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INTRODUCTION

According to the March 2013 Manhattan Rental Report, overall movement of rental averages remained relatively stable.



In March, the average rent for a Manhattan apartment fell 13 basis points month-over-month, from \$3,796 to \$3,791 – representing a slight decline of \$5.00. Every neighborhood analyzed in the report, except for Harlem, experienced an increase of inventory levels from the previous month, thus elucidating the overall decline of rental averages.

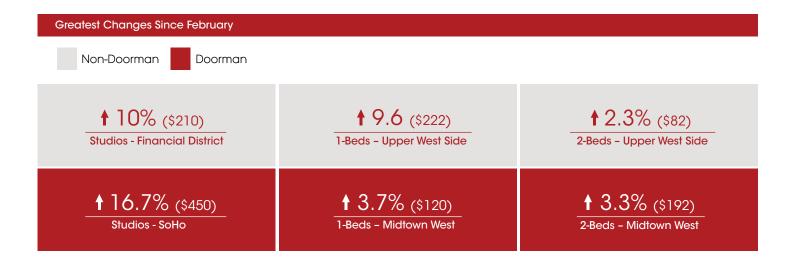
March proved to be a disappointing month for the two-bedroom unit sector. Both Doorman Two-Bedroom and Non-Doorman Two-Bedroom units fell by -0.98% and -2.02% respectively. Two-Bedroom units underperformed the overall apartments tracked in the report, which was essentially flat for the month, falling only -0.13%. The One-Bedroom unit sector generated a 3.39% increase for Non-Doorman apartments, and a mere -0.07% decrease for Doorman apartments. Furthermore, both Doorman and Non-Doorman studios were able to grow by 0.14% and 0.85% respectively.

Overall, apartments in Midtown West continue their upward momentum as prices grew by an average of 3.28% during the month of March - in addition to the 1.42% during the previous month of February. Along with the rise in rental averages, inventory also increased by 4.9%. Going forward into the summer season, MNS will closely track and analyze both the inventory levels and average monthly rents throughout Midtown West.



A QUICK LOOK

Where we are from 2012: Going back to March 2012, overall rent averages have increased by 5.21%, from \$3,604 to \$3,791. More specifically, every neighborhood, except for Murray Hill (-0.7%), experienced positive growth over the previous 12 months, with Tribeca (11.2%), SoHo (10.2%), Midwest (8.1%), and Harlem (8.1%) leading the pack.



/pe	March 2012	March 2013	Change
Non-Doorman Studios	^{\$} 2,187	\$2,406	1 0%
Ion-Doorman One Bedrooms	\$2,935	\$3,167	↑ 7.9%
Non-Doorman Two Bedrooms	\$4,208	\$4,338	1 3.1%
уре	March 2012	March 2013	Change
oorman Studios	^{\$} 2,635	^{\$} 2,770	↑ 5.1%
oorman One Bedrooms	§3,702	\$3,900	↑ 5.3%
oorman Two Bedrooms	\$5,793	§6,033	1 4.1%



A QUICK LOOK

Notable Trends: Building (Average Prices)											
Туре	Most Expensive	Least Expensive									
Non-Doorman Studios	TribBeCa \$4,600	Harlem \$1,512									
Non-Doorman One Bedrooms	TribBeCa \$6,456	Harlem \$1,877									
Non-Doorman Two Bedrooms	TribBeCa \$8,025	Harlem \$2,342									
Туре	Most Expensive	Least Expensive									
Doorman Studios	TribBeCa \$3,578	Harlem \$1,769									
Doorman One Bedrooms	SoHo \$5,750	Harlem \$2,327									
Doorman Two Bedrooms	SoHo \$8,667	Harlem \$3,369									

Where Prices Decreased

Harlem

Non-Doorman Studios **-0.50%** Non-Doorman Two-Bedroom **-1.00%** Doorman Two-Bedroom **-0.10%**

↓ Upper West Side

Non-Doorman Studios **-2.50%**Doorman One-Bedroom **-1.40%**Doorman Two-Bedroom **-2.00%**

↓ Upper East Side

Doorman Studios **-0.30**% Non-Doorman Two-Bedroom **-3.10**%

■ Midtown East

Non-Doorman One-Bedroom **-3.80**% Non-Doorman Two-Bedroom **-7.00**%

↓ Murray Hill

Doorman Studios -1.90%

Non-Doorman One-Bedroom -1.90%

Doorman One-Bedroom -1.20%

Non-Doorman Two-Bedroom -2.40%

Doorman Two-Bedroom -1.30%

↓ Chelsea

Non-Doorman Studios **-2.40%**Doorman Studios **-0.60%**Doorman One-Bedroom **-3.10%**Non-Doorman Two-Bedroom **-6.60%**Doorman Two-Bedroom **-4.00%**

Gramercy

Doorman Studios -1.00% Doorman One-Bedroom -1.90% Non-Doorman Two-Bedroom -5.00% Doorman Two-Bedroom -2.00%

