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INTRODUCTION

Rental prices during the month of February reversed their negative momentum and improved by a mere .92%, representing a total increase of \$34.66.



These increases are expected to intensify further as we transition towards Q2, which is commonly associated with higher demand for apartments. As expected, the rental figures found in this report continue to provide resistance to fluctuations within the overall borough of Manhattan.

Based upon our analysis, both doorman (-0.60%) and non-doorman (-2.54%) studios experienced declines from the previous month. On the contrary, non-doorman one-bedroom (0.64%), doorman one-bedroom (0.23%), non-doorman two-bedroom (0.47%), and doorman two-bedroom (0.47%) units saw positive growth in rental averages. Overall, one bedroom units remained steady with average rents increasing .32%, while overall two-bedroom units grew by 0.45%.

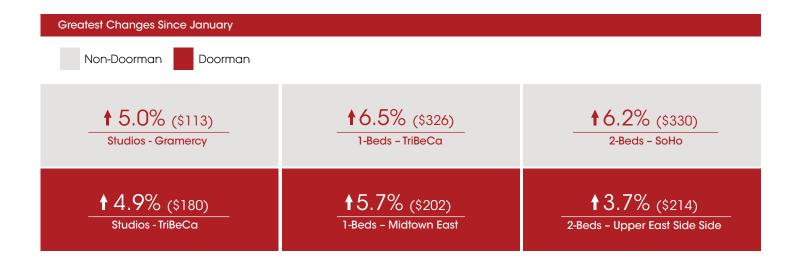
In areas such as Midtown East and the Upper West Side, a lack of availability for luxury units drastically declined from the previous month, thus influencing the overall averages. Non-doorman two-bedroom units above \$5,000 were scarce on the Upper West Side. Similarly, the majority of inventory for non-doorman two-bedroom units in Midtown East were highly congested towards the mean of \$4,208. Both unit types during the previous month of January had rental averages at \$3,845 and \$4,255, respectively. As a result, the average month-to-month prices for non-doorman two-bedrooms fell -5.6% on the Upper West Side and -1.1% in Midtown East.

Vacancy rates continued to remain at all-time lows throughout Manhattan. However, a few neighborhoods, including Midtown West, Murray Hill, Chelsea, Gramercy, Greenwich Village, Lower East Side and the Financial District had additional inventory from the previous month. Even with the surplus of inventory, rents remained stable in these neighborhoods. MNS will continue to track changes in inventory and its influence on rental prices in Manhattan.



A QUICK LOOK

Where we are from 2012: Starting the new year and looking back to 2011 showed an average increase in rents of 30% for non-doorman units, and 11% for doorman units. Two bedroom units had the largest increase at 25% for both doorman and non-doorman units.



/pe	February 2012	February 2013	Change
Non-Doorman Studios	^{\$} 2,193	\$2,227	1 .6%
Non-Doorman One Bedrooms	\$2,920	\$3,063	↑ 4.9%
Non-Doorman Two Bedrooms	§4,212	§4,427	↑ 5.1%
/pe	February 2012	February 2013	Change
Ooorman Studios	^{\$} 2,639	^{\$} 2,766	1 4.8%
Ooorman One Bedrooms	\$3,692	\$3,903	↑ 5.7%
oorman Two Bedrooms	§5,782	§6.093	↑ 5.4%



A QUICK LOOK

Notable Trends: Building (Average Pri	ces)	
Туре	Most Expensive	Least Expensive
Non-Doorman Studios	TribBeCa \$4,900	Harlem \$1,520
Non-Doorman One Bedrooms	TribBeCa \$5,350	Harlem \$1,859
Non-Doorman Two Bedrooms	TribBeCa \$7,998	Harlem \$2,365
Туре	Most Expensive	Least Expensive
Doorman Studios	TribBeCa \$3,878	Harlem \$1,749
Doorman One Bedrooms	SoHo \$5,650	Harlem \$2,278
Doorman Two Bedrooms	SoHo \$8,717	Harlem \$3,371

Where Prices Decreased

Harlem

Non-Doorman Studios **-3.9%** Doorman Studios **-4.3%** Doorman Two-Bedrooms **-1.1%**

↓ Upper West Side

Doorman Studios **-3.0%**Non-Doorman One-Bedroom **-10.3%**Non-Doorman Two-Bedroom **-5.6%**

↓ Upper East Side

Doorman Studios **-2.8**% Non-Doorman Two-Bedroom **-2.6**%

Midtown East

Non-Doorman Two-Bedroom -1.1%

Murray Hill

Non-Doorman Studios -3.5%

↓ Chelsea

Doorman One-Bedroom -1.5% Non-Doorman Two-Bedroom -1.1% Doorman Two-Bedroom -1.7%

↓ Gramercy

Non-Doorman One-Bedroom **-2.8%**Doorman One-Bedroom **-2.2%**Non-Doorman Two-Bedroom **-4.4%**Doorman Two-Bedroom **-1.1%**

Greenwich Village

Doorman One-Bedroom -1.8%

↓ East Village

Doorman Studios **-0.2%**Doorman One-Bedroom **-2.0%**Non-Doorman Two-Bedroom **-1.2%**Doorman Two-Bedroom **-1.6%**

SoHo

Non-Doorman Studios -4.7%

↓ Lower East Side

Non-doorman Studios **-0.4**%
Doorman Studios **-14.3**%
Non-Doorman One-Bedroom **-1.6**%
Doorman One-Bedroom **-2.0**%
Doorman Two-Bedroom **-3.7**%

