

# MANHATTAN

## Rental Market Overview

A Quarterly Survey of Manhattan Residential Rentals

2Q 09



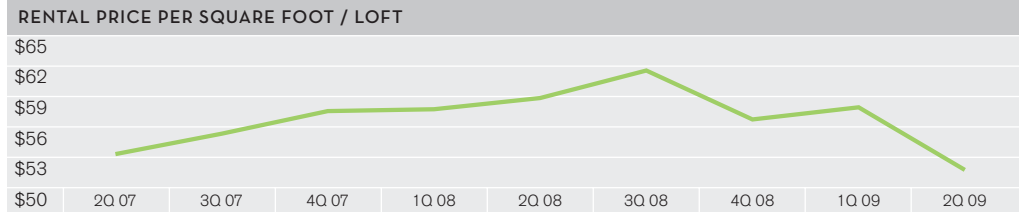
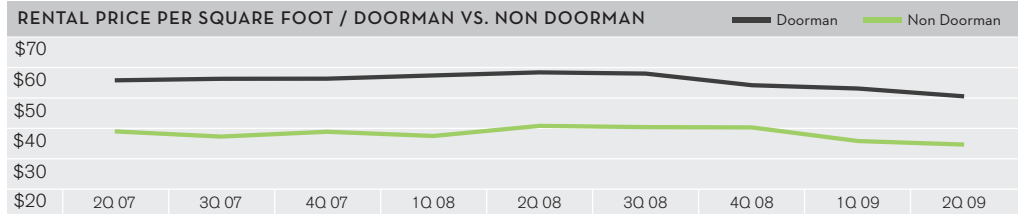
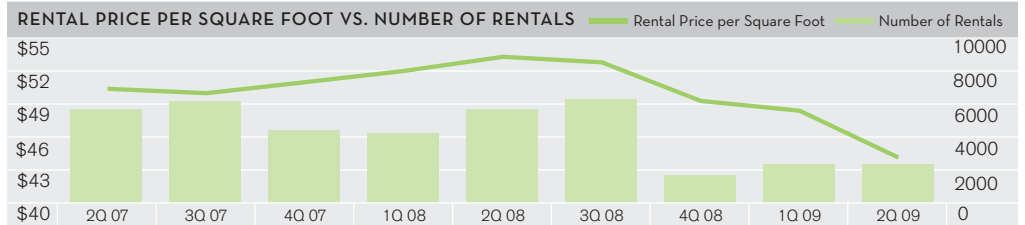
Prepared by Miller Samuel Inc.  
A New York residential real estate appraisal company

### Rental activity experienced late surge in activity

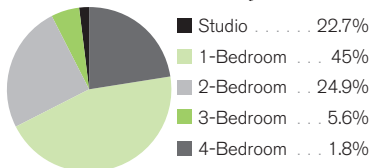
**After sharp drop last fall, a modest gain in number of rentals** There were 2,346 rentals in the second quarter, down 58.3% from the 5,624 units of the same quarter last year, but up 2.4% from the 2,290 units in the prior quarter. Inventory increased 28.8% to 7,290 apartments from 5,658 in the prior year quarter, yet declined 3.1% from the 7,522 units in the prior quarter. Days on market nearly doubled to 83 days from 45 days and listing discount increased to 9.5% from 2.6%, both compared to the prior year quarter. There was a late quarter surge in rental activity in the quarter not attributable to seasonal trends. The month of June accounted for 46.3% of the total rentals for the quarter, while May accounted for 33.3% and April accounted for 20.4%. Last year at this time, each month saw a consistent number of rentals.

**Rental price indicators trend lower** The average rent per square foot was down 17.5% to \$44.16 from \$53.30 in the prior year quarter. Because the average size of a rental unit expanded 21.7% to 1,043 square feet over the same period, the average rent increased a modest 0.9% to \$3,839 and median rent slipped 3.1% to \$3,100 from the prior year quarter respectively. The West Side had the highest rent per square foot at \$49.64 and the lowest year over year decline at 7.6%.

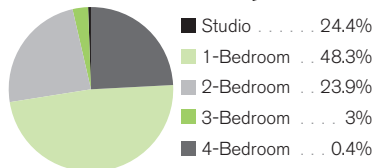
MANHATTAN RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$3,839	-7.3%	\$4,142	0.9%	\$3,806
Rental Price per Square Foot	\$44.16	-8.8%	\$48.41	-17.5%	\$53.50
Median Rental Price	\$3,100	-6.1%	\$3,300	-3.1%	\$3,200
Number of Rentals	2,346	2.4%	2,290	-58.3%	5,624
Days on Market (from Original List Date)	83	-4.6%	87	84.4%	45
Listing Discount (from Original List Date)	9.5%		8.0%		2.6%
Listing Inventory	7,290	-3.1%	7,522	28.8%	5,658



