

## HALSTEAD PROPERTY 畕

# **FIRST QUARTER 2009**

Upper East Side (5th Ave. - East River) 60th-96th St. \$6,000 NON-DOORMAN DOORMAN \$5,000 \$4,000 \$3,000 \$2,000 \$1,000 733 \$0 STUDIO 1 BEDROOM 2 BEDROOM

	NON-DOORMAN	DOORMAN
STUDIO	236	178
1-BEDROOM	311	594
2-BEDROOM	125	230

\$4,000 \$3,000

\$2,000

\$1,000

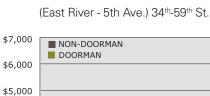
\$0

AVERAGE ASKING RENT

NUMBER OF UNITS

AVERAGE ASKING RENT

NUMBER OF UNITS



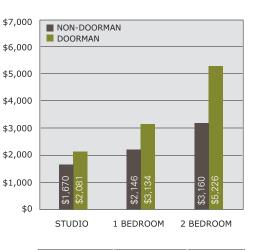
Midtown East

390		32 42
\$1,678 \$2,036	\$2,020 \$3,057	\$3,242 \$4,832
STUDIO	1 BEDROOM	2 BEDROOM

	NON-DOORMAN	DOORMAN
STUDIO	33	195
1-BEDROOM	52	383
2-BEDROOM	20	174



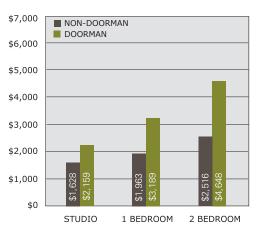
# Upper West Side (CPW - Hudson River) 60<sup>th</sup> - 96<sup>th</sup> St.



	NON-DOORMAN	DOORMAN
STUDIO	71	146
1-BEDROOM	223	420
2-BEDROOM	79	222

# Midtown West

(5th Ave. - Hudson River) 34th-59th St.



	NON-DOORMAN	DOORMAN
STUDIO	28	213
1-BEDROOM	51	253
2-BEDROOM	28	113

# ERAGE ASKING RENT NUMBER OF UNITS

Data is provided by Halstead Property, LLC. This report includes the asking prices of all Manhattan rentals listed with Halstead Property during the first quarter 2009.





### **FIRST QUARTER 2009**







	NON-DOORMAN	DOORMAN
34 <sup>th</sup> -96 <sup>th</sup> St.	128	181
Below 34 <sup>th</sup> St.	78	101

This quarterly snapshot of the Manhattan rental market shows average asking prices of apartments listed for rent with Halstead Property in the 1st Quarter of 2009.

#### Studios:

AVERAGE ASKING RENT

The sample includes all 2.0 - 2.5-rooms apartments in respective categories.

#### 1-bedrooms:

The sample includes all 3.0 - 3.5-rooms apartments in respective categories.

#### 2-bedrooms:

The sample includes all 4.0 - 4.5-rooms apartments in respective categories.

#### 3-bedrooms:

Because of the smaller sample size, 3-bedroom analysis focused on prices of 3-bedroom rental apartment above and below 34th Street, between the Hudson and the East River. The sample includes all 5.0 - 6.0-rooms apartments with minimum 3 bedrooms listed.

#### Doorman:

The sample includes apartments in all buildings with either full- time or part-time doorman, concierge or elevatorman.

#### Non-doorman:

The sample includes apartments in brownstones, townhouses and walk-ups. Elevator non-doorman buildings were not included.

#### Lofts:

Apartments in loft and loft-style buildings were included only as a part of Doorman building samples.

Data is provided by Halstead Property, LLC. This report includes the asking prices of all Manhattan rentals listed with Halstead Property during the first quarter 2009.