4,946	\$4,849	-2%	-27%
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	\$3,285	\$2,911	\$3,321	14%	-20%
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	\$4,722	\$4,602	\$4,589	0%	-25%
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	\$4,936	\$4,988	\$4,845	-3%	-28%
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	\$2,619	\$2,633	\$2,473	-6%	-35%
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	\$4,505	\$4,458	\$4,356	-2%	-29%
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	\$4,914	\$5,429	\$5,547	2%	-11%
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	\$3,050	\$3,416	\$3,452	1%	-16%
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	\$3,563	\$3,903	\$4,180	7%	-18%
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	\$6,313	\$5,919	\$6,608	12%	-18%
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	\$4,296	\$3,663	\$4,076	11%	-24%
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	\$5,111	\$4,505	\$4,991	11%	-17%
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	\$5,060	\$5,007	\$5,284	6%	-21%
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	\$5,632	\$5,854	\$4,840	-17%	-30%
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	\$5,175	\$5,140	\$5,214	1%	-21%
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	\$5,252	\$5,314	\$5,385	1%	-21%
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	\$3,444	\$3,278	\$3,341	2%	-29%
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	\$4,491	\$4,435	\$4,633	4%	-21%

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**Average Residential Rental Values
1990 - 2009
Three Bedrooms (By Area)**



THREE BEDROOMS	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	1Q + 2Q 2009	3Q 2009	4Q 2009	4Q 09 vs. 3Q 09	4Q 09 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	\$8,786	\$8,311	\$9,424	13%	-14%		
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	\$3,734	\$3,439	\$3,811	11%	-46%		
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	\$7,112	\$6,212	\$7,740	25%	-20%		
Upper East Side (5th-Lex)																										
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	\$11,907	\$15,489	\$15,005	-3%	3%		
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	\$5,405	\$7,720	\$9,141	18%	-22%		
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	\$9,957	\$12,825	\$13,363	4%	1%		
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	\$7,821	\$9,212	\$9,218	0%	-28%		
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	\$5,748	\$5,271	\$6,314	20%	-3%		
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	\$6,830	\$7,446	\$8,305	12%	-18%		
Midtown East																										
DM AVERAGE																\$8,549	\$8,015	\$9,838	\$11,832	\$12,686	\$10,316	\$8,803	\$8,428	\$11,210	33%	-12%
NDM AVERAGE																\$6,799	\$5,638		\$7,224	\$6,517	\$4,900	\$4,990	\$3,685	-26%	-49%	
ALL AVERAGE																\$7,718	\$8,886		\$11,380	\$9,389	\$7,615	\$7,165	\$8,042	12%	-29%	
Midtown West																										
DM AVERAGE														\$12,900	\$9,523	\$12,876	\$11,198	\$12,011	\$7,538	\$8,160	\$8,334	\$7,111	-15%	-45%		
NDM AVERAGE															\$5,094	\$5,202	\$8,902	\$3,807	\$3,985	\$3,796	\$5,165	\$3,906	-24%	-56%		
ALL AVERAGE															\$8,637	\$10,105	\$10,399	\$10,985	\$6,441	\$6,658	\$7,316	\$6,176	-16%	-44%		
Canal to East 29th Street																										
DM AVERAGE															\$8,714	\$4,997	\$6,732	\$13,170	\$10,196	\$7,469	\$7,652	\$8,206	\$8,140	-1%	-38%	
NDM AVERAGE															\$5,638	\$6,994	\$5,124	\$5,751	\$5,006	\$4,377	\$4,259	\$4,276	\$4,568	7%	-35%	
ALL AVERAGE															\$6,905	\$5,577	\$5,709	\$7,738	\$7,095	\$5,079	\$4,965	\$4,772	\$5,326	12%	-31%	
Canal to West 29th Street																										
DM AVERAGE															\$8,572	\$8,125	\$10,477	\$14,625	\$16,274	\$13,090	\$12,016	\$13,825	\$12,649	-9%	-22%	
NDM AVERAGE															\$8,823	\$9,054	\$8,437	\$9,298	\$9,631	\$7,220	\$6,818	\$6,410	\$7,158	12%	-26%	
ALL AVERAGE															\$8,720	\$8,850	\$8,990	\$11,157	\$12,000	\$8,799	\$8,448	\$7,823	\$8,127	4%	-32%	
Below Canal Street																										
DM AVERAGE															\$13,299	\$9,687	\$11,021	\$12,602	\$12,959	\$9,071	\$9,339	\$8,327	\$7,362	-12%	-45%	
NDM AVERAGE															\$9,655	\$7,932	\$11,121	\$12,088	\$10,389	\$7,237	\$7,762	\$9,071	17%	-25%		
ALL AVERAGE															\$9,676	\$9,624	\$12,148	\$12,687	\$9,384	\$8,804	\$8,205	\$7,891	-4%	-38%		
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	\$9,032	\$9,214	\$9,534	3%	-24%		
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	\$5,135	\$4,926	\$5,437	10%	-32%		
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	\$7,150	\$6,888	\$7,577	10%	-29%		

