

Subject: 2014 Midyear TriBoro Rental Report - As Seen In The Real Deal Today

Dear Colleague,

We are very pleased to share with you the Nancy Packes, Inc. Midyear 2014 TriBoro Rental Report. The data for this report comes from our proprietary Online-Pipeline database. For information concerning access to our database, please contact us at [contact@nancypackesinc.com](mailto:contact@nancypackesinc.com).

The key findings in the report are as follows:

- After two years of strong rent growth in 2011 and 2012, average rent growth in Manhattan began to slow in 2013 and has come to a virtual halt in the first half of 2014.
- In Brooklyn, average and median rent growth has stalled with very small gains. As the least expensive option of the three boroughs, rents in Queens have continued with an impressive average gain of 6% and median gain of 4% in the first half of 2014.
- Of particular significance is the substantial drop in rents for three bedroom units in Manhattan in the first half of 2014 while core Brooklyn three bedroom rents increased substantially.
- Similarly in the first half of 2014, Manhattan two bedroom rents eased off somewhat and core Brooklyn two bedroom rents grew.
- Taken together, these shifts indicate quantitatively what market participants have known for some time. Brooklyn has become a lifestyle choice, not merely a value selection.
- While shift of demand into the sale market has been credited for the impact on rents in larger unit types in Manhattan, development in the Outer Outer borough areas are also a factor. Here Outer Outer areas as defined as outside of the already gentrified core areas of Brooklyn and Queens.
- Rental development in the Outer Outer areas has been in progress for quite some time. While there are 6,900 units currently online in core Brooklyn neighborhoods, there are 4,700 units in the Outer Outer Brooklyn areas.
- Currently in the pipeline for core Brooklyn are 8,500 rental units. Currently in the pipeline for Outer Outer Brooklyn areas are 13,000 units.
- Considering total rental units in the pipeline for all three boroughs, there are 56,000 units, with approximately 16,000 of those below 96th Street in Manhattan.
- Considering only those units where filing at the Department of Buildings has begun and assuming an average of three years to construct those units, beginning in 2015, 9,200 units will come online per year for the next three years where the annual average for the past 15 years has been 4,200 units.
- The pipeline of condominium units beginning in 2015 for all three boroughs is 3,600 units and that is the average annual supply for the past 15 years.
- The demographic trends confirm the numbers. Approximately 30 percent of the demand for Brooklyn rentals comes from people living in Manhattan. Although workers in the creative and technology sectors prefer the outer boroughs to Manhattan, for the first time the highest paid financial workers have chosen the outer boroughs over Manhattan, as well.

As always, your comments and questions are welcome. The full report can be found here: [Nancy Packes, Inc. 2014 Midyear TriBoro Rental Report](#).

The Real Deal article can be found here: [Outer Edges of Outer Boroughs to See Lion's Share of New Rentals](#).

Thanks.

Best,

Nancy



## **2014 Midyear TriBoro Rental Report**

### **Methodology**

This report covers Manhattan, Brooklyn and Queens, including all areas of the three boroughs where market rate housing has been constructed since the year 2007. Our data go back to 1990. However, for purposes of the Manhattan section of this report, we have included data going back to the year 2000. This edition compares midyear 2014 to the year-end 2013, and midyear 2014 to midyear 2013. It reports rents for attended and unattended buildings separately, as the values and growth rates of the two categories are usually very different. It also calculates the overall weighted average of rents in attended and unattended buildings. Average and median rent values are calculated for many of the data sets.

The data used in the report represent listings in rental and condominium buildings and was aggregated from multiple sources, as well as our own proprietary database of exclusive rental listings. The period for the first half of 2014 includes 71,000 listings in attended and unattended buildings.

Also included in this report is a summary of our proprietary Online and Pipeline Databases. It covers all areas of Manhattan, Brooklyn and Queens and includes information on number of projects and number of units for both the rental and condominium markets.

For the data concerning renter demographics, we have collaborated with Jake Harrington, CEO of On-Site. Founded in 1999, On-Site has become the gold standard for innovation in the apartment leasing business. On-Site's marketing, leasing and mobile tools deliver lead generation, resident qualification, document storage, e-signatures and cloud computing services.

The "Area and Neighborhood Definitions" section, at page 18, identifies which neighborhoods are reported within Manhattan, Brooklyn, and Queens, and outlines their boundary conditions. In this report, data is aggregated at three levels. The smallest level, neighborhoods, are mutually exclusive and have names that are in general use. The next level, areas, is a combination of two or more neighborhoods. In several cases, the name of an area is the same as one of the neighborhoods within it. In those cases, the word "All" is used to distinguish the area from the neighborhood of the same name. (For example, "All Chelsea" includes the smaller neighborhoods of "Chelsea" and "West Chelsea.") Again, these area definitions are in general use in the market.

