

Wall Street Bonuses Set Record in 2006

- At \$23.9 billion, bonus money paid by securities firms will be 7% higher than last year.
- This works out to an average of \$137,580 per worker.

Wall Street has always been a vital part of the New York City economy, and bonus money has helped keep demand for real estate strong over the past few years. This year's record should continue that trend, as many Wall Street workers have already started shopping for an apartment in anticipation of their bonuses.

30-Year Rates Average 6.41% in 2006

- Highest average rate since 2002, but well below 7.99% average over last 20 years.
- After rising throughout the first half of 2006, 30-year rates fell to 6.14% in December.

While a strong December jobs report has helped push long-term rates up lately, 30-year mortgages remain very affordable by historical standards. While there is no clear indication of what the Federal Reserve may do in the upcoming months, most are betting on a rate cut as their next move.

NYC Job Growth at Highest Level Since 2000

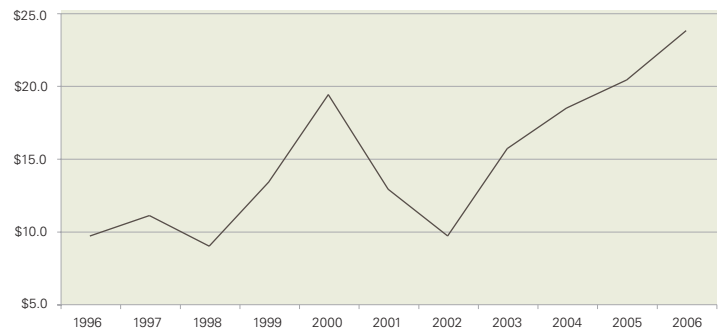
- The city is estimated to have added 54,000 jobs in 2006, a 1.5% increase from 2005.
- This would be the highest job growth in NYC since 2000, when over 102,000 jobs were added.

Over 1.8 million Jobs Added in U.S. During 2006

- 167,000 jobs were added in December, which was much higher than expected.
- Stronger job growth has brought back some inflation fears.

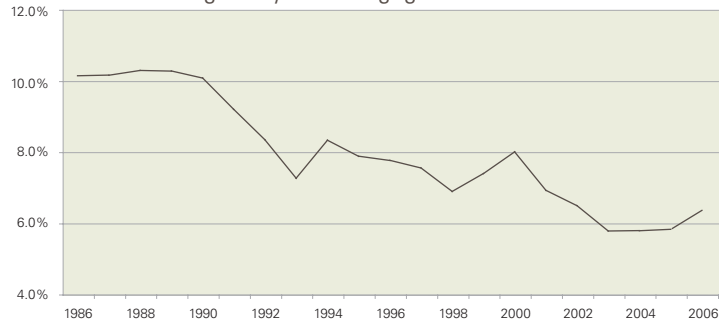
Wall Street Bonuses (in billions)

Source: NYS Comptroller



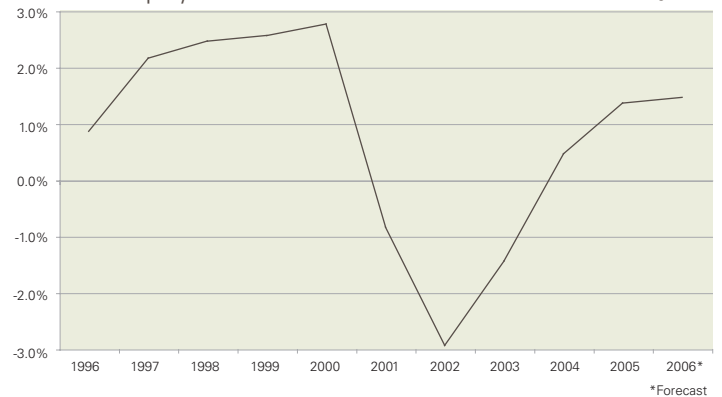
Annual Average 30-year Mortgage Rates

Source: Freddie Mac



NYC Employment Growth

Source: NYC Budget Office



U.S. Employment (in thousands), Seasonally Adjusted

Source: Labor Department