Greenwich Village

Non-Doorman One-Bedroom -0.30%

↓ East Village

Doorman One-Bedroom -4.60% Non-Doorman Two-Bedroom -1.70% Doorman Two-Bedroom -4.50%

↓ SoHo

Non-Doorman One-Bedroom **-2.30%**Doorman Two-Bedroom **-0.60%**

Lower East Side

Non-Doorman Studios **-4.90**% Doorman Studios **-9.20**% Non-Doorman Two-Bedroom **-4.70**% Doorman Two-Bedroom **-3.30**%

▼ Tribeca

Non-Doorman Studios **-6.10%**Doorman Studios **-7.70%**Doorman One-Bedroom **-4.80%**Doorman Two-Bedroom **-1.20%**

↓ Financial District

Doorman Studios **-1.20%**Non-Doorman One-Bedroom **-0.60%**Non-Doorman Two-Bedroom **-3.60%**Doorman Two-Bedroom **-2.10%**

Battery Park City

Doorman Two-Bedroom -2.70%



A QUICK LOOK

Where Prices Increased

↑ Harlem

Doorman Studios 1.20% Non-Doorman One-Bedroom 1.00% Doorman One-Bedroom 2.10%

↑ Upper West Side

Doorman Studios **3.00**% Non-Doorman One-Bedroom **9.60**% Non-Doorman Two-Bedroom **2.30**%

↑ Upper East Side

Non-Doorman Studios **2.60%**Non-Doorman One-Bedroom **0.10%**Doorman One-Bedroom **1.60%**Doorman Two-Bedroom **1.50%**

↑ Midtown West

Doorman Studios 3.20% Non-Doorman Studios 3.20% Doorman One-Bedroom 3.70% Non-Doorman One-Bedroom 4.70% Doorman Two-Bedroom 3.30% Non-Doorman Two-Bedroom 2.00%

Midtown East

Non-Doorman Studios **2.60%**Doorman Studios **0.80%**Doorman Two-Bedroom **1.70%**

↑ Murray Hill

Non-Doorman Studios 7.10%

↑ Chelseo

Non-Doorman One-Bedroom 0.80%

♦ Gramercy

Non-Doorman Studios **1.50%** Non-Doorman One-Bedroom **1.10%**

♠ Greenwich Village

Non-Doorman Studios **2.20%**Doorman Studios **1.00%**Doorman One-Bedroom **0.20%**Non-Doorman Two-Bedroom **0.10%**Doorman Two-Bedroom **2.20%**

↑ East Village

Non-Doorman Studios **4.00**% Doorman Studios **3.00**% Non-Doorman One-Bedroom **3.20**%

↑ SoHo

Non-Doorman Studios **3.40%**Doorman Studios **16.70%**Doorman One-Bedroom **1.80%**Non-Doorman Two-Bedroom **1.20%**

↑ Lower East Side

Non-Doorman One-Bedroom **5.40%**Doorman One-Bedroom **2.30%**

↑ Tribeca

Non-Doorman One-Bedroom **20.70%** Non-Doorman Two-Bedroom **0.30%**

♠ Financial District

Non-Doorman Studios 10.10% Doorman One-Bedroom 1.40%

↑ Battery Park City

Doorman Studios **0.10%**Doorman One-Bedroom **3.40%**

Tips For Renters

Chelsea: For individuals or families with the financial resources, two bedroom unities in Chelsea have experienced the greatest declines from the previous month. As rents are expected to bounce back in this neighborhood, apartments in both Doorman (-4.0%) and Non-Doorman (-6.6%) buildings may provide tenants with an opportunity to take advantage of the sudden declines.

Lower East Side: As mentioned in the February report, Doorman Studios fell by -14.3%. During the current month of March, Doorman Studios fell an additional -9.2%, while Non-Doorman studios fell -4.9% as well. For single tenants, especially college students who are completing their senior years in school, now would be a good opportunity to rent studios in the Lower East Side.



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 March 2013. Graphs tracking citywide and neighborhood price changes over a rolling 13-month period follow.

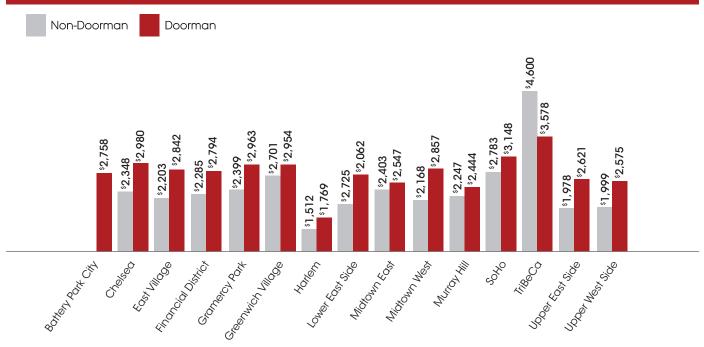
March 2013 Mean Manhattan Rental Prices

Non-Doorman Studio \$2,406 Non-Doorman One-Bedroom \$3,167 Non-Doorman Two-Bedroom \$4,338 Doorman Studio \$2,770