The “All” calculation for each specific neighborhood or area is an arithmetic average of studio, one bedroom, and two bedroom unit values. This insures that various sample sizes of unit type data at different time periods do not skew the blended “Overall” average. In this report, a minimum of five values are needed for the calculation of any data field. If there are fewer than five values in the data, the data field is blank. Additional methodology specific to an individual table can be found at the bottom of each page.

Readers are welcome to submit comments and questions to: [contact@nancypackesinc.com](mailto:contact@nancypackesinc.com).

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# Executive Summary

## Shifts in the Rental Market

For Manhattan below 96<sup>th</sup> Street, the post-Lehman recovery began in 2010 and continued robustly in 2011 and 2012, with strong growth in attended rentals of 6% in both 2011 and 2012. (The trend growth rate in Manhattan has been about 4.5% for the past 20 years.)

In 2013 and 2014, Manhattan rent growth slowed, with overall attended average rent growth in 2013 of 1%. The midyear 2014 to midyear 2013 full year comparison shows no growth. In the most recent period, measured from midyear 2014 to Year End 2013, growth was completely flat. (Please see TriBoro Comparison chart below.)

Average Rent										Percentage Change						
Unit Types	2007	2008	2009	2010	2011	2012	2013	2013 1H	2014 1H	2009 vs. 2008	2010 vs. 2009	2011 vs. 2010	2012 vs. 2011	2013 vs. 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013
<b>Below 96th St.</b>	\$ 4,008	\$ 3,866	\$ 3,543	\$ 3,657	\$ 3,892	\$ 4,129	\$ 4,151	\$ 4,149	\$ 4,152	-8%	3%	6%	6%	1%	0%	0%
0	\$ 2,684	\$ 2,604	\$ 2,352	\$ 2,427	\$ 2,483	\$ 2,638	\$ 2,723	\$ 2,712	\$ 2,789	-10%	3%	2%	6%	3%	3%	2%
1	\$ 3,602	\$ 3,493	\$ 3,204	\$ 3,204	\$ 3,413	\$ 3,645	\$ 3,685	\$ 3,680	\$ 3,823	-8%	0%	7%	7%	1%	4%	4%
2	\$ 5,739	\$ 5,500	\$ 5,074	\$ 5,340	\$ 5,781	\$ 6,104	\$ 6,043	\$ 6,054	\$ 5,843	-8%	5%	8%	6%	-1%	-3%	-3%
3	\$ 9,544	\$ 8,415	\$ 8,195	\$ 9,519	\$ 10,296	\$ 9,890	\$ 9,950	\$ 10,345	\$ 8,634	-3%	16%	8%	-4%	1%	-17%	-13%
4+	\$ 16,156	\$ 16,205	\$ 17,034	\$ 16,521	\$ 17,340	\$ 18,907	\$ 18,148	\$ 18,903	\$ 17,334	5%	-3%	5%	9%	-4%	-8%	-4%
<b>Brooklyn</b>	\$ 3,221	\$ 3,258	\$ 2,730	\$ 2,799	\$ 3,055	\$ 3,279	\$ 3,415	\$ 3,384	\$ 3,429	-16%	2%	9%	7%	4%	1%	0%
0	\$ 2,286	\$ 2,430	\$ 1,942	\$ 2,065	\$ 2,138	\$ 2,349	\$ 2,502	\$ 2,471	\$ 2,508	-20%	6%	4%	10%	7%	1%	0%
1	\$ 3,037	\$ 3,101	\$ 2,673	\$ 2,702	\$ 2,852	\$ 3,045	\$ 3,161	\$ 3,124	\$ 3,164	-14%	1%	6%	7%	4%	1%	0%
2	\$ 4,342	\$ 4,245	\$ 3,576	\$ 3,629	\$ 4,174	\$ 4,442	\$ 4,583	\$ 4,556	\$ 4,615	-16%	1%	15%	6%	3%	1%	1%
3	\$ 6,659	\$ 6,605	\$ 5,209	\$ 5,396	\$ 6,833	\$ 6,288	\$ 6,146	\$ 6,026	\$ 6,986	-21%	4%	27%	8%	-2%	16%	14%
4+	\$ -	\$ -	\$ -	\$ -	\$ 10,540	\$ -	\$ 8,975	\$ -	\$ 5,600	-	-	-	-100%	-	-	-38%
<b>Queens</b>	\$ 2,757	\$ 2,840	\$ 2,530	\$ 2,695	\$ 2,891	\$ 2,892	\$ 2,949	\$ 2,958	\$ 3,120	-11%	7%	7%	0%	2%	5%	6%
0	\$ 2,029	\$ 1,998	\$ 1,829	\$ 1,932	\$ 2,088	\$ 2,080	\$ 2,226	\$ 2,235	\$ 2,286	-8%	6%	8%	0%	7%	2%	3%
1	\$ 2,550	\$ 2,850	\$ 2,477	\$ 2,622	\$ 2,753	\$ 2,846	\$ 2,780	\$ 2,776	\$ 2,834	-13%	6%	5%	3%	-2%	2%	2%
2	\$ 3,692	\$ 3,672	\$ 3,284	\$ 3,530	\$ 3,831	\$ 3,751	\$ 3,841	\$ 3,862	\$ 4,241	-11%	8%	9%	-2%	2%	10%	10%
3	\$ -	\$ 4,835	\$ 3,686	\$ 4,488	\$ 4,799	\$ 5,194	\$ 5,142	\$ 5,338	\$ 5,611	-24%	22%	7%	8%	-1%	5%	9%
4+	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	-	-	-	-

