

AVERAGE RENT SUMMARY: 2/10

LOCATION	STUDIO	1BR	2BR	3BR
Chelsea	2125	3172	4544	5117
East Village	1953	2235	3233	4073
Gramercy/Flatiron	2097	2935	3599	4525
Harlem	1163	1376	1696	2243
Lower East Side	1750	2191	2865	3900
Midtown East	1778	2495	3558	4850
Midtown West	1872	2465	3562	4371
Morningside Heights	1290	1525	2006	2900
Murray Hill	1853	2212	3124	4150
SoHo/TriBeCa	2203	3180	5388	6698

LOCATION	STUDIO	1BR	2BR	3BR
Upper East Side	1592	2271	3042	5038
Upper West Side	1576	2456	3323	5400
Wall Street/BPC	1900	2223	3603	4605
Washington Heights	1033	1188	1625	1933
West Village	2154	3097	4077	5400
February Average	1756	2335	3283	4347
January Average	1725	2318	3257	4358
% Change	+2%	+1%	+1%	0%

Average Number of Available Apartments in February 10,355*

VACANCY SUMMARY: 2/10

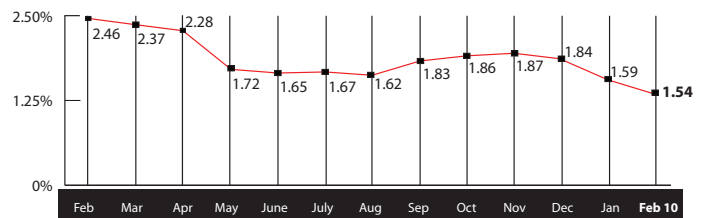
NEIGHBORHOOD	VACANCY RATE
BPC / Financial Dist	1.45%
Chelsea	1.06%
East Village	1.83%
Gramercy	1.37%
Midtown East	1.81%
Midtown West	1.39%
Murray Hill	1.88%

NEIGHBORHOOD	VACANCY RATE
SoHo/TriBeCa	1.00%
Upper East Side	2.10%
Upper West Side	1.64%
West Village	.78%
February Overall Vacancy	1.54%
January Overall Vacancy	1.59%
Difference	-0.05

OVERALL BLENDED AVERAGES: 2/10

BLDG CLASSIFICATION	STUDIO	1BR	2BR	3BR
New Development w/ DM**	2386	3505	6325	8797
Doorman	2174	3018	4404	5794
Elevator****	1727	2509	3876	5516
Walkup***	1638	2031	2721	3867

MANHATTAN RENTAL VACANCY RATES: 2/10



* Average based on available apartments on the 1st, 15th, and last day of the month: Citi Habitats listings database.
 ** New Developments include all rental and condo buildings built after 2003.
 ***Walkup averages include brownstone and townhouse rentals.
 ****Elevator averages in the downtown neighborhoods include a significant number of loft rentals compared to other neighborhoods.