Doorman One-Bedroom \$3,900

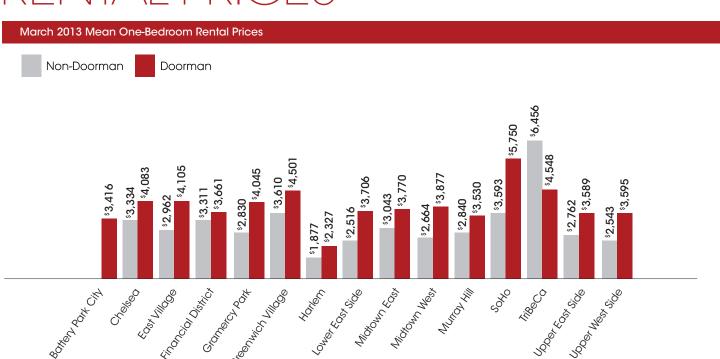
Doorman Two-Bedroom \$6,033



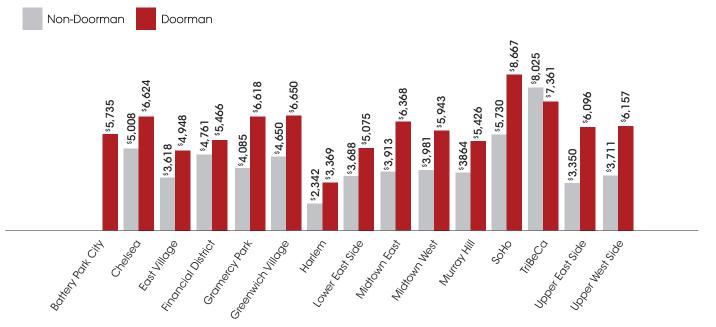




MEAN MANHATTAN RENTAL PRICES



March 2013 Mean Two-Bedroom Rental Prices

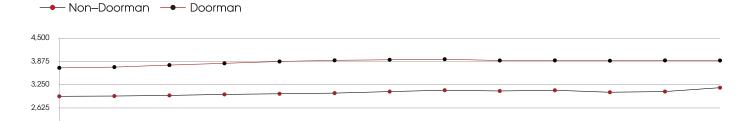




MANHATTAN PRICE TRENDS



Manhattan One-Bedroom Price Trends Over 13 Months

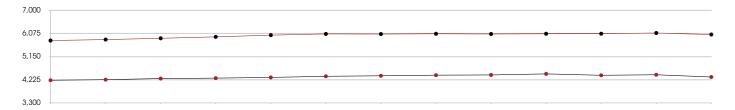


	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
-	3,702	3,722	3,777	3,824	3,874	3,905	3,920	3,935	3,900	3,903	3,894	3,903	3,900
-	2,935	2,942	2,959	2,986	3,003	3,021	3,062	3,099	3,078	3,098	3,044	3,063	3,167

Manhattan Two-Bedroom Price Trends Over 13 Months

→ Non-Doorman → Doorman

2,000

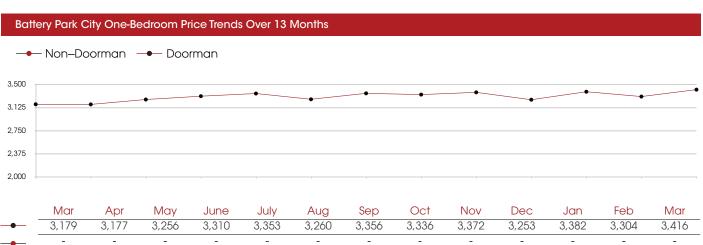


_	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
•	5,793	5,831	5,882	5,940	6,008	6,057	6,052	6,063	6,054	6,063	6,065	6,093	6,033
-	4,208	4,231	4,276	4,293	4,321	4,366	4,386	4,411	4,420	4,462	4,406	4,427	4,338



BATTERY PARK CITY





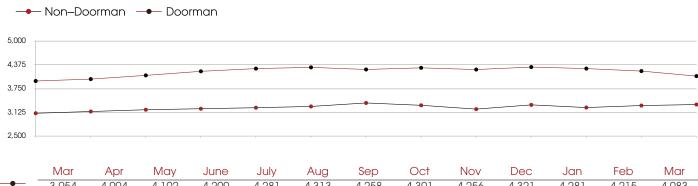




CHELSEA

Chelsea Studio Price Trends Over 13 Months — Non-Doorman → Doorman 4,000 3,425 2,850 2,275 1,700 Mar May June July Sep Oct Nov Dec Jan Feb Mar Apr Aug 2,777 2,733 2,822 2,917 3,016 2,910 3,083 3,152 3,234 3,153 2,922 2,997 2,980 2,155 2,484 2,404 2,314 2,406 2,086 2,087 2,186 2,242 2,264 2,345 2,417 2,348

