



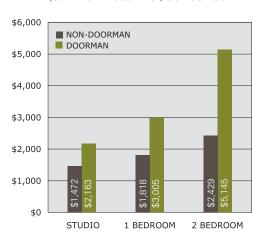
FOURTH QUARTER 2009

AVERAGE ASKING RENT

NUMBER

Upper East Side

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



	NON-DOORMAN	DOORMAN
STUDIO	166	181
1-BEDROOM	273	545
2-BEDROOM	132	239

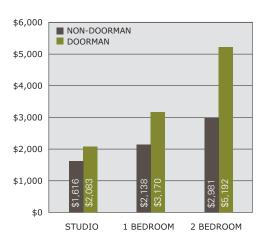
AVERAGE ASKING RENT

UMBER F UNITS

AVERAGE ASKING RENT

Upper West Side

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



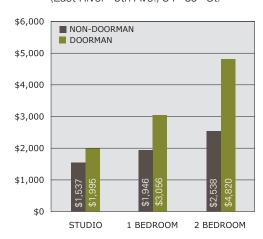
	NON-DOORMAN	DOORMAN
STUDIO	82	136
1-BEDROOM	168	399
2-BEDROOM	49	192

AVERAGE ASKING RENT

NUMBER OF UNITS

Midtown East

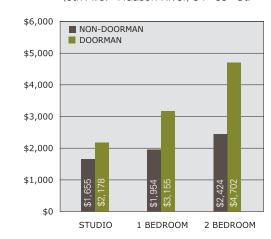
(East River - 5th Ave.) 34th-59th St.



	NON-DOORMAN	DOORMAN
STUDIO	50	204
1-BEDROOM	41	402
2-BEDROOM	16	154

Midtown West

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



		NON-DOORMAN	DOORMAN
	STUDIO	41	154
	1-BEDROOM	42	368
	2-BEDROOM	30	97





FOURTH QUARTER 2009





This quarterly snapshot of the Manhattan rental market shows average asking prices of apartments listed for rent with Halstead Property in the 4th Quarter of 2009.

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.

3-bedrooms:

Because of the smaller sample size, 3-bedroom analysis focused on prices of 3-bedroom rental apartments 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.

I ofts:

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 fourth quarter 2009.