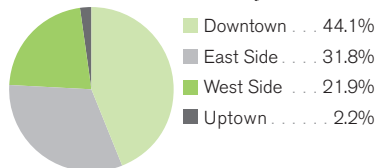
2Q 09 MARKET SHARE by SIZE



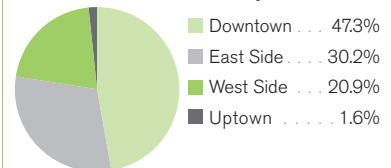
2Q 08 MARKET SHARE by SIZE



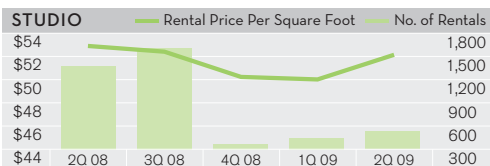
2Q 09 MARKET SHARE by LOCATION



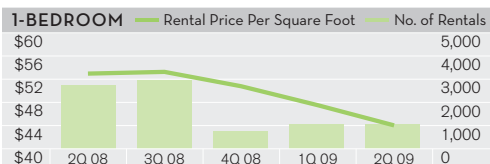
2Q 08 MARKET SHARE by LOCATION



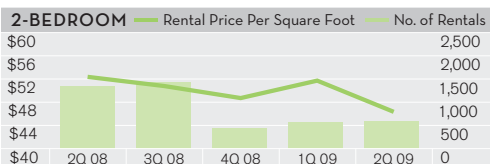
## rental market by **SIZE**



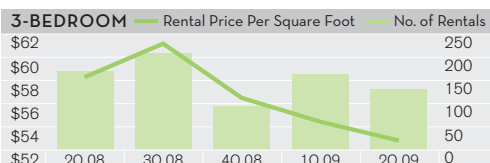
STUDIO RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$2,304	3.7%	\$2,221	-5.9%	\$2,449
Rental Price per Square Foot	\$52.13	4.3%	\$49.98	-1.5%	\$52.90
Median Rental Price	\$2,000	-7.0%	\$2,150	-18.4%	\$2,450
Number of Rentals	533	19.0%	448	-61.1%	1,370



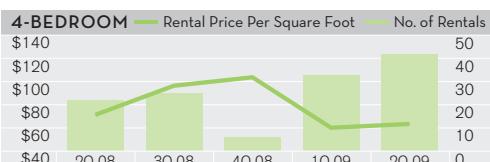
1-BEDROOM RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$2,874	-10.2%	\$3,200	-13.2%	\$3,311
Rental Price per Square Foot	\$43.87	-6.7%	\$47.04	-17.1%	\$52.90
Median Rental Price	\$2,795	-6.8%	\$3,000	-13.2%	\$3,220
Number of Rentals	1,057	-0.3%	1,060	-61.1%	2,719



2-BEDROOM RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$5,018	-6.6%	\$5,375	-4.4%	\$5,250
Rental Price per Square Foot	\$46.20	-10.5%	\$51.64	-11.7%	\$52.30
Median Rental Price	\$4,550	-8.9%	\$4,995	-5.1%	\$4,795
Number of Rentals	585	1.2%	578	-56.4%	1,343

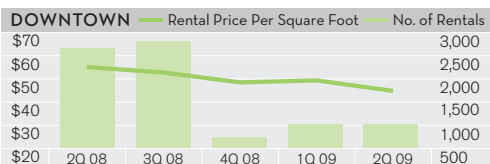


3-BEDROOM RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$8,849	1.0%	\$8,760	-7.5%	\$9,564
Rental Price per Square Foot	\$52.81	-3.0%	\$54.44	-9.4%	\$58.30
Median Rental Price	\$7,673	-2.3%	\$7,850	-4.1%	\$8,000
Number of Rentals	132	-19.5%	164	-22.4%	170



4-BEDROOM RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$15,430	-1.5%	\$15,670	-8.2%	\$16,814
Rental Price per Square Foot	\$63.42	5.4%	\$60.16	-11.1%	\$71.30
Median Rental Price	\$14,700	1.4%	\$14,500	-2.0%	\$15,000
Number of Rentals	42	27.3%	33	90.9%	22

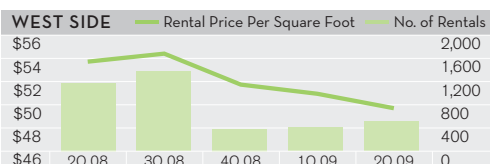
## rental market by **LOCATION**



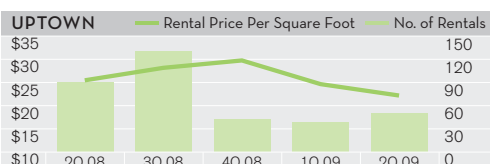
DOWNTOWN RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$4,033	-4.9%	\$4,241	6.3%	\$3,795
Rental Price per Square Foot	\$44.58	-9.3%	\$49.17	-18.9%	\$55.00
Median Rental Price	\$3,200	-7.5%	\$3,459	-2.7%	\$3,290
Number of Rentals	1,036	1.3%	1,023	-61.1%	2,663



EAST SIDE RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$3,667	-9.5%	\$4,054	-6.9%	\$3,938
Rental Price per Square Foot	\$40.86	-13.5%	\$47.23	-20.0%	\$51.10
Median Rental Price	\$2,550	-17.7%	\$3,100	-17.7%	\$3,100
Number of Rentals	748	-8.4%	817	-55.9%	1,698



WEST SIDE RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$3,898	-8.9%	\$4,281	3.9%	\$3,753
Rental Price per Square Foot	\$49.64	-2.5%	\$50.90	-7.6%	\$53.70
Median Rental Price	\$2,900	-14.6%	\$3,395	-9.4%	\$3,200
Number of Rentals	515	25.3%	411	-56.1%	1,173



UPTOWN RENTAL MATRIX	Current Qtr	% Chg	Prior Qtr	% Chg	Prior Year Qtr
Average Rental Price	\$1,753	-10.7%	\$1,962	-24.4%	\$2,320
Rental Price per Square Foot	\$22.21	-10.0%	\$24.68	-12.9%	\$25.50
Median Rental Price	\$1,563	-5.3%	\$1,650	-28.9%	\$2,198
Number of Rentals	50	28.2%	39	-44.4%	90

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