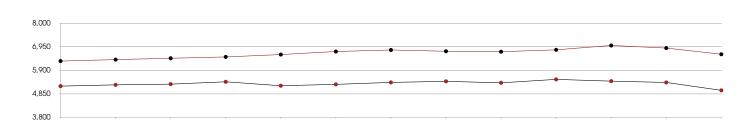
Chelsea One-Bedroom Price Trends Over 13 Months



	iviar	Apr	iviay	June	July	Aug	sep	OCT	IVOV	Dec	Jan	reb	iviar
	3,954	4,004	4,102	4,209	4,281	4,313	4,258	4,301	4,256	4,321	4,281	4,215	4,083
•	3,105	3,151	3,198	3,224	3,251	3,284	3,376	3,314	3,214	3,326	3,255	3,308	3,334

Chelsea Two-Bedroom Price Trends Over 13 Months

→ Non-Doorman → Doorman



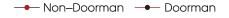
	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
•	6,319	6,384	6,445	6,504	6,610	6,746	6,815	6,758	6,737	6,822	7,017	6,901	6,624
-	5,197	5,254	5,286	5,391	5,214	5,276	5,363	5,412	5,344	5,499	5,420	5,362	5,008

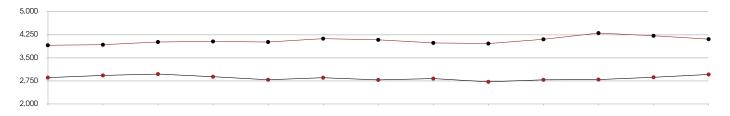


EAST VILLAGE

East Village Studio Price Trends Over 13 Months → Non-Doorman → Doorman 4,000 3,375 2,750 2.125 1,500 Mar Apr May June July Sep Oct Nov Dec Jan Feb Mar Aug 2,988 2,967 2,985 3,020 2,980 3,000 2,912 2,840 2,760 2,595 2,765 2,760 2,842 1,953 2,076 2,022 2,124 2,077 2,072 2,203 2,086 2,055 2,109 2,119 2,147 2,118

East Village One-Bedroom Price Trends Over 13 Months

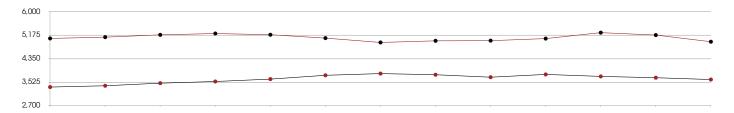




	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
—	3,907	3,925	4,013	4,031	4,012	4,121	4,083	3,983	3,962	4,100	4,301	4,215	4,105
—	2,860	2,931	2,975	2,889	2,791	2,857	2,786	2,829	2,724	2,789	2,797	2,871	2,962

East Village Two-Bedroom Price Trends Over 13 Months

→ Non-Doorman → Doorman



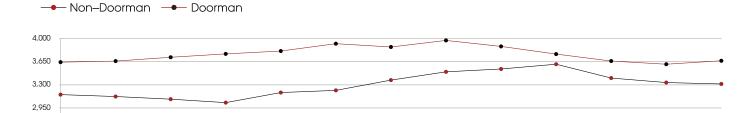
	Mar	Apr	,	June	,		Sep	Oct	Nov	Dec	Jan	Feb	Mar
-•-	5,064	5,108	5,190	5,236	5,194	5,075	4,922	4,979	4,985	5,058	5,267	5,182	4,948
-	3,353	3,399	3,490	3,549	3,633	3,767	3,827	3,787	3,700	3,798	3,728	3,682	3,618



FINANCIAL DISTRICT

Finacial District Studio Price Trends Over 13 Months — Non-Doorman → Doorman 2,900 2,625 2,350 2,075 1,800 Mar May June July Sep Oct Nov Dec Feb Mar Apr Aug Jan 2,688 2,647 2,719 2,803 2,827 2,875 2,798 2,866 2,792 2,849 2,805 2,828 2,794 2,195 2,198 2,075 2,200 2,291 2,298 2,275 2,321 2,300 2,450 2,411 2,195 2,285

Finacial District One-Bedroom Price Trends Over 13 Months

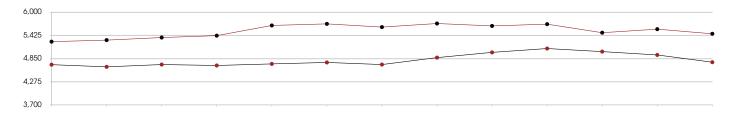


	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
	3,640	3,656	3,714	3,765	3,808	3,919	3,869	3,968	3,878	3,762	3,657	3,609	3,661
-	3,150	3,121	3,081	3,029	3,181	3,214	3,369	3,494	3,537	3,609	3,400	3,332	3,311