Doorman Two-Bedroom -0.3%

Financial District

Non-Doorman Studios **-5.5%**Non-Doorman One-Bedroom **-2.0%**Doorman One-Bedroom **-1.3%**Non-Doorman Two-Bedroom **-1.7%**

▶ Battery Park City

Doorman Studios -1.2%
Doorman One-Bedroom -2.3%
Doorman Two-Bedroom -0.1%



A QUICK LOOK

Where Prices Increased

↑ Harlem

Non-doorman One-Bedroom **4.3%** Noorman One-Bedroom **1.4%** Non-Doorman Two-Bedroom **2.8%**

Upper West Side

Non-Doorman Studios **3.3%**Doorman One-Bedroom **1.7%**Doorman Two-Bedroom **3.4%**

↑ Upper East Side

Non-Doorman Studios **2.6%**Non-Doorman One-Bedroom **1.3%**Doorman One-Bedroom **4.3%**Doorman Two-Bedroom **3.7%**

↑ Midtown West

Non-doorman studios **0.3**% doorman studio **1.2**% non-doorman one-bedroom **1.7**% doorman one-bedroom **0.3**% non-doorman two-bedroom **3.4**% doorman two-bedroom **1.2**%

↑ Midtown East

Non-Bedroom Studios 1.9% Doorman Studios 0.9% Non-Doorman One-Bedroom 0.5% Doorman One-Bedroom 5.7% Doorman Two-Bedroom 2.0%

↑ Murray Hill

Doorman Studios 3.4%
Non-Doorman One-Bedroom 2.8%
Doorman One-Bedroom 0.9%
Non-Doorman Two-Bedroom 1.6%
Doorman Two-Bedroom 0.9%

↑ Chelsea

Non-Doorman Studios **4.0%** Doorman Studios 2.6% Non-Doorman One-Bedroom **1.6%**

♦ Gramercy

Non-Doorman Studios **5.0%**Doorman Studios **1.8%**

♠ Greenwich Village

Non-Doorman Studios 1.7%
Doorman Studios 0.1%
Non-Doorman One-Bedroom 0.4%
Non-Doorman Two-Bedroom 2.5%
Doorman Two-Bedroom 0.1%

↑ East Village

Non-Doorman Studios **2.2%**Non-Doorman One-bedroom **2.6%**

↑ SoHo

Doorman Studios 1.8%

Non-Doorman One-Bedroom 0.2%

Doorman One-Bedroom 1.2%

Non-Doorman Two-Bedroom 6.2%

Doorman Two-Bedroom 2.6%

↑ Lower East Side

Non-Doorman Two-Bedroom 0.6%

↑ Tribeca

Non-Doorman Studios **88.5**% Doorman Studios **4.9**% Non-Doorman One-Bedroom **6.5**% Doorman One-Bedroom **2.4**% Non-Doorman Two-Bedroom **4.1**%

↑ Financial District

Doorman Studios **4.9**%
Doorman Two-Bedroom **1.6**%

Tips For Renters

Financial District: Overall one-bedroom rents fell by an average of \$58, representing a 1.5% decrease from the previous month. As compared to other parts of the island, the ample inventory along with falling rental rates provide an attractive opportunity for potential tenants

Lower East Side: Both non-doorman and doorman studios fell by -2.54% throughout Manhattan. Specifically, deals can be found in the Lower East Side where doorman studios fell by an average of -14.3%. Although 79% of the studios are non-doorman, the price difference between a doorman and non-doorman is roughly \$831.



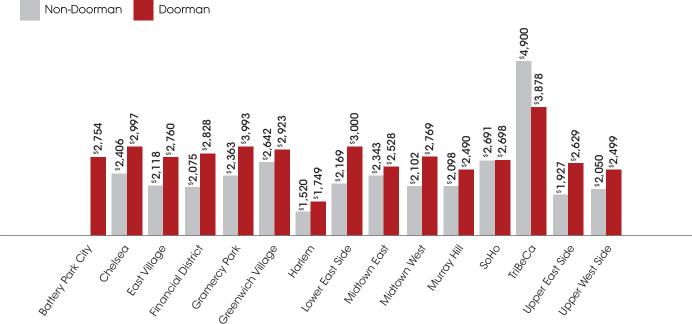
MEAN MANHATTAN RENTAL PRICES

The Mean Rental Price graphs illustrate average monthly rents for studios, one-bedrooms and two-bedrooms in doorman and non-doorman buildings for the month of February 2013. Graphs tracking citywide and neighborhood price changes over a rolling 13-month period follow.

