

MANHATTAN

Rental Market Overview

A Quarterly Survey of Manhattan Residential Rentals

4Q 10



Prepared by Miller Samuel Inc.
Appraisal and consulting services covering
the New York City metropolitan area

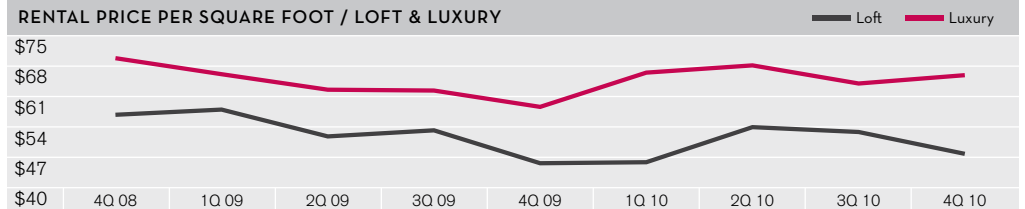
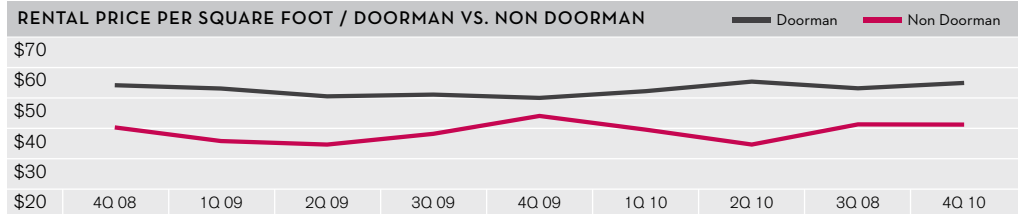
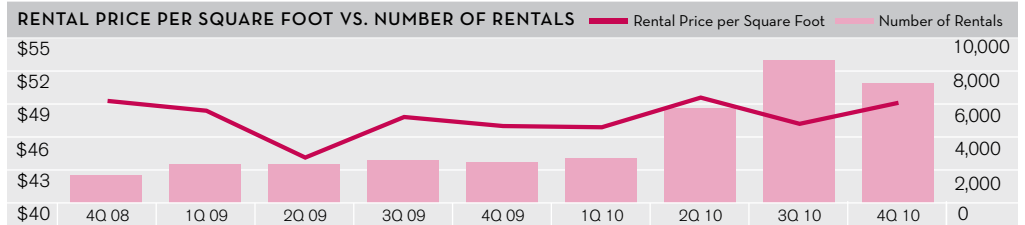
*Rental price indicators were mixed
as days on market dropped sharply*

Listing inventory fell The median rent of a Manhattan property edged 1.7% higher to \$2,950 from the same period last year and saw a seasonal decline of 1.7% from \$2,900 in the prior quarter. Listing inventory dropped 26.1% over the year, consistent with a 32-day decline in days on market to 44 days. This is less than the 60 day average over the past decade and also consistent with the sparing use of concessions over the past several quarters.

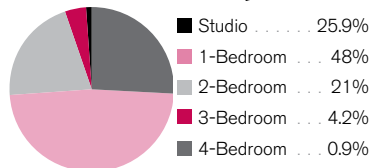
Rent concessions added to report metrics

Net effective rent is the face rent less landlord concessions such as free rent and other costs saved by the tenant. Face rents show limited volatility since concessions provide a large part of the ebb and flow of seasonal rental price changes. Our report represents the first time this metric has been measured in Manhattan. Moving forward we will expand and build on this metric to study its trends. In the fourth quarter of 2010, 40.5% of rental transactions had an average concession of 8.47%, or one full month of free rent.

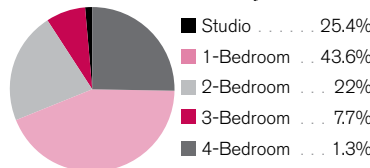
MANHATTAN RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$3,499	1.1%	\$3,460	-7.7%	\$3,789
Rental Price per Square Foot	\$49.13	4.0%	\$47.22	4.5%	\$47.02
Median Rental Price	\$2,950	-1.7%	\$3,000	1.7%	\$2,900
Number of New Rentals	7,217	-16.0%	8,593	193.9%	2,456
Days on Market (from Original List Date)	44	17.8%	38	-41.6%	76
Listing Discount (from Original List Price)	4.2%		1.7%		6.5%
Listing Inventory	3,862	-17.7%	4,693	-26.1%	5,225