Finacial District Two-Bedroom Price Trends Over 13 Months

→ Non-Doorman → Doorman

2,600



	Mar	Apr	,		July	0	Sep		Nov	Dec	Jan	Feb	Mar
-	5,271	5,309	5,373	5,420	5,673	5,712	5,632	5,721	5,661	5,705	5,493	5,581	5,466
-	4,700	4,646	4,703	4,680	4,719	4,755	4,703	4,875	5,005	5,100	5,024	4,941	4,761



GRAMERCY PARK

Gramercy Park Studio Price Trends Over 13 Months 3,100 2,800 2,500 2,200 1,900 May Aug Oct Nov Feb Mar Mar Apr June July Sep Dec Jan 2,794 2,704 2,766 2,810 2,870 2,748 2,833 2,925 3,020 3,042 2,939 2,993 2,963 2,399 2,180 2,221 2,286 2,315 2,365 2,410 2,338 2,253 2,269 2,186 2,250 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 Apr May June July Sep Oct Nov Dec Jan Feb Mar Mar Aug 6,338 6,360 6,454 6,535 6,623 6,742 6,796 6,878 6,936 6,841 6,832 6,756 6,618

4,471

4,523

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4,085

3,968

4,008

4,067

3,995

4,137

4,348

4,573

4,498

4,298

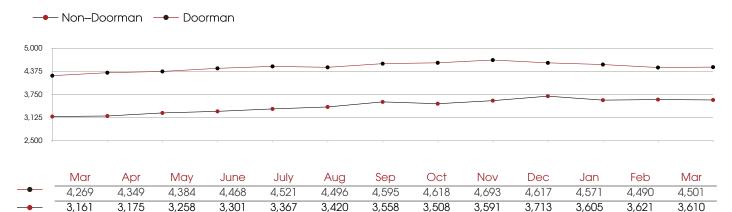
4,419



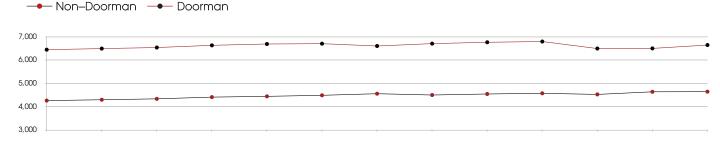
GREENWICH VILLAGE

Greenwich Village Price Trends Over 13 Months — Non-Doorman → Doorman 3,100 2,750 2,400 2,050 1,700 Mar May July Sep Oct Nov Dec Feb Mar Apr June Aug Jan 2,715 2,690 2,717 2,834 2,897 2,948 2,925 2,878 2,953 3,006 2,921 2,923 2,954 2,396 2,454 2,416 2,542 2,600 2,695 2,570 2,466 2,533 2,599 2,642 2,701 2,613

Greenwich Village One-Bedroom Price Trends Over 13 Months



Greenwich Village Two-Bedroom Price Trends Over 13 Months



	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
-	6,451	6,498	6,543	6,638	6,695	6,709	6,609	6,711	6,769	6,801	6,500	6,506	6,650
-	4,268	4,304	4,343	4,417	4,450	4,495	4,563	4,507	4,551	4,581	4,533	4,645	4,650



HARLEM

1,377

Harlem Studio Price Trends Over 13 Months → Non-Doorman → Doorman 1,900 1,725 1,550 1,375 1,200 Mar Apr May June July Oct Nov Dec Jan Feb Mar Aug Sep 1,401 1,440 1,505 1,539 1,573 1,629 1,712 1,763 1,841 1,884 1,827 1,749 1,769

1,565

1,517

1,564

1,613

1,581

1,520

1,512

Harlem One-Bedroom Price Trends Over 13 Months

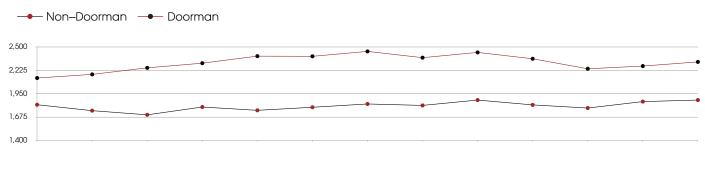
1,432

1,483

1,491

1,505

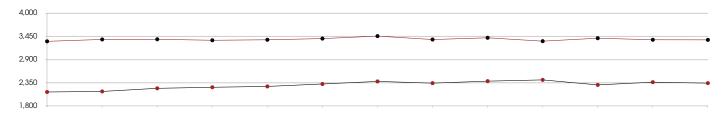
1,403



	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
	2,137	2,180	2,257	2,312	2,395	2,393	2,451	2,377	2,439	2,364	2,246	2,278	2,327
<u> </u>	1,822	1,752	1,703	1,795	1,756	1,792	1,831	1,814	1,877	1,820	1,783	1,859	1,877

