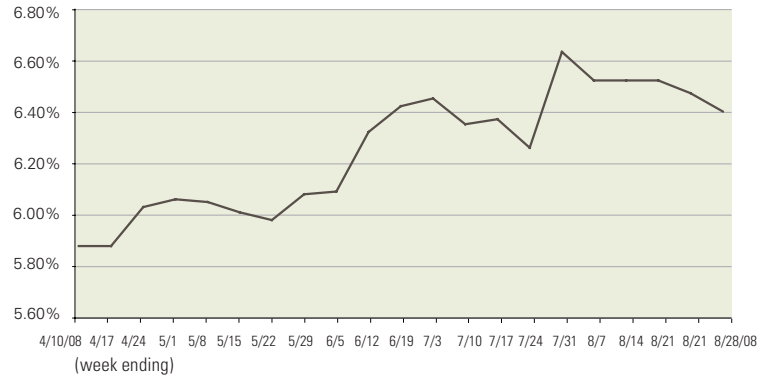


### Mortgage Rates Fall For Second Straight Week

- 30-year conforming mortgage rates averaged 6.4% for the week ending 8/28.
- Rates were as high as 6.63% a month ago.
- At this time last year, 30-year rates were averaging 6.45%.

### 30-year Mortgage Rates

Source: Freddie Mac



### City Payrolls Faring Better than Nation's

- Employment in July was 27,000 higher than a year ago in New York City, as gains in the transportation and leisure and hospitality sectors offset the loss of about 10,000 securities jobs.
- U.S. payrolls had 67,000 fewer workers compared to July 2007.

### Nonfarm Payroll Employment (in thousands)

Source: Bureau of Labor Statistics

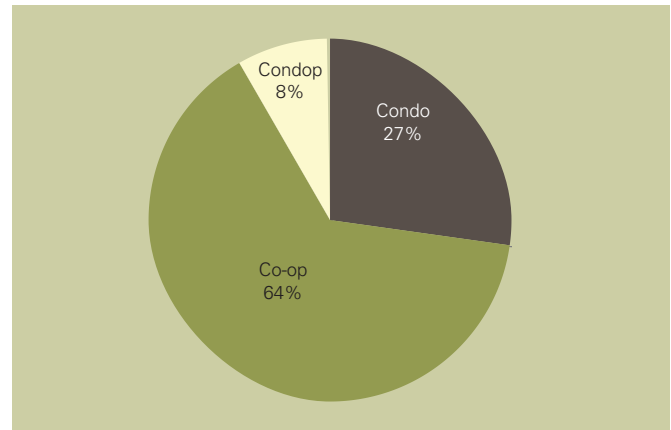
	Jul-08	Jul-07	Change	% Change
United States	137,615	137,682	-67	0.0%
New York City	3,775	3,747	27	0.7%

### Condos Now Comprise 27% of Apartments

- According to the City's tax roll for fiscal 2008, there are 71,371 condo units in Manhattan, which account for 27% of the total apartment market, not including rentals. This represents a gain of almost 6,500 new condo units over the past year.

### Manhattan Apartment Units By Type

Source: NYC Department of Finance



### Inflation Rising Sharply

- In July, prices in the New York area were 5.1% higher than during July of 2007. The core rate, which excludes food and energy, was up 2.4% during this time.
- The biggest gains were in housing, food and beverages, and transportation.

### 12-Month Change In New York Area Consumer Price Index

Source: Bureau of Labor Statistics