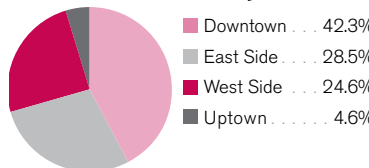
4Q 10 MARKET SHARE by SIZE



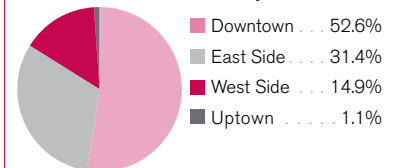
4Q 09 MARKET SHARE by SIZE



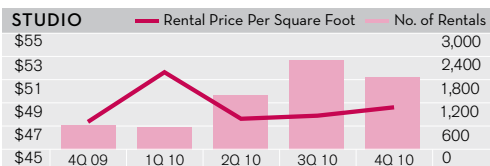
4Q 10 MARKET SHARE by LOCATION



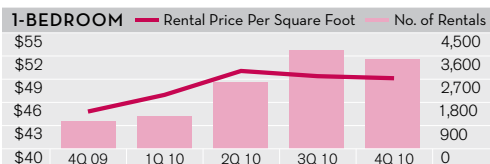
4Q 09 MARKET SHARE by LOCATION



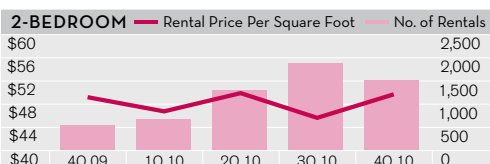
rental market by **SIZE**



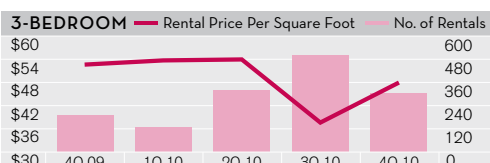
STUDIO RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$2,319	0.6%	\$2,306	2.9%	\$2,253
Rental Price per Square Foot	\$48.55	1.5%	\$47.82	2.7%	\$47.28
Median Rental Price	\$2,250	2.5%	\$2,195	7.1%	\$2,100
Number of New Rentals	1,871	-18.9%	2,308	200.3%	623



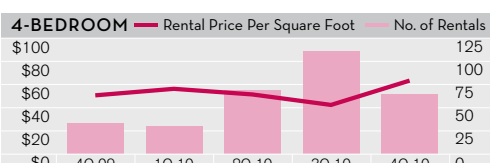
1-BEDROOM RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$3,069	0.5%	\$3,053	1.4%	\$3,026
Rental Price per Square Foot	\$49.07	-0.6%	\$49.34	9.8%	\$44.71
Median Rental Price	\$3,000	1.7%	\$2,950	5.3%	\$2,850
Number of New Rentals	3,465	-8.8%	3,798	223.5%	1,071



2-BEDROOM RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$4,722	7.0%	\$4,414	-9.7%	\$5,228
Rental Price per Square Foot	\$49.60	10.1%	\$45.05	1.0%	\$49.10
Median Rental Price	\$4,395	3.4%	\$4,250	-6.5%	\$4,700
Number of New Rentals	1,512	-19.3%	1,874	179.5%	541

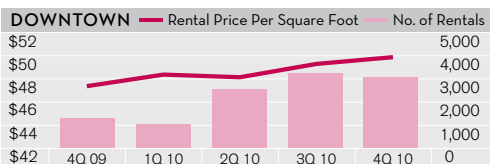


3-BEDROOM RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$7,558	10.3%	\$6,851	0.6%	\$7,515
Rental Price per Square Foot	\$48.01	27.6%	\$37.62	-8.8%	\$52.67
Median Rental Price	\$5,435	3.9%	\$5,233	-17.5%	\$6,588
Number of New Rentals	304	-39.4%	502	61.7%	188

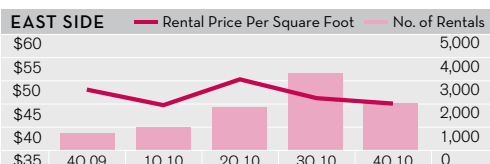


4-BEDROOM RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$12,941	30.7%	\$9,903	1.5%	\$12,749
Rental Price per Square Foot	\$63.53	49.6%	\$42.48	25.1%	\$50.78
Median Rental Price	\$11,500	85.6%	\$6,195	0.0%	\$11,500
Number of New Rentals	65	-41.4%	111	97.0%	33

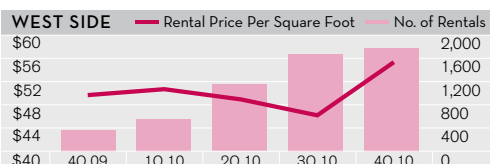
rental market by **LOCATION**



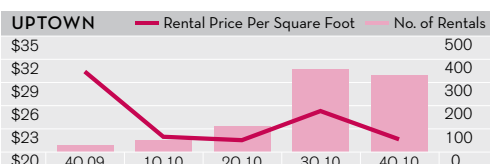
DOWNTOWN RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$3,586	-1.0%	\$3,622	-4.0%	\$3,737
Rental Price per Square Foot	\$49.86	1.2%	\$49.27	5.3%	\$47.33
Median Rental Price	\$3,125	-0.5%	\$3,140	4.2%	\$3,000
Number of New Rentals	3,050	-5.8%	3,237	136.3%	1,291



EAST SIDE RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$3,434	-0.1%	\$3,437	-9.0%	\$3,774
Rental Price per Square Foot	\$44.94	-2.6%	\$46.13	-6.4%	\$47.99
Median Rental Price	\$2,665	-1.1%	\$2,695	2.5%	\$2,600
Number of New Rentals	2,058	-38.2%	3,331	166.9%	771



WEST SIDE RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$3,767	6.8%	\$3,527	-9.3%	\$4,153
Rental Price per Square Foot	\$55.31	20.1%	\$46.04	11.6%	\$49.57
Median Rental Price	\$3,195	10.2%	\$2,900	-8.6%	\$3,495
Number of New Rentals	1,777	6.6%	1,667	385.5%	366



UPTOWN RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$1,659	-12.2%	\$1,888	-10.8%	\$1,860
Rental Price per Square Foot	\$21.64	-14.5%	\$25.31	-28.9%	\$30.44
Median Rental Price	\$1,498	-11.9%	\$1,700	-7.6%	\$1,620
Number of New Rentals	332	-7.3%	358	1085.7%	28

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