Harlem Two-Bedroom Price Trends Over 13 Months





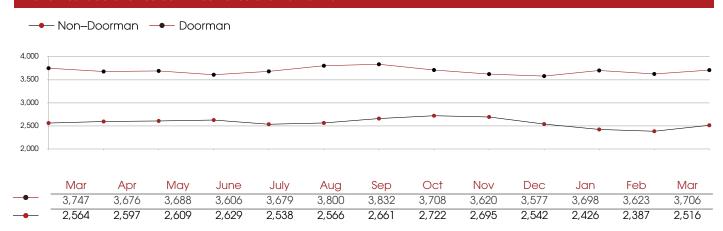
	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
-	3,334	3,379	3,383	3,359	3,371	3,399	3,458	3,377	3,418	3,338	3,408	3,371	3,369
	2,132	2,145	2,219	2,244	2,264	2,322	2,383	2,342	2,389	2,419	2,300	2,365	2,342



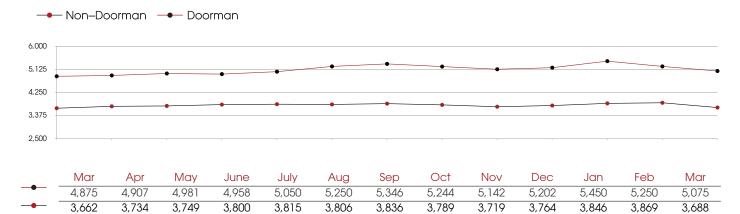
LOWER EAST SIDE

Lower East Side Studio Price Trends Over 13 Months 4,000 3,375 2,750 2,125 1,500 Mar Aug Oct Apr May June July Sep Nov Dec Jan Feb Mar 2,442 2,474 2,554 2,588 2,500 2,517 2,651 2,657 2,738 2,775 3,500 3,000 2,725 1,999 2,109 2,079 2,046 2,067 2,094 2,090 2,178 2,078 2,163 1,995 2,169 2,062

Lower East Side One-Bedroom Price Trends Over 13 Months



Lower East Side Two-Bedroom Price Trends Over 13 Months



2,300



Midtown East Studio Price Trends Over 13 Months 2,600 2,325 2,050 1,775 1,500 Oct Feb Mar Mar Apr May June July Aug Sep Nov Dec Jan 2,363 2,348 2,392 2,528 2,428 2,361 2,378 2,382 2,338 2,443 2,469 2,504 2,547 1,918 2,108 2,403 1,974 2,094 2,184 2,274 2,180 2,240 2,309 2,283 2,343

Midtown East One-Bedroom Price Trends Over 13 Months



Midtown East Two-Bedroom Price Trends Over 13 Months

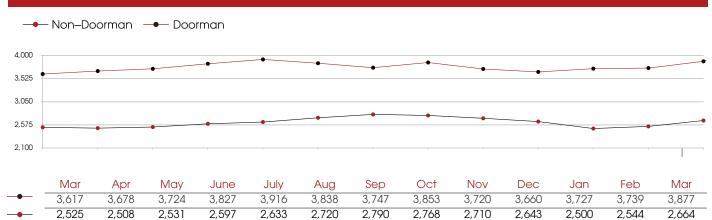




MIDTOWN WEST

Midtown West Studio Price Trends Over 13 Months Non-Doorman Doorman 2,900 2,575 2,250 1,925 1,600 Mar Aug Oct Feb Mar Apr May June July Sep Nov Dec Jan 2,771 2,728 2,765 2,769 2,744 2,798 2,707 2,705 2,710 2,755 2,820 2,737 2,857 1,992 1,932 1,904 1,874 1,903 1,965 1,921 2,095 2,102 2,032 2,000 2,007 2,168

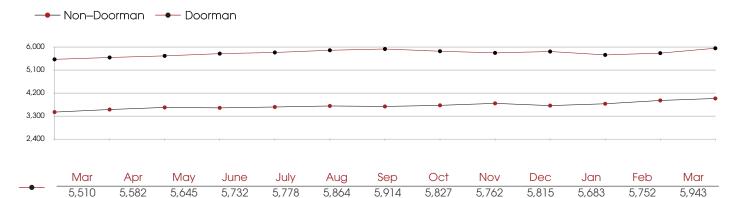
Midtown West One-Bedroom Price Trends Over 13 Months



Midtown West Two-Bedroom Price Trends Over 13 Months

3,631

3,614



3,669

3,712

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3,981

3,449

3,549

3,648

3,688

3,702

3,774

3,903

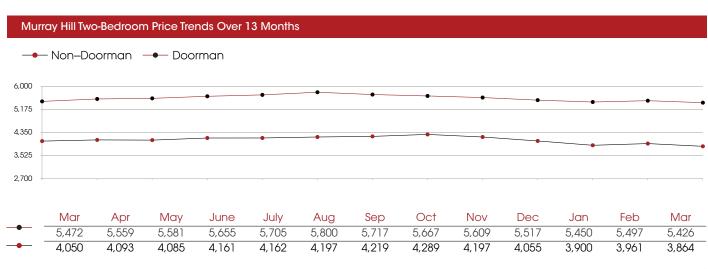
3,790



MURRAY HILL

Murray Hill Studio Price Trends Over 13 Months 2,700 2,250 2,025 1,800 July Oct Nov Feb Mar Mar Apr May June Aug Sep Dec Jan 2,579 2,609 2,619 2,676 2,656 2,633 2,606 2,527 2,421 2,521 2,408 2,490 2.444 2,176 2,175 2,059 2,053 2,104 2,103 2,057 2,142 2,173 2,258 2,129 2,098 2,247