February 2013 Mean Manhattan Rental Prices

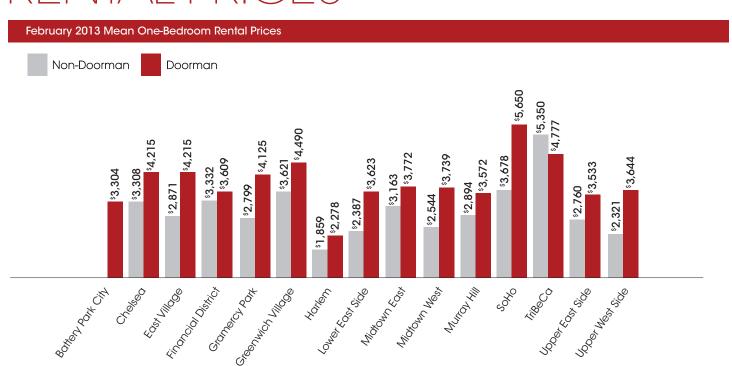
Non-Doorman Studio \$2,227 Non-Doorman One-Bedroom \$3,063 Non-Doorman Two-Bedroom \$4,427 Doorman Studio \$2,766 Doorman One-Bedroom \$3,903 Doorman Two-Bedroom \$6,093



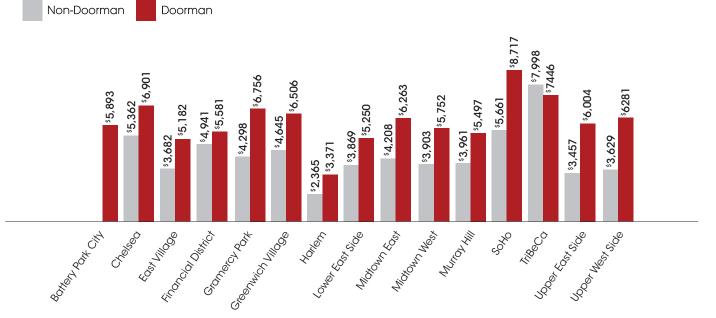




MEAN MANHATTAN RENTAL PRICES





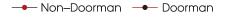


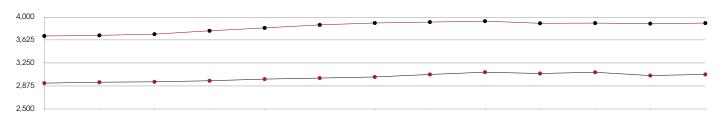


MANHATTAN PRICETRENDS

Manhattan Studio Price Trends Over 13 Months — Non-Doorman → Doorman 2,800 2,575 2,350 2,125 1,900 Feb Mar Apr May June July Oct Nov Dec Jan Feb Aug Sep 2,635 2,629 2,639 2,657 2,691 2,677 2,690 2,698 2,735 2,722 2,768 2,783 2,766 2,285 2,193 2,187 2,208 2,243 2,260 2,261 2,303 2,345 2,349 2,301 2,282 2,227

Manhattan One-Bedroom Price Trends Over 13 Months

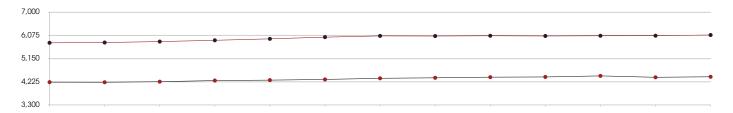




	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
-	3,692	3,702	3,722	3,777	3,824	3,874	3,905	3,920	3,935	3,900	3,903	3,894	3,903
-	2,920	2,935	2,942	2,959	2,986	3,003	3,021	3,062	3,099	3,078	3,098	3,044	3,063

Manhattan Two-Bedroom Price Trends Over 13 Months

→ Non-Doorman → Doorman



	Feb	Mar		,		,	_				Dec	Jan	Feb
•	5,782	5,793	5,831	5,882	5,940	6,008	6,057	6,052	6,063	6,054	6,063	6,065	6,093
-	4,212	4,208	4,231	4,276	4,293	4,321	4,366	4,386	4,411	4,420	4,462	4,406	4,427



BATTERY PARK CITY







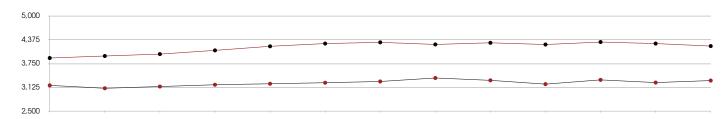


Chelsea Studio Price Trends Over 13 Months — Non-Doorman → Doorman 4,000 3,425 2,850 2,275 1,700 Feb Mar Apr May June July Aug Sep Oct Nov Dec Jan Feb 2,777 3,152 2,733 2,777 2,822 2,917 3,016 2,910 3,083 3,234 3,153 2,922 2,997 2,242 2,345 2,314 2,079 2,086 2,087 2,155 2,186 2,417 2,484 2,404 2,406

2,264

Chelsea One-Bedroom Price Trends Over 13 Months

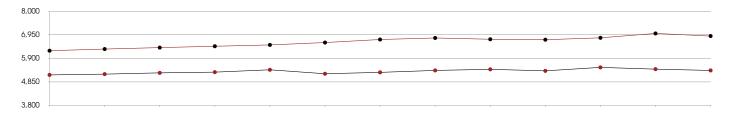




	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
-	3,901	3,954	4,004	4,102	4,209	4,281	4,313	4,258	4,301	4,256	4,321	4,281	4,215
-	3,182	3,105	3,151	3,198	3,224	3,251	3,284	3,376	3,314	3,214	3,326	3,255	3,308

Chelsea Two-Bedroom Price Trends Over 13 Months

→ Non-Doorman → Doorman



_	Feb	Mar	Apr					Sep			Dec	Jan	Feb
•	6,245	6,319	6,384	6,445	6,504	6,610	6,746	6,815	6,758	6,737	6,822	7,017	6,901
-	5,162	5,197	5,254	5,286	5,391	5,214	5,276	5,363	5,412	5,344	5,499	5,420	5,362



