



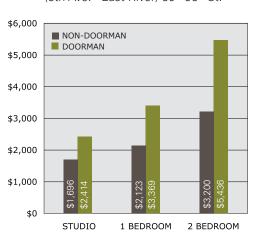
THIRD QUARTER 2006

AVERAGE ASKING RENT

NUMBER

Upper East Side

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



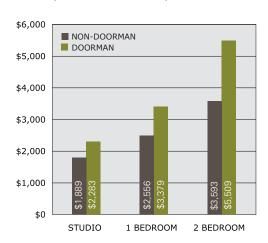
	NON-DOORMAN	DOORMAN
STUDIO	129	127
1-BEDROOM	208	385
2-BEDROOM	97	202

ERAGE ASKING RENT

JUMBER JF UNITS

Upper West Side

(CPW - Hudson River) 60th - 96th St.



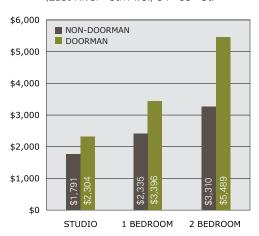
	NON-DOORMAN	DOORMAN
STUDIO	45	94
1-BEDROOM	100	257
2-BEDROOM	45	110

AVERAGE ASKING RENT

NUMBER Of UNITS

Midtown East

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



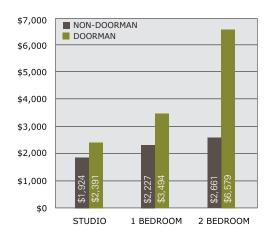
	NON-DOORMAN	DOORMAN
STUDIO	17	159
1-BEDROOM	38	280
2-BEDROOM	12	112

ERAGE ASKING RENT

NUMBER OF UNITS

Midtown West

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



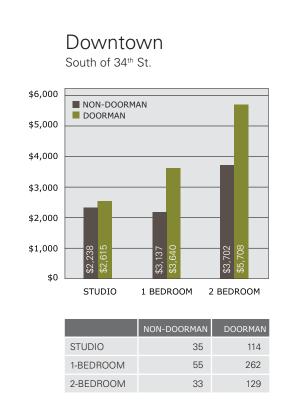
	NON-DOORMAN	DOORMAN
STUDIO	12	130
1-BEDROOM	27	252
2-BEDROOM	12	80





THIRD QUARTER 2006

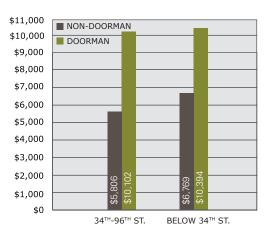
AVERAGE ASKING RENT





3 Bedrooms

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



	NON-DOORMAN	DOORMAN
34 th -96 th St.	33	103
Below 34 th St.	46	62

This quarterly snapshot of the Manhattan rental market shows average asking prices of apartments listed for rent with Halstead in the 3rd Quarter of 2006.

Studios:

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.