Murray Hill One-Bedroom Price Trends Over 13 Months 3,800 3,400 3,000 2,600 2,200 Mar Apr May June July Aug Sep Oct Nov Dec Jan Feb Mar 3,428 3,526 3,572 3,635 3,634 3,641 3,675 3,709 3,632 3,684 3,540 3,572 3,530 2,897 2,814 2,861 2,927 2,985 2,818 2,879 2,984 2,854 2,910 2,816 2,894 2,840

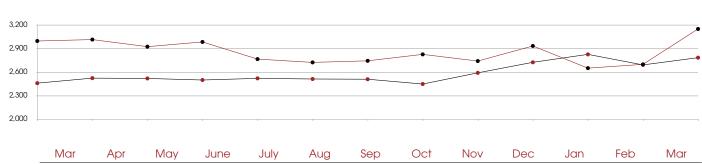








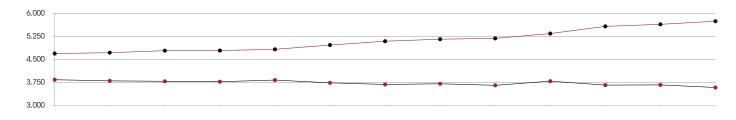
SoHo Studio Price Trends Over 13 Months



	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
-	2,995	3,013	2,923	2,983	2,765	2,723	2,743	2,825	2,740	2,932	2,650	2,698	3,148
-	2,459	2,523	2,519	2,499	2,520	2,512	2,509	2,448	2,590	2,724	2,825	2,691	2,783

SoHo One-Bedroom Price Trends Over 13 Months

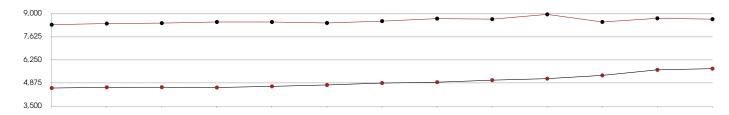




Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
 4,699	4,725	4,792	4,795	4,836	4,975	5,100	5,165	5,192	5,349	5,583	5,650	5,750
 3,846	3,809	3,795	3,782	3,835	3,745	3,692	3,714	3,664	3,799	3,671	3,678	3,593

SoHo Two-Bedroom Price Trends Over 13 Months





	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
•	8,337	8,408	8,433	8,500	8,499	8,440	8,550	8,700	8,667	8,950	8,500	8,717	8,667
-	4,581	4,624	4,629	4,611	4,681	4,763	4,876	4,927	5,048	5,138	5,331	5,661	5,730

4,900

4,600

2,600



TRIBECA

Tribeca Studio Price Trends Over 13 Months → Non-Doorman → Doorman 5,000 4,425 3,850 3,275 2,700 Mar May June July Sep Oct Nov Dec Jan Feb Mar Apr Aug 3,207 3,250 3,273 3,328 3,301 3,395 3,383 3,527 3,443 3,588 3,698 3,878 3,578

4,675

4,741

3,750

3,875

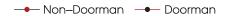
Tribeca One-Bedroom Price Trends Over 13 Months

4,080

4,150

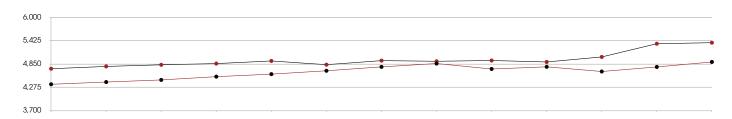
3,848

4,133



4,050

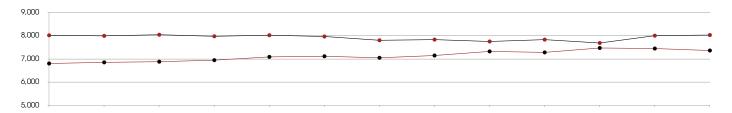
3,988



	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
	4,350	4,405	4,457	4,538	4,600	4,683	4,779	4,861	4,727	4,780	4,665	4,777	4,900
-	4,733	4,790	4,830	4,860	4,925	4,833	4,933	4,917	4,936	4,900	5,024	5,350	5,375

Tribeca Two-Bedroom Price Trends Over 13 Months





	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
-	6,805	6,854	6,882	6,947	7,088	7,115	7,049	7,147	7,323	7,281	7,470	7,446	7,361
-	8,013	7,990	8,038	7,972	8,017	7,963	7,800	7,828	7,749	7,828	7,683	7,998	8,025