Median Rent										Percentage Change						
Unit Types	2007	2008	2009	2010	2011	2012	2013	2013 1H	2014 1H	2010 vs. 2009	2011 vs. 2010	2012 vs. 2011	2013 vs. 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013	
<b>Below 96th St.</b>	\$ 3,824	\$ 3,608	\$ 3,283	\$ 3,367	\$ 3,645	\$ 3,847	\$ 3,938	\$ 3,867	\$ 4,005	-9%	3%	8%	6%	2%	4%	2%
0	\$ 2,578	\$ 2,500	\$ 2,200	\$ 2,300	\$ 2,440	\$ 2,550	\$ 2,616	\$ 2,600	\$ 2,729	-12%	5%	6%	5%	3%	5%	4%
1	\$ 3,495	\$ 3,325	\$ 3,000	\$ 3,050	\$ 3,295	\$ 3,495	\$ 3,550	\$ 3,500	\$ 3,700	-10%	2%	8%	6%	2%	6%	4%
2	\$ 5,400	\$ 5,000	\$ 4,650	\$ 4,750	\$ 5,200	\$ 5,495	\$ 5,649	\$ 5,500	\$ 5,585	-7%	2%	9%	6%	3%	2%	-1%
3	\$ 8,200	\$ 7,300	\$ 7,000	\$ 7,995	\$ 8,695	\$ 8,600	\$ 8,500	\$ 8,925	\$ 7,769	-4%	14%	9%	-1%	-1%	-13%	-9%
4+	\$ 13,625	\$ 13,000	\$ 13,900	\$ 13,500	\$ 15,500	\$ 16,000	\$ 15,000	\$ 16,000	\$ 16,000	7%	-3%	15%	3%	-6%	0%	7%
<b>Brooklyn</b>	\$ 3,166	\$ 3,100	\$ 2,665	\$ 2,732	\$ 3,005	\$ 3,195	\$ 3,375	\$ 3,292	\$ 3,367	-14%	3%	10%	6%	6%	2%	0%
0	\$ 2,463	\$ 2,300	\$ 1,770	\$ 1,995	\$ 2,184	\$ 2,285	\$ 2,500	\$ 2,450	\$ 2,485	-23%	13%	9%	5%	9%	1%	-1%
1	\$ 2,950	\$ 3,000	\$ 2,675	\$ 2,600	\$ 2,800	\$ 3,000	\$ 3,175	\$ 3,100	\$ 3,116	-11%	-3%	8%	7%	6%	1%	-2%
2	\$ 4,085	\$ 4,000	\$ 3,550	\$ 3,600	\$ 4,030	\$ 4,300	\$ 4,450	\$ 4,325	\$ 4,500	-11%	1%	12%	7%	3%	4%	1%
3	\$ 5,200	\$ 5,500	\$ 5,000	\$ 5,283	\$ 6,233	\$ 6,200	\$ 5,995	\$ 5,898	\$ 6,500	-9%	6%	18%	-1%	-3%	10%	8%
4+	\$ -	\$ -	\$ -	\$ -	\$ 11,500	\$ -	\$ 5,269	\$ -	\$ 5,745	-	-	-	-100%	-	-	9%
<b>Queens</b>	\$ 2,727	\$ 2,790	\$ 2,552	\$ 2,758	\$ 2,911	\$ 2,928	\$ 2,960	\$ 2,963	\$ 3,092	-9%	8%	6%	1%	1%	4%	4%
0	\$ 1,975	\$ 2,030	\$ 1,824	\$ 1,950	\$ 2,075	\$ 2,100	\$ 2,240	\$ 2,244	\$ 2,300	-10%	7%	6%	1%	7%	2%	3%
1	\$ 2,555	\$ 2,690	\$ 2,432	\$ 2,645	\$ 2,735	\$ 2,880	\$ 2,790	\$ 2,795	\$ 2,845	-10%	9%	3%	5%	-3%	2%	2%
2	\$ 3,650	\$ 3,650	\$ 3,400	\$ 3,680	\$ 3,923	\$ 3,805	\$ 3,850	\$ 3,850	\$ 4,130	-7%	8%	7%	-3%	1%	7%	7%
3	\$ -	\$ 5,075	\$ 3,950	\$ 4,708	\$ 4,925	\$ 5,250	\$ 5,080	\$ 5,548	\$ 5,765	-22%	19%	5%	7%	-3%	4%	13%
4+	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	-	-	-	-