EAST VILLAGE

East Village Studio Price Trends Over 13 Months → Non-Doorman → Doorman 4,000 3,375 2,750 2,125 1,500 Feb Mar Apr May June July Sep Oct Nov Dec Jan Feb Aug 3,078 2,988 2,967 2,985 3,020 2,980 3,000 2,912 2,840 2,760 2,595 2,765 2,760

2,109

2,124

2,119

2,147

2,077

2,072

2,118

East Village One-Bedroom Price Trends Over 13 Months

2,086

2,076

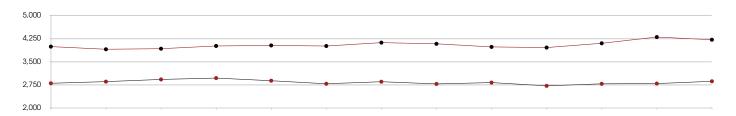
2,022

2,055



1,953

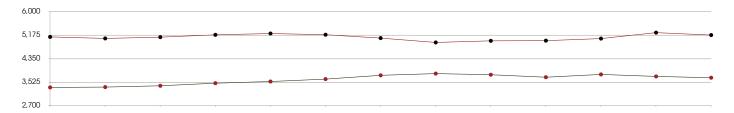
2,089



	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
-	3,993	3,907	3,925	4,013	4,031	4,012	4,121	4,083	3,983	3,962	4,100	4,301	4,215
	2,807	2,860	2,931	2,975	2,889	2,791	2,857	2,786	2,829	2,724	2,789	2,797	2,871

East Village Two-Bedroom Price Trends Over 13 Months

→ Non-Doorman → Doorman



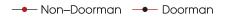
	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
•	5,117	5,064	5,108	5,190	5,236	5,194	5,075	4,922	4,979	4,985	5,058	5,267	5,182
-	3,341	3,353	3,399	3,490	3,549	3,633	3,767	3,827	3,787	3,700	3,798	3,728	3,682

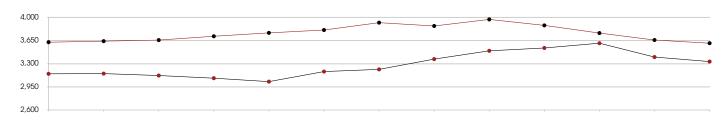


Finacial District Studio Price Trends Over 13 Months — Non-Doorman → Doorman 2,900 2,625 2,350 2,075 1,800 Feb Mar Apr May June July Oct Nov Dec Jan Feb Aug Sep 2,719 2,828 2,690 2,647 2,688 2,803 2,827 2,875 2,798 2,866 2,792 2,849 2,805 2,195 2,200 2,195 2,200 2,198 2,291 2,298 2,321 2,300 2,450 2,411 2,075

2,275

Finacial District One-Bedroom Price Trends Over 13 Months

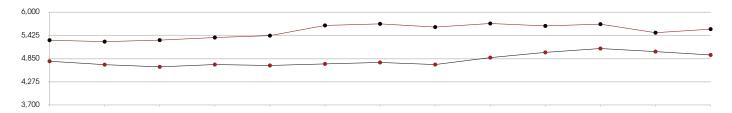




	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
	3,624	3,640	3,656	3,714	3,765	3,808	3,919	3,869	3,968	3,878	3,762	3,657	3,609
-	3,147	3,150	3,121	3,081	3,029	3,181	3,214	3,369	3,494	3,537	3,609	3,400	3,332

Finacial District Two-Bedroom Price Trends Over 13 Months

→ Non-Doorman → Doorman



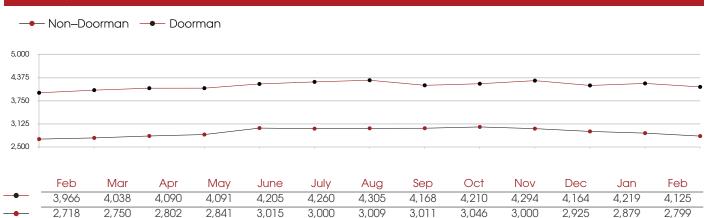
	Feb	Mar	Apr	- /		July	0	Sep		Nov		Jan	
•	5,307	5,271	5,309	5,373	5,420	5,673	5,712	5,632	5,721	5,661	5,705	5,493	5,581
-	4,785	4,700	4,646	4,703	4,680	4,719	4,755	4,703	4,875	5,005	5,100	5,024	4,941



GRAMERCY PARK

Gramercy Park Studio Price Trends Over 13 Months 3,100 2,800 2,500 2,200 1,900 Feb Mar Oct Dec Apr May June July Aug Sep Nov Jan Feb 2,778 2,766 2,748 2,794 2,704 2,810 2,870 2,833 2,925 3,020 3,042 2,939 2,993 2,410 2,150 2,180 2,286 2,315 2,253 2,186 2,250 2,221 2,365 2,338 2,269 2,363

