

2009 Manhattan Rental Report
Market Overview By Unit Type

Nancy Packes
 SIGNATURE MARKETING SERVICES

	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	\$3,060	\$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

Average Residential Rental Values

1990 - 2009

Studios (By Area)

Nancy Packes
MARKETING SERVICES

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																										
NDM AVERAGE																										
ALL AVERAGE																										
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	\$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%		
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%	-21%		
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	\$2,108	\$2,109	\$2,054	-3%	-13%		

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Average Residential Rental Values

1990 - 2009

One Bedrooms (By Area)

Nancy Packes
SIGNATURE MARKETING SERVICES

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	\$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	\$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	\$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)

Nancy Packes
SIGNATURE MARKETING SERVICES

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)

Nancy Packes
MARKETING SERVICES

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)

Nancy Packes
 SIGNATURE MARKETING SERVICES

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																									N/A
ALL AVERAGE																									-27%
Midtown West																									
DM AVERAGE																\$16,139									N/A
NDM AVERAGE																									N/A
ALL AVERAGE																									-81%
Canal to East 29th Street																									
DM AVERAGE																									N/A
NDM AVERAGE																\$8,720									-28%
ALL AVERAGE																									-64%
Canal to West 29th Street																									
DM AVERAGE																									N/A
NDM AVERAGE																\$12,000	\$14,058	\$14,111	\$14,658	\$10,874	\$10,374	\$8,792	\$14,108	60%	-4%
ALL AVERAGE																									-13%
Below Canal Street																									
DM AVERAGE																									-27%
NDM AVERAGE																\$8,210									71%
ALL AVERAGE																									4%
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.