Boro	Rent									Percentage Change						
	2007	2008	2009	2010	2011	2012	2013	2013 1H	2014 1H	2010 vs. 2009	2011 vs. 2010	2012 vs. 2011	2013 vs. 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013	
<b>Below 96th St.</b>																
Average Rent	\$ 4,008	\$ 3,866	\$ 3,543	\$ 3,657	\$ 3,892	\$ 4,129	\$ 4,151	\$ 4,149	\$ 4,152	-8%	3%	6%	6%	1%	0%	0%
Median Rent	\$ 3,824	\$ 3,608	\$ 3,283	\$ 3,367	\$ 3,645	\$ 3,847	\$ 3,938	\$ 3,867	\$ 4,005	-9%	3%	8%	6%	2%	4%	2%
<b>Brooklyn</b>																
Average Rent	\$ 3,221	\$ 3,258	\$ 2,730	\$ 2,799	\$ 3,055	\$ 3,279	\$ 3,415	\$ 3,384	\$ 3,429	-16%	2%	9%	7%	4%	1%	0%
Median Rent	\$ 3,166	\$ 3,100	\$ 2,665	\$ 2,732	\$ 3,005	\$ 3,195	\$ 3,375	\$ 3,292	\$ 3,367	-14%	3%	10%	6%	6%	2%	0%
<b>Queens</b>																
Average Rent	\$ 2,757	\$ 2,840	\$ 2,530	\$ 2,695	\$ 2,891	\$ 2,892	\$ 2,949	\$ 2,958	\$ 3,120	-11%	7%	7%	0%	2%	5%	6%
Median Rent	\$ 2,727	\$ 2,790	\$ 2,552	\$ 2,758	\$ 2,911	\$ 2,928	\$ 2,960	\$ 2,963	\$ 3,092	-9%	8%	6%	1%	1%	4%	4%

Analysis by unit type for these three most recent periods shows relatively strong growth of 2% in studios and, for the two most recent periods, growth of 4% in one bedroom units. By contrast, two bedroom units have shown increasing weakness over the past three periods of -1%, -3% and -3% respectively. Over the same three periods, three bedroom unit rent growth has plummeted, with 1%, -17% and -13% rent contractions. This loss of strength at the top of the Manhattan market is presumably the result of high-paying renters deciding to buy. But, with the lack of inventory in relatively affordable condominiums in Manhattan, we need to ask where else they might be buying and where else they might be moving into more affordable rental homes. Later on in this report we will provide data that might supply part of the answer.

As compared with average rent growth, median rent growth in Manhattan was stronger, with 2% rent growth in 2013, 4% growth from midyear 2013 to midyear 2014 and 2% growth in the first half of 2014. When median rent growth is stronger than average rent growth, it signifies that growth at the higher end of the market has slowed, possibly including the highest rents for each unit type and also, as we have seen here, a drop in rents for larger unit types. So, more renters in lower price ranges experience rent increases, but the loss of strength at the high end of the market makes the averages weaker than the medians.

Looking at median growth by unit type, both studio and one-bedroom units have had reasonable rent increases over the past year and a half of 4%. While this is slightly below trend rent growth, these results are vastly superior to the performance of the larger units.

Two bedroom unit median rent growth has weakened progressively over the three most recent periods, from 3% to 2%, then to -1%. Over the same three periods, three bedroom unit type median rents have deteriorated from -1% to -13% and most recently to -9%. Overall median rent growth in Manhattan for the past three periods has been 2%, 4% and 2%. As compared to the averages for the same periods, 1%, 0% and 0%, the median growth shows stability in the market focused primarily on the smaller unit types. Still, for Manhattan below 96<sup>th</sup> Street, these rates are below trend and not wonderful in the context of a robust hiring market.

While some of the deterioration in pricing for Manhattan's three bedroom units has been caused by the diversion of demand into the sale market, condominium buying is probably not the main cause of weakness. While Manhattan average and median three bedroom rents have declined by \$1,300 and \$700 per month, respectively, over the past year and a half, Brooklyn average rents increased by \$900 per month and median rents by \$500 per month. And, the slight slippage in Manhattan two bedroom rents is almost matched by the increase in Brooklyn median two bedroom rents over the same period. Viewed from this perspective, the influence of the sale market on Manhattan upper end rents seems almost negligible. The main conclusion here seems to be that Brooklyn has become a lifestyle choice for affluent renters, particularly young families. In the very near future, this trend will translate into the development of family-sized condominiums in Brooklyn.