Gramercy Park One-Bedroom Price Trends Over 13 Months



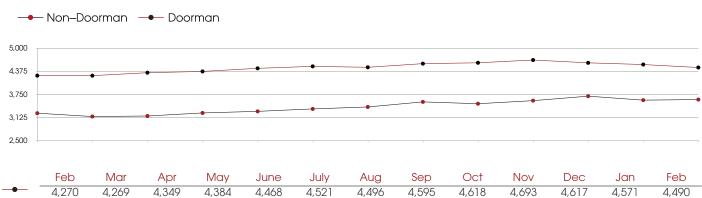
Gramercy Park Two-Bedroom Price Trends Over 13 Months 7,000 6,125 5,250 4,375 3,500 Feb Mar Apr May June July Sep Oct Nov Dec Jan Feb Aug 6,285 6,338 6,360 6,454 6,535 6,623 6,742 6,796 6,878 6,936 6,841 6,832 6,756 4,074 3,995 3,968 4,008 4,067 4,137 4,348 4,471 4,523 4,419 4,573 4,498 4,298



GREENWICH VILLAGE

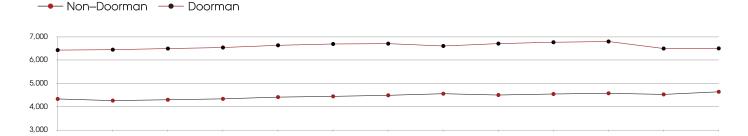
Greenwich Village Price Trends Over 13 Months — Non-Doorman → Doorman 3,100 2,750 2,400 2,050 1,700 Feb Mar May Oct Nov Dec Jan Feb Apr June July Aug Sep 2,690 2,878 2,642 2,715 2,717 2,834 2,897 2,948 2,925 2,953 3,006 2,921 2,923 2,378 2,396 2,454 2,542 2,600 2,570 2,533 2,599 2,416 2,695 2,613 2,466 2,642

Greenwich Village One-Bedroom Price Trends Over 13 Months



4,270 4,269 4,349 4,384 4,468 4,521 4,496 4,595 4,618 4,693 4,617 4,571 4,490 3,251 3,161 3,175 3,258 3,301 3,367 3,420 3,558 3,508 3,591 3,713 3,605 3,621

Greenwich Village Two-Bedroom Price Trends Over 13 Months



	Feb	Mar	Apr	,		,	_		Oct		Dec	Jan	Feb
•	6,433	6,451	6,498	6,543	6,638	6,695	6,709	6,609	6,711	6,769	6,801	6,500	6,506
-	4,339	4,268	4,304	4,343	4,417	4,450	4,495	4,563	4,507	4,551	4,581	4,533	4,645



HARLEM

1,391

Harlem Studio Price Trends Over 13 Months → Non-Doorman → Doorman 1,900 1,725 1,550 1,375 1,200 Feb Mar Apr May June July Sep Oct Nov Dec Jan Feb Aug 1,428 1,401 1,440 1,505 1,539 1,573 1,629 1,712 1,763 1,841 1,884 1,827 1,749

1,505

1,565

1,517

1,564

1,613

1,581

1,520

1,491

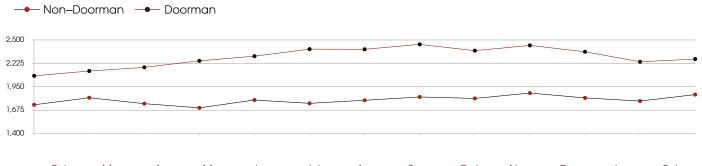
1,483

Harlem One-Bedroom Price Trends Over 13 Months

1,403

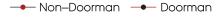
1,432

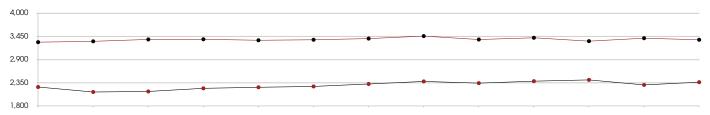
1,377



	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
	2,080	2,137	2,180	2,257	2,312	2,395	2,393	2,451	2,377	2,439	2,364	2,246	2,278
•	1,739	1,822	1,752	1,703	1,795	1,756	1,792	1,831	1,814	1,877	1,820	1,783	1,859

Harlem Two-Bedroom Price Trends Over 13 Months





	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
•	3,314	3,334	3,379	3,383	3,359	3,371	3,399	3,458	3,377	3,418	3,338	3,408	3,371
-	2,250	2,132	2,145	2,219	2,244	2,264	2,322	2,383	2,342	2,389	2,419	2,300	2,365



2,545

2,141

2,442

2,109

LOWER EAST SIDE

Lower East Side Studio Price Trends Over 13 Months 4,000 3,375 2,750 2,125 1,500 Feb Mar Apr May July Oct Nov Dec Jan Feb June Aug Sep

2,517

2,094

2,651

2,078

2,657

2,163

2,738

2,090

2,775

1,995

3,500

2,178

Lower East Side One-Bedroom Price Trends Over 13 Months

2,474

2,079

2,554

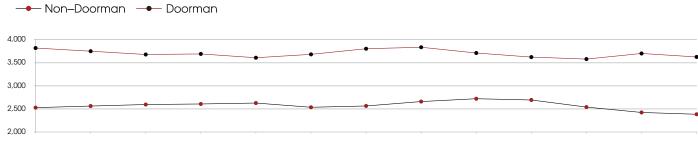
2,046

2,588

1,999

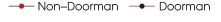
2,500

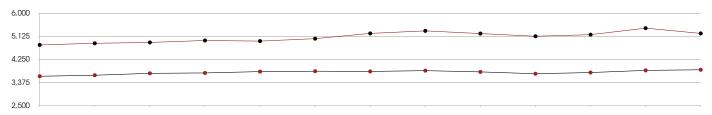
2,067



	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
	3,815	3,747	3,676	3,688	3,606	3,679	3,800	3,832	3,708	3,620	3,577	3,698	3,623
-	2,530	2,564	2,597	2,609	2,629	2,538	2,566	2,661	2,722	2,695	2,542	2,426	2,387

