

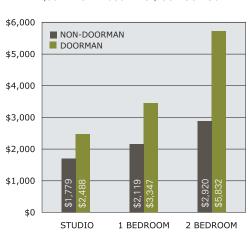


SECOND QUARTER 2008

AVERAGE ASKING RENT

Upper East Side

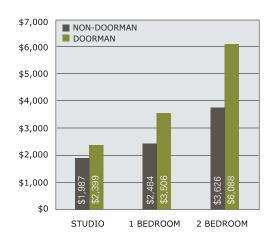
(5th Ave. - East River) 60th-96th St.



	NON-DOORMAN	DOORMAN
STUDIO	150	124
1-BEDROOM	260	492
2-BEDROOM	139	210

ERAGE ASKING RENT

Upper West Side (CPW - Hudson River) 60th - 96th St.

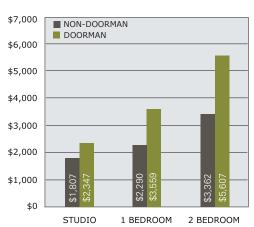


	NON-DOORMAN	DOORMAN
STUDIO	72	108
1-BEDROOM	189	348
2-BEDROOM	91	156

AVERAGE ASKING RENT

Midtown East

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

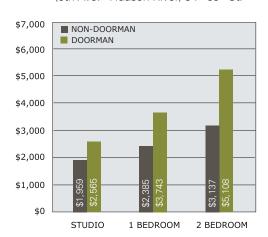


	NON-DOORMAN	DOORMAN
STUDIO	20	148
1-BEDROOM	30	327
2-BEDROOM	23	150

ERAGE ASKING RENT

Midtown West

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

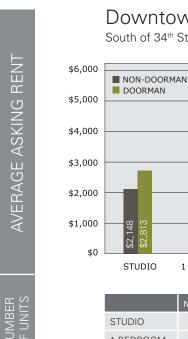


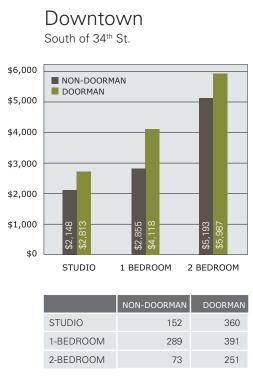
	NON-DOORMAN	DOORMAN
STUDIO	17	148
1-BEDROOM	59	368
2-BEDROOM	29	87





SECOND QUARTER 2008







3 Bedrooms

34th-96th St. and Below 34th St.



	NON-DOORMAN	DOORMAN
34 th -96 th St.	59	161
Below 34 th St.	70	49

This quarterly snapshot of the Manhattan rental market shows average asking prices of apartments listed for rent with Halstead Property in the 2nd Quarter of 2008.

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.

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.