Is there a similar phenomenon in smaller unit types? Certainly, the lower growth rate in average Manhattan rents, as compared to median growth, for smaller unit types says that those paying rents at the higher level for studios and one bedroom units have changed options. Again, part of the shift may be attributable to purchasing, but the answer in this case does not lie in a shift to the

core areas of Brooklyn. Queens has been the beneficiary of demand for the smaller units. As the Online and Pipeline chart below demonstrates, there have been approximately 4,000 new market rate rental units added to the core Queens market over the past two and one half years compared to approximately 2,500 units in core Brooklyn. With its lower prices, Queens' new rental supply drew demand for lower priced units to the detriment of Brooklyn and probably also held back Manhattan entry level rent growth, although the competition created by the steady addition of market rate units to the Manhattan market for the past several years also created competition for older rental buildings that suppressed price growth. In the section which follows, we will discuss Online and Pipeline supply and trends in the three boroughs.

### **The Outer Outer Boroughs and Their Growing Importance**

Since the rise of market rate housing in the Outer boroughs in 2007, we have been watching the advance of their core neighborhoods, closest to Manhattan, and observing the inexorable toll they have taken on certain segments of the Manhattan market. From their genesis as price point havens for the value-oriented renter, these Outer borough neighborhoods, particularly in Brooklyn, have emerged as lifestyle choices. Our current experience in the Brooklyn market shows that approximately 50% of demand comes from Manhattan renters and prices for new development, even in Downtown Brooklyn are in the mid \$60 per square foot range. This is no longer a value option. The sweet spot in the Queens market, Hunters Point, is a small enclave on the river, but like the top Brooklyn neighborhoods, is now a lifestyle choice for savvy renters.

As the Online and Pipeline chart below shows, a vast new world has opened up just beyond the borders of the already gentrified areas of Brooklyn and Queens. We are calling these neighborhoods the Outer Outer boroughs. Data on these areas is not always accessible through the most popular portals, like StreetEasy. So, the information that has emerged to this point has been disjointed, with individual projects noted but no overall picture of the size or extent of development in the vast reaches of Brooklyn and Queens.



RENTALS	Online																Pipeline				
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total	Total Bldgs	Total Units	Total Bldgs	IC Units	IC Bldgs
Below 96th St.	3152	3606	2646	4445	1812	3523	1902	2121	1593	3686	2350	2297	2540	3010	1217	39900	200	15700	81	10025	61
Above 96th St.	0	0	0	0	304	64	0	0	370	34	178	64	46	0	152	1212	19	3684	36	1817	24
Brooklyn Core	187	54	0	0	321	255	0	180	210	695	1690	814	635	1408	480	6929	60	8515	51	7220	42
Brooklyn Outer	0	0	0	0	58	123	0	265	56	919	872	486	466	877	600	4722	83	13025	126	4564	61
Queens Core	0	0	0	0	0	0	19	996	176	0	179	184	1053	1949	1096	5652	33	11984	57	3337	24
Queens Outer	0	0	0	0	0	0	45	0	0	0	0	0	627	525	66	1263	12	3281	33	834	12
<b>Totals</b>	<b>3339</b>	<b>3660</b>	<b>2646</b>	<b>4445</b>	<b>2495</b>	<b>3965</b>	<b>1966</b>	<b>3562</b>	<b>2405</b>	<b>5334</b>	<b>5269</b>	<b>3845</b>	<b>5367</b>	<b>7769</b>	<b>3611</b>	<b>59678</b>	<b>407</b>	<b>56189</b>	<b>384</b>	<b>27797</b>	<b>224</b>

CONDOS	Online																Pipeline				
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total	Total Bldgs	Total Units	Total Bldgs	IC Units	IC Bldgs
Below 96th St.	1621	896	2924	1202	2111	4858	7274	7126	2113	534	678	724	871	2859	1182	36973	512	8816	131	5368	88
Above 96th St.	0	113	46	33	321	278	722	747	509	402	216	22	92	171	244	3916	116	454	10	297	8
Brooklyn Core	0	0	217	44	254	876	633	1375	1204	56	96	218	117	154	194	5438	71	1455	25	1171	18
Brooklyn Outer	92	277	0	105	116	303	401	143	251	304	314	221	499	200	97	3323	100	4157	129	1667	71
Queens Core	0	0	0	0	0	72	895	428	619	50	257	83	92	47	78	2621	34	1826	27	942	17
Queens Outer	0	0	0	0	0	0	0	0	72	0	539	0	80	47	22	760	13	4690	54	1553	32
<b>Totals</b>	<b>1713</b>	<b>1286</b>	<b>3187</b>	<b>1384</b>	<b>2802</b>	<b>6387</b>	<b>9925</b>	<b>9819</b>	<b>4768</b>	<b>1346</b>	<b>2100</b>	<b>1268</b>	<b>1751</b>	<b>3478</b>	<b>1817</b>	<b>53031</b>	<b>846</b>	<b>21398</b>	<b>376</b>	<b>10998</b>	<b>234</b>

UNKNOWN PIPELINE	Total Units	Total Bldgs	IC Units	IC Bldgs
Below 96th St.	4274	118	4182	111
Above 96th St.	1587	64	1493	57
Brooklyn Core	4739	165	3362	156
Brooklyn Outer	10861	609	10006	586
Queens Core	2574	80	2026	74
Queens Outer	3315	219	3103	212
<b>Totals</b>	<b>27350</b>	<b>1253</b>	<b>24186</b>	<b>1197</b>

The online and known pipeline numbers are based on market rate units only. The pipeline numbers include two categories, Totals and "IC". "IC" stands for In Construction and is defined by a project having either an NB (New Building) or A1 (Major Alteration) job filing with the Department of Buildings (DOB).