Lower East Side Two-Bedroom Price Trends Over 13 Months





	Feb	Mar	Apr	,	June	,	0	Sep	Oct	Nov	Dec	Jan	Feb
•	4,813	4,875	4,907	4,981	4,958	5,050	5,250	5,346	5,244	5,142	5,202	5,450	5,250
-	3,623	3,662	3,734	3,749	3,800	3,815	3,806	3,836	3,789	3,719	3,764	3,846	3,869

page 17

3,000

2,169



MIDTOWN EAST

Midtown East Studio Price Trends Over 13 Months 2,600 2,325 2.050 1,775 1,500 Feb Mar May June July Sep Oct Nov Dec Jan Feb Apr Aug 2,405 2,428 2,361 2,378 2,382 2,338 2,363 2,348 2,443 2,392 2,469 2,504 2,528

2,274

2,180

2,240

2,309

2,283

2,300

2,343

2,184

Midtown East One-Bedroom Price Trends Over 13 Months

1,974

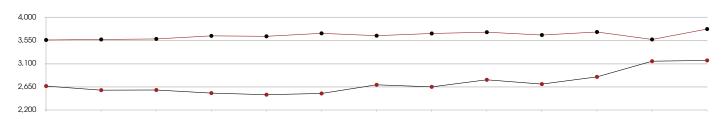
2,094

2,108



1,918

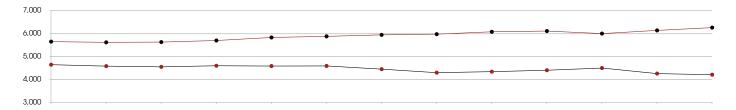
1,842



	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
	3,560	3,570	3,580	3,640	3,631	3,689	3,643	3,686	3,711	3,656	3,715	3,570	3,772
—	2,665	2,586	2,589	2,529	2,498	2,522	2,690	2,650	2,787	2,704	2,844	3,148	3,163

Midtown East Two-Bedroom Price Trends Over 13 Months

→ Non-Doorman → Doorman



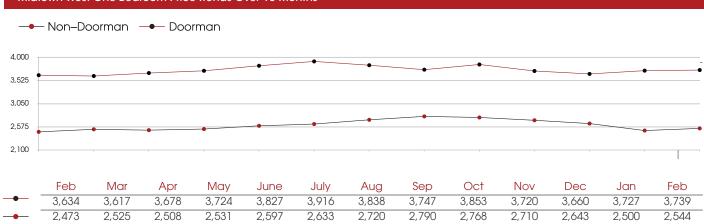
_	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
-	5,651	5,620	5,631	5,700	5,833	5,882	5,947	5,977	6,081	6,113	6,002	6,141	6,263
-	4,645	4,581	4,550	4,598	4,585	4,590	4,449	4,296	4,340	4,402	4,498	4,255	4,208



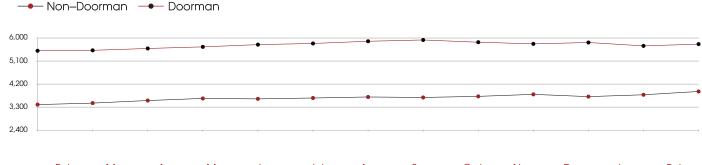
MIDTOWN WEST

Midtown West Studio Price Trends Over 13 Months Non-Doorman Doorman 2,900 2,575 2,250 1,925 1,600 Feb Mar May June Oct Nov Dec Jan Feb Apr July Aug Sep 2,710 2,737 2,769 2,637 2,744 2,728 2,798 2,765 2,707 2,771 2,705 2,755 2,820 1,904 1,874 2,102 2,032 1,932 1,992 1,903 2,000 1,965 1,921 2,095 2,007 2,102

Midtown West One-Bedroom Price Trends Over 13 Months



Midtown West Two-Bedroom Price Trends Over 13 Months



	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
	5,493	5,510	5,582	5,645	5,732	5,778	5,864	5,914	5,827	5,762	5,815	5,683	5,752
-	3,390	3,449	3,549	3,631	3,614	3,648	3,688	3,669	3,712	3,790	3,702	3,774	3,903



2,600

2,799

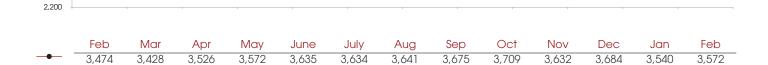
MURRAY HILL

Murray Hill Studio Price Trends Over 13 Months 2,700 2,250 2,025 1,800 Feb Mar May June July Sep Oct Nov Dec Jan Feb Apr Aug 2,646 2,609 2,619 2,676 2,656 2,633 2,606 2,579 2,527 2,421 2,521 2,408 2,490 2,090 2,104 2,057 2,059 2,053 2,176 2,103 2,142 2,173 2,258 2,129 2,175 2,098