1,934

2,426

2,500

Upper East Side Studio Price Trends Over 13 Months — Non-Doorman → Doorman 2,800 2,475 2,150 1,825 1,500 Mar Oct Feb Mar Apr May June July Aug Sep Nov Dec Jan 2,565 2,594 2,540 2,560 2,520 2,548 2,581 2,600 2,620 2,696 2,704 2,629 2,621 1,916

1,924

1,922

1,865

1,905

1,879

1,927

1,978

Upper East Side One-Bedroom Price Trends Over 13 Months

1,961

1,918

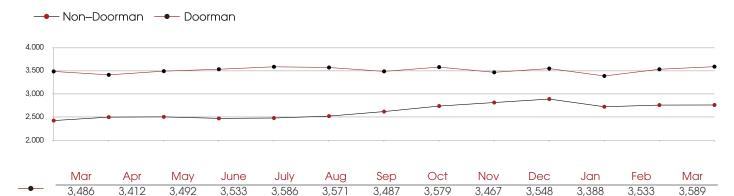
2,473

2,481

1,907

1,875

2,522



2,620

2,739

2,815

2,890

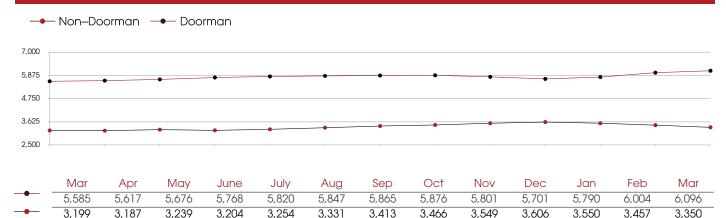
2,724

2,760

2,762

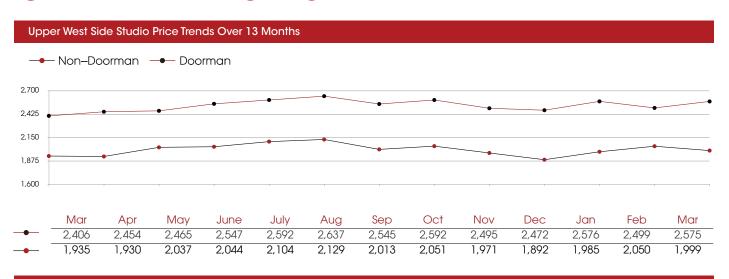
Upper East Side Two-Bedroom Price Trends Over 13 Months

2,506

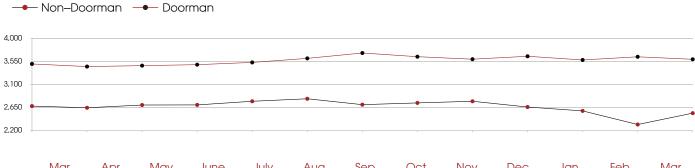




UPPER WEST SIDE



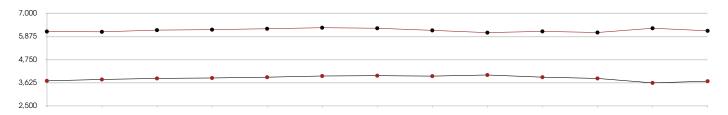
Upper West Side One-Bedroom Price Trends Over 13 Months



	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
	3,504	3,453	3,471	3,490	3,534	3,613	3,718	3,646	3,597	3,654	3,582	3,644	3,595
—	2,681	2,648	2,702	2,704	2,775	2,824	2,709	2,743	2,775	2,663	2,587	2,321	2,543

Upper West Side Two-Bedroom Price Trends Over 13 Months



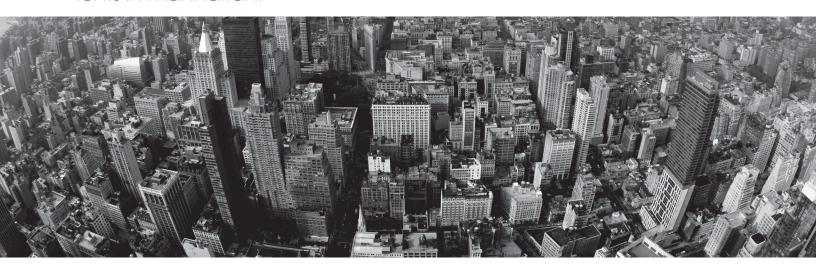


_	Mar	Apr							Nov	Dec	Jan	Feb	Mar
-	6,122	6,108	6,190	6,213	6,257	6,307	6,281	6,178	6,068	6,130	6,074	6,281	6,157
-	3,728	3,795	3,846	3,867	3,905	3,963	3,979	3,957	4,012	3,906	3,845	3,629	3,711



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

Note: All market data is collected and compiled by MNS's marketing department. The information presented here is intended for instructive purposes only and has been gathered from sources deemed reliable, though it may be subject to errors, omissions, changes or withdrawal without notice.

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