"IC Units" and "IC Bldgs" are a subset of "Total Units" and "Total Bldgs" for which DOB jobs have been filed.

The "Unknown Pipeline" table shows the number of unknown buildings and units in the pipeline. The majority of these projects come from job filings, however because journalism is published prior to a job filing in many cases, the number of unknown units compared to the number of unknown units in construction is not 1:1. This is also the case for many known rental or condo pipeline projects.

Because hotels are considered residential buildings with "dwelling units", hotels are included within the unknown pipeline numbers, except where we were able to identify the hotel from the description of the job filing. It should be noted that affordable units are included in the unknown unit totals.

The charts above excerpt data from our proprietary Pipeline and Online Databases. For each borough, there are two groups of data, one reflects areas that are already substantially gentrified, called the "core" areas. For Manhattan, this is the area below 96<sup>th</sup> Street. For Brooklyn, the core areas include Brooklyn Heights, DUMBO, Williamsburg and Downtown Brooklyn. For Queens, the core areas include Hunters Point, Long Island City and Astoria. All other areas in the three boroughs have been dubbed Outer Outer.

While we have all read about new developments in Gowanus or Red Hook in Brooklyn, or Flushing or Rego Park in Queens, the chart above documents the extraordinary expansion of new development that has already taken place in both the rental and condominium markets in the Outer Outer boroughs.

Our pipeline contains information from journalism and from the Department of Buildings, as well as from ACRIS for online condominiums. In the chart above, "Total Units" contains information from journalism and from projects already on file with the Department of Buildings. "IC Units and IC Buildings" are only those already on file with the Department of Buildings. We have reported these separately to demonstrate the reality of the magnitudes of new development in the Outer Outer boroughs. "Unknown" unit and building types include information from journalism

and from the Department of Buildings. It is certain that these projects will be residential, but not known at this stage whether they will be rental, condominium or hotel, although we have removed most hotel developments for this report. For the Outer Outer borough neighborhoods, hotel is, in any event, a less likely form of development, so that these unknown numbers are near accurate in reflecting future development, especially those that have reached the filing stage.

The ratios of these numbers warrant close scrutiny. In Brooklyn's core neighborhoods, about 7,000 rental units are currently on line and the amount in the Pipeline for those neighborhoods is even greater at 8,500 units. And, almost all of these projects have already been filed, meaning they will come to market over the next 3 years. With a steady pace of about 3,000 units per year, Brooklyn supply will be many times greater than in the past and equal to typical Manhattan annual supply.

More astounding, however, is the current online Outer Outer Brooklyn neighborhood rental unit total of about 5,000 units with 13,000 more in the Pipeline. So, in a few years, the number of rental units in the Outer Outer neighborhoods will total 18,000, exceeding the core number of 15,000. The story in Queens is not so dramatic, but still, about 25% of the online and pipeline rental supply in core Queens areas has been built and is in the pipeline for Outer Outer areas. In Brooklyn. The numbers on the condominium side are just as impressive: online core, 5,400; online Outer Outer 3,300. Brooklyn condo pipeline core: 1,400 and Outer Outer condo pipeline an amazing 4,100 units. In Queens, the online condominium comparison shows a smaller percentage in Outer Outer, but here again, in the pipeline, Outer Outer at 4,600 units is more than double the supply in core Queens at 1,800 units.

These figures don't include unknown unit types which are more numerous in the Outer Outer boroughs, as it is not yet known whether they will become rentals or condos. In Brooklyn, there are about 16,000 units in the "Unknown" group, two thirds of which are in the Outer Outer neighborhoods. Almost fourteen thousand units have already reached filing status. With the smaller size of Outer Outer projects and the convergence of mixes and sizes between rentals and condos, whether they are ultimately positioned as rentals or condos will largely depend on market conditions as they come to market. Again, with about two years to build the smaller projects in the Outer Outer neighborhoods, the number of units coming to market in Brooklyn will be very large.

It should also be noted that there is a surprisingly large inventory of pipeline units in the Manhattan rental market. With about 16,000 units in total and 10,000 already in the filing stage, Manhattan rental supply will equal the high end of its historic range for the next several years. Condo supply in the Manhattan pipeline is also robust by historic standards.