Murray Hill One-Bedroom Price Trends Over 13 Months



2,985



2,818

2,879

2,984

2,854

2,910

2,816

2,894

Murray Hill Two-Bedroom Price Trends Over 13 Months

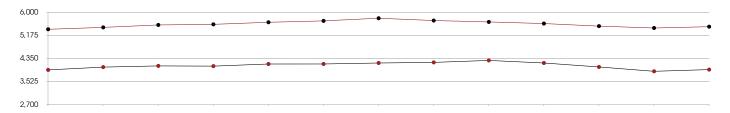
2,814

2,861

2,927



2,897



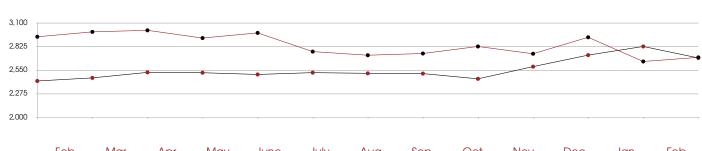
	Feb	Mar	Apr	May	June	,	Aug	Sep	Oct	Nov	Dec	Jan	Feb
•	5,404	5,472	5,559	5,581	5,655	5,705	5,800	5,717	5,667	5,609	5,517	5,450	5,497
-	3,950	4,050	4,093	4,085	4,161	4,162	4,197	4,219	4,289	4,197	4,055	3,900	3,961





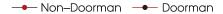
SoHo Studio Price Trends Over 13 Months

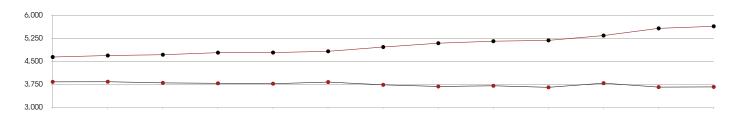




	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
-	2,938	2,995	3,013	2,923	2,983	2,765	2,723	2,743	2,825	2,740	2,932	2,650	2,698
-	2,423	2,459	2,523	2,519	2,499	2,520	2,512	2,509	2,448	2,590	2,724	2,825	2,691

SoHo One-Bedroom Price Trends Over 13 Months

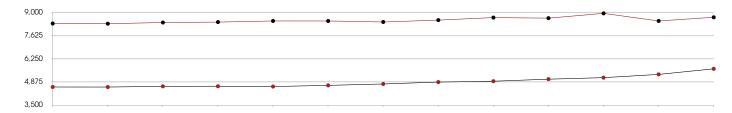




	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
-	4,650	4,699	4,725	4,792	4,795	4,836	4,975	5,100	5,165	5,192	5,349	5,583	5,650
-	3,842	3,846	3,809	3,795	3,782	3,835	3,745	3,692	3,714	3,664	3,799	3,671	3,678

SoHo Two-Bedroom Price Trends Over 13 Months

→ Non-Doorman → Doorman

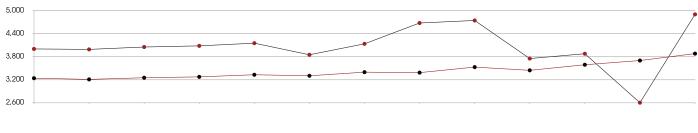


	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
•	8,349	8,337	8,408	8,433	8,500	8,499	8,440	8,550	8,700	8,667	8,950	8,500	8,717
-	4,584	4,581	4,624	4,629	4,611	4,681	4,763	4,876	4,927	5,048	5,138	5,331	5,661



Tribeca Studio Price Trends Over 13 Months

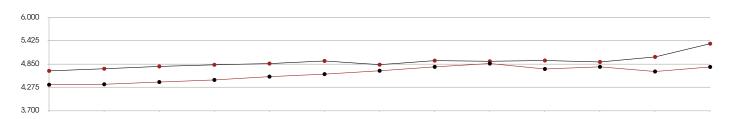




	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
	3,238	3,207	3,250	3,273	3,328	3,301	3,395	3,383	3,527	3,443	3,588	3,698	3,878
-	4,000	3,988	4,050	4,080	4,150	3,848	4,133	4,675	4,741	3,750	3,875	2,600	4,900

Tribeca One-Bedroom Price Trends Over 13 Months

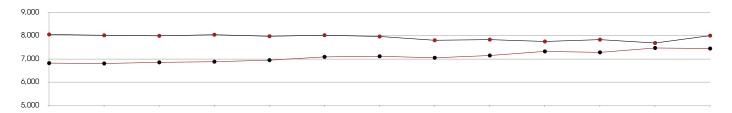




	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
	4,339	4,350	4,405	4,457	4,538	4,600	4,683	4,779	4,861	4,727	4,780	4,665	4,777
-	4,680	4,733	4,790	4,830	4,860	4,925	4,833	4,933	4,917	4,936	4,900	5,024	5,350

Tribeca Two-Bedroom Price Trends Over 13 Months





	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
-•-	6,821	6,805	6,854	6,882	6,947	7,088	7,115	7,049	7,147	7,323	7,281	7,470	7,446
-	8,049	8,013	7,990	8,038	7,972	8,017	7,963	7,800	7,828	7,749	7,828	7,683	7,998

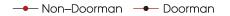


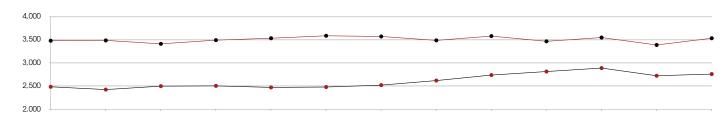
UPPER EAST SIDE

Upper East Side Studio Price Trends Over 13 Months Non-Doorman Doorman 2.800 2.475 2.150 1.825