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**Average Residential Rental Values
1990 - 2009
Four Bedrooms and Larger (By Area)**



FOUR+ BEDROOMS	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	1Q + 2Q 2009	3Q 2009	4Q 2009	4Q 09 vs. 3Q 09	4Q 09 vs. Peak
Upper East Side																								
DM AVERAGE																	\$16,352	\$22,675	\$17,722	\$13,814	\$13,805	\$13,606	-1%	-40%
NDM AVERAGE																	\$14,150	\$12,072	\$15,950	\$9,368	\$10,205	\$12,256	20%	-23%
ALL AVERAGE																	\$15,395	\$17,963	\$16,836	\$12,278	\$11,816	\$13,206	12%	-26%
Upper East Side (5th-Lex)																								
DM AVERAGE																	\$22,152	\$19,905	\$31,594	\$28,700	\$24,525	\$21,571	-12%	-32%
NDM AVERAGE																	\$21,310	\$22,000		\$19,562	\$13,772			N/A
ALL AVERAGE																	\$21,788	\$20,667	\$31,594	\$24,400	\$19,431	\$21,571	11%	-32%
Upper West Side																								
DM AVERAGE																	\$23,384	\$25,390	\$21,952	\$16,649	\$18,127	\$10,160	-44%	-60%
NDM AVERAGE																	\$13,987	\$14,981	\$17,136	\$10,552	\$9,518	\$13,440	41%	-22%
ALL AVERAGE																	\$20,196	\$21,847	\$20,125	\$13,601	\$15,576	\$11,253	-28%	-48%
Midtown East																								
DM AVERAGE															\$9,949	\$13,106	\$25,582	\$24,427	\$17,140	\$21,875	\$18,481	\$13,420	-27%	-48%
NDM AVERAGE																					\$16,240	\$11,795	-27%	N/A
ALL AVERAGE																		\$24,427	\$17,140	\$21,875	\$16,657	\$12,120	-27%	-50%
Midtown West																								
DM AVERAGE															\$16,139				\$19,869	\$7,438				N/A
NDM AVERAGE																				\$4,297		\$4,295	N/A	N/A
ALL AVERAGE																			\$19,869	\$5,693	\$23,137	\$4,295	-81%	-78%
Canal to East 29th Street																								
DM AVERAGE																						\$13,350	N/A	N/A
NDM AVERAGE															\$8,720		\$11,698	\$8,309	\$7,209	\$5,953	\$5,939	\$4,247	-28%	-64%
ALL AVERAGE																			\$7,209	\$5,953	\$5,976	\$6,067	2%	-16%
Canal to West 29th Street																								
DM AVERAGE																	\$19,900	\$18,669	\$19,490	\$28,114	\$21,260			N/A
NDM AVERAGE															\$12,000	\$14,058	\$14,111	\$14,658	\$10,874	\$10,374	\$8,792	\$14,108	60%	-4%
ALL AVERAGE																	\$16,216	\$15,846	\$13,566	\$14,656	\$12,073	\$14,108	17%	-13%
Below Canal Street																								
DM AVERAGE																	\$13,300	\$19,949		\$11,959	\$17,725	\$13,000	-27%	-35%
NDM AVERAGE																\$8,210	\$9,700	\$7,844	\$5,979	\$8,513	\$11,856	\$16,580	40%	71%
ALL AVERAGE																	\$11,757	\$14,761	\$5,979	\$10,029	\$14,944	\$15,557	4%	5%
4BR+ DM WHOLE MARKET																								
															\$12,763	\$13,106	\$21,211	\$22,523	\$22,716	\$16,974	\$18,786	\$14,006	-25%	-38%
4BR+ NDM WHOLE MARKET																								
															\$10,907	\$12,434	\$15,111	\$13,703	\$11,410	\$9,452	\$10,808	\$11,248	4%	-26%
4BR+ ALL WHOLE MARKET																								
															\$11,692	\$12,689	\$18,719	\$18,629	\$17,093	\$12,874	\$13,663	\$12,412	-9%	-34%

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2009 Manhattan Rental Report



Submarket Residential Rental Values

Neighborhood	Attended Lobby Buildings					Unattended Lobby Buildings				
	STU	1BR	2BR	3BR	4+BR	STU	1BR	2BR	3BR	4+BR
Battery Park City	\$2,354	\$2,825	\$4,633	\$6,957	*	*	*	*	*	*
Financial District	\$2,389	\$3,160	\$4,947	\$5,755	*	\$2,652	\$2,204	\$3,220	*	*
Tribeca	\$2,818	\$3,587	\$7,141	*	*	\$3,071	\$4,466	\$5,921	\$9,410	\$16,580
Soho	*	*	\$8,821	\$11,208	*	\$1,984	\$3,519	\$5,577	\$9,491	*
Greenwich Village/West Village	\$2,638	\$3,916	\$7,072	*	*	\$1,826	\$2,917	\$4,184	\$8,805	\$15,000
Chelsea	\$2,449	\$3,594	\$6,230	*	*	\$1,920	\$2,581	\$3,831	\$4,103	*
East Village/Lower East Side	\$2,286	\$3,399	\$5,162	*	*	\$1,679	\$2,214	\$2,683	\$3,726	\$4,218
Union Square/Gramercy/Stuy Town/Peter Cooper	\$2,377	\$3,481	\$5,519	\$7,464	*	\$2,006	\$2,382	\$4,752	\$4,888	*
Chinatown/Little Italy	*	*	*	*	*	*	\$2,341	\$3,160	*	*
Midtown West (30th - 59th St.)	\$2,232	\$2,978	\$4,845	\$7,111	*	\$1,719	\$2,134	\$2,473	\$3,906	*
Midtown East (30th - 59th St.)	\$1,999	\$3,054	\$4,849	\$11,210	\$13,420	\$1,614	\$2,113	\$3,321	\$3,685	*
Upper West Side (60th - 96th St.)	\$2,143	\$3,216	\$5,494	\$9,218	\$10,160	\$1,634	\$2,268	\$3,565	\$6,314	\$13,440
Upper East Side (5th Ave. - Lex; 60th - 96th St.)	\$2,429	\$4,090	\$8,418	\$15,005	\$21,571	\$1,807	\$2,662	\$4,856	\$9,141	*
Upper East Side (Lex Ave. - FDR Dr.; 60th - 96th St.)	\$2,199	\$2,925	\$5,009	\$9,424	\$13,606	\$1,508	\$1,814	\$2,215	\$3,811	\$12,256
Manhattan Valley (West Side Hwy - CPW; 96th - 110th St.)	\$1,947	\$2,566	\$4,349	\$5,876	*	\$1,394	\$1,779	\$2,413	\$3,795	*
Morningside Heights (West Side Hwy - Morningside Dr.; 110th - 125th St.)	*	\$2,309	*	*	*	*	\$1,771	\$2,379	*	*
Far Upper East Side (96th - 110th St.)	\$2,194	\$2,686	\$3,616	\$5,157	*	\$1,227	\$1,496	\$1,968	\$2,792	*
East Harlem (5th Ave. - FDR Dr.; 110th - 125th St.)	*	\$1,720	\$2,052	\$2,344	*	*	\$1,312	\$1,870	\$2,334	*
Central Harlem (Morningside Dr. - 5th Ave.; 110th - 125th St.)	*	\$1,843	\$2,207	\$3,008	*	*	\$1,648	\$2,127	\$2,931	*

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* Indicates a sample size of less than five.