For the buildings and units that are already filed with the Department of Buildings there is very little chance that they will not continue to be built and come to market.

Regarding buildings and units in the pipeline that have not progressed to the stage of a building department filing, below please find information on those specific projects. When reviewing the largest rental projects in each of the three boroughs, the amount of journalism published and our personal knowledge confirms that these projects will proceed as planned.

When looking at Brooklyn rentals, Greenpoint Landing and Atlantic Yards make up 5,275 market rate rental units, over 60% of the total units in Brooklyn “outer outer” that do not have jobs filed. Going through the list by number of units, down to Gowanus Green (42-56 5th Street) with 116 units, we have confirmed every project individually and believe they are all proceeding at this time. These buildings make up another 3,628 units. In total, these comprise 8,903 units, or 91%, of the 9,756 total rental units, currently in the pre job filing status. In Manhattan, reviewing pre job filing projects from largest number of units to smallest, from Silverstein’s 1000-unit project at 520 West 41st Street to JD Carlisle’s 101-unit building at 158 Madison, we have confirmed all projects are currently going forward. These total 7,065 rental units, over 90% of the 7,542 units without a job filing.

For Queens rentals, 5,616 rental units come from three large projects: Hallets Point, Willets Point, and Hunters Point South Phase 3. These constitute 50% of the total number of units without job filings. Going down to the 120-unit rental project at 62-96 Woodhaven Boulevard, we confirmed another 5,065 units currently planned to be built, totaling 10,681 rental units of the 11,094 (96%).

When looking at Brooklyn condominiums, Atlantic Yards makes up 1,730 units of the 2,774 total units (60%) without job filings.

Looking at Manhattan condominiums, from the 368-unit Related Development project at 200 East 94th Street to the 75-unit project at 100 Vandam Street, all projects have been confirmed. These buildings make up 2,950 units of the 3,605 total units without a job, just over 80%.

Looking at Queens condominium projects, there are three that make up the majority of the total units without job filings. These include Willets Point (1755 units), Astoria Cove (680 units), and Flushing Commons Phase 2 (450 units). These make up 2,885 of the 4,021 units, or 70%.

To project the potential future supply and its impact on the market, we calculated the average annual supply in both the rental and condominium markets over the course of the fifteen year period from 2000 through 2014. Then, we divided In Construction units over a 3 year period and units not in construction over a 10 year period beginning in 2018. We doubled the number of units brought to market in 2014 to reflect a full year’s supply. Please see charts below.

<b>Manhattan, Brooklyn and Queens Online and Pipeline</b>	<b>Avg Annual Condo Units</b>	<b>Avg Annual Rental Units</b>
<b>Online 2000 through 2014</b>	3657	4219
<b>IC Units (Built Over 3 Years )</b>	3666	9266
<b>Pre DOB Units (Built Over 10 Years)</b>	1040	2839

<b>Pipeline</b>							
<b>Type</b>	<b>Avg Annual 2000-2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
<b>Condo Units</b>	3657	3666	3666	3666	1040	1040	1040
<b>Rental Units</b>	4219	9266	9266	9266	2839	2839	2839
<b>Total Units</b>	7876	12932	12932	12932	3879	3879	3879

What does this mean for the market?

The average annual supply of rental units during the fifteen year period of 2000 through 2014 was 4,219 units per year. Over the course of 2015, 2016 and 2017, we project that an average of 9,266 rental units will be brought to market per year in the TriBoro area.

The average annual supply of condominium units during the fifteen year period of 2000 through 2014 was 3,657 units per year. Over the course of 2015, 2016 and 2017 we project that an average of 3,666 condominium units will be brought to market per year in the TriBoro area. While the number of condominium units is very consistent with historic supply levels, the number of rental units is not.

As the chart above shows, for the next three years, 2015, 2016 and 2017, considering only those buildings and units already filed with the Department of Buildings (and assuming an average of three years for them to be built and come to market), the total supply will be more than twice the average annual supply.

How did this happen? One the barrier was breeched between Manhattan and the boroughs, it was much less difficult to persuade a renter or buyer to travel another stop or two, or three for a better bargain. And with the trend towards lower incomes, and the romance of the frontier still part of the American psyche, it is manifest destiny to fill the boroughs as it once was to stretch to the Pacific. In our opinion, the stealth march into the Outer Outer borough neighborhoods has significantly contributed to the rapid deceleration of prices in Manhattan and core Brooklyn. The charts attached show the rental price rankings by unit type in all neighborhoods of Manhattan, Brooklyn and Queens where there currently is market-rate housing (See “Unit Types by Neighborhood – Ranked by Rent” on Pages 34 – 39). The Outer Outer neighborhoods represent great affordability. These developments are typically smaller, so they are less amenitized and farther out from the work, shopping and entertainment centers of the core neighborhoods and Manhattan. But the unit sizes and finishes are substantially the same and the rents are significantly more affordable. It is interesting to note that rental developers in the Outer Outer neighborhoods are not building many studio units as renters seek space as the trade-off for distance from the work place.