	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
-	2,500	2,594	2,540	2,560	2,520	2,548	2,565	2,581	2,600	2,620	2,696	2,704	2,629
-	1,915	1,934	1,916	1,961	1,918	1,907	1,875	1,924	1,922	1,865	1,905	1,879	1,927

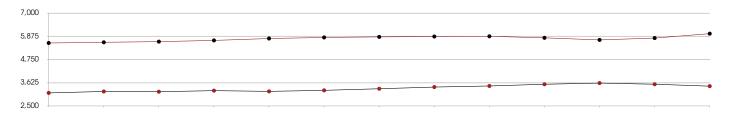
Upper East Side One-Bedroom Price Trends Over 13 Months





Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
 3,479	3,486	3,412	3,492	3,533	3,586	3,571	3,487	3,579	3,467	3,548	3,388	3,533
 2,486	2,426	2,500	2,506	2,473	2,481	2,522	2,620	2,739	2,815	2,890	2,724	2,760

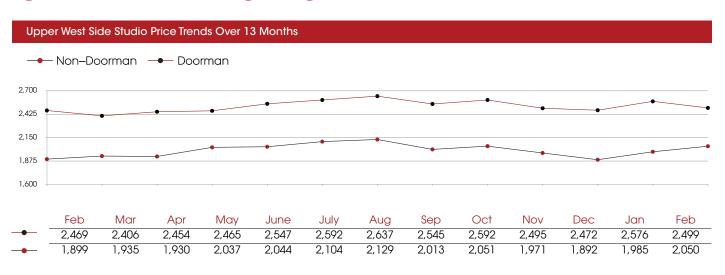
Upper East Side Two-Bedroom Price Trends Over 13 Months



	Feb	Mar	Apr	,		,	Aug		Oct	Nov	Dec	Jan	Feb
•	5,551	5,585	5,617	5,676	5,768	5,820	5,847	5,865	5,876	5,801	5,701	5,790	6,004
-	3,129	3,199	3,187	3,239	3,204	3,254	3,331	3,413	3,466	3,549	3,606	3,550	3,457

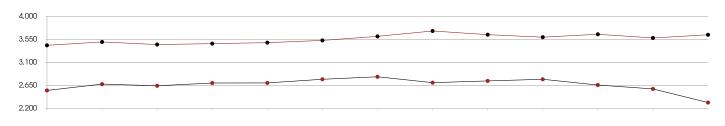


UPPER WEST SIDE



Upper West Side One-Bedroom Price Trends Over 13 Months

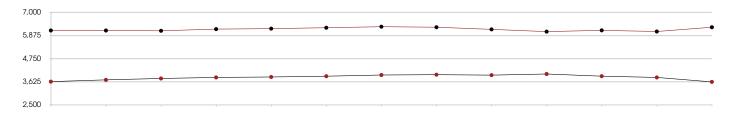




	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
	3,438	3,504	3,453	3,471	3,490	3,534	3,613	3,718	3,646	3,597	3,654	3,582	3,644
-	2,557	2,681	2,648	2,702	2,704	2,775	2,824	2,709	2,743	2,775	2,663	2,587	2,321

Upper West Side Two-Bedroom Price Trends Over 13 Months

→ Non-Doorman → Doorman

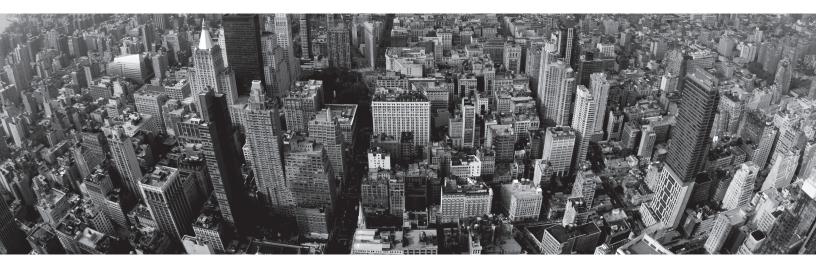


_	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
•	6,123	6,122	6,108	6,190	6,213	6,257	6,307	6,281	6,178	6,068	6,130	6,074	6,281
-	3,642	3,728	3,795	3,846	3,867	3,905	3,963	3,979	3,957	4,012	3,906	3,845	3,629



THE REPORT EXPLAINED

The Manhattan Rental Market ReportTM compares fluctuation in the city's rental data on a monthly basis. It is an essential tool for potential renters seeking transparency in the NYC apartment market and a benchmark for landlords to efficiently and fairly adjust individual property rents in Manhattan.



The Manhattan Rental Market Report™ is based on data cross-sectioned from over 10,000 currently available listings located below 155th Street and priced under \$10,000, with ultra-luxury property omitted to obtain a true monthly rental average. Our data is aggregated from the MNS proprietary database and sampled from a specific mid-month point to record current rental rates offered by landlords during that particular month. It is then combined with information from the REBNY Real Estate Listings Source (RLS), OnLine Residential (OLR. com) and R.O.L.E.X. (Real Plus).

Author: MNS has been helping Brooklyn landlords and renters navigate the rental market since 1999. From large companies to individuals, MNS tailors services to meet your needs. Contact us today to see how we can help.

Contact Us Now: 212.475.9000

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