Affordability plays extremely well, turning necessity into a virtue, for the lower paid technology workers that comprise an ever growing proportion of new employment. Also, this demographic group delights in pioneering; actually shunning the skyscraper canyons and corporate conformity of their finance and law predecessors. These trend forces indicate that the push outwards from the central areas is not merely a phenomenon of a richly priced market, though in times of economic recession, when jobs are lost and prices drop, demand will temporarily recede to the inner areas.

What caused this tidal wave of Outer Outer neighborhood development was the development of the core neighborhoods in the first place. Once leaving the island of Manhattan became acceptable, and now fashionable, going another stop or two on the subway line for a savings posed no barrier at all.

## Demographics

Data for the three boroughs combined through the first half of 2014, demonstrates how dependent the city currently is on the share market. The typical qualifying percentage of income to rent ratio for a qualified individual is 30%. This is based on a person making a minimum of 40 times the monthly rent annually. The chart below shows that only those people in the Law sector spend approximately 30% of their income on rent. The percentage of income spent on rent in the other major employment sectors is approximately 40%, with Creative spending as much as 55%. Workers who's monthly spend is this much of a percentage of their home's monthly rent must rely on roommates to make living in Manhattan, Brooklyn and Queens affordable. It is interesting to note that while workers in Law can qualify without a roommate, they are the smallest percentage of renters in the five major employment groups. Further, workers in Creative who spend the largest percentage of their salary on rent are the second largest group in the market. They also have the lowest average income. These two factors have certainly helped to shape the makeup of the Brooklyn and Queens demographic, which we will discuss in more detail below. This data not only supports the already known fact that the cost of living is high in the city, but highlights the need for the development of less expensive housing in areas around the city.

<b>All 3 Boroughs (First Half 2014)</b>				
	<b>% of Industry</b>	<b>Avg Income</b>	<b>Avg PSF</b>	<b>% of Income</b>
<b>Creative</b>	15.3%	\$ 113,000	\$56.49	55%
<b>Financial</b>	37.3%	\$ 151,000	\$59.85	41%
<b>Law</b>	4.8%	\$ 177,000	\$59.70	33%
<b>Medical</b>	7.3%	\$ 119,000	\$51.95	42%
<b>Student</b>	10.6%		\$57.19	
<b>Technology</b>	11.9%	\$ 129,000	\$56.75	41%

Data for the first half of 2014 is separated by borough. Please see charts on the following page.

<b>Manhattan Employment by Industry</b>				
	<b>% Makeup</b>	<b>Avg Income</b>	<b>Avg PSF</b>	<b>% Toward Rent</b>
<b>Creative</b>	14.7%	\$115,000	\$60.43	59%
<b>Education</b>	2.2%	\$118,000	\$57.75	47%
<b>Financial</b>	41.1%	\$154,000	\$62.43	43%
<b>Government</b>	3.1%	\$111,000	\$56.83	50%
<b>Hospitality</b>	2.5%	\$101,000	\$58.38	55%
<b>Law</b>	4.6%	\$182,000	\$63.46	35%
<b>Medical</b>	5.9%	\$129,000	\$58.13	43%
<b>Non-profit</b>	0.6%	\$116,000	\$58.61	53%
<b>Real estate</b>	1.8%	\$108,000	\$60.51	56%
<b>Student</b>	11.7%		\$60.31	
<b>Technology</b>	11.3%	\$129,000	\$60.82	44%
<b>Brooklyn Employment by Industry</b>				
	<b>% Makeup</b>	<b>Avg Income</b>	<b>Avg PSF</b>	<b>% Toward Rent</b>
<b>Creative</b>	19.0%	\$112,000	\$50.07	46%
<b>Education</b>	3.9%	\$96,000	\$50.12	50%
<b>Financial</b>	20.5%	\$165,000	\$52.80	31%
<b>Government</b>	8.9%	\$106,000	\$48.81	42%
<b>Hospitality</b>	3.2%	\$108,000	\$49.28	52%
<b>Law</b>	7.0%	\$176,000	\$51.86	27%
<b>Medical</b>	10.9%	\$110,000	\$50.22	45%
<b>Non-profit</b>	1.9%	\$80,000	\$46.29	60%
<b>Real estate</b>	2.3%	\$98,000	\$51.57	50%
<b>Student</b>	7.6%		\$48.28	
<b>Technology</b>	15.0%	\$134,000	\$52.30	33%
<b>Queens Employment by Industry</b>				
	<b>% Makeup</b>	<b>Avg Income</b>	<b>Avg PSF</b>	<b>% Toward Rent</b>
<b>Creative</b>	14.8%	\$99,000	\$40.78	37%
<b>Education</b>	2.9%	\$97,000	\$34.15	33%
<b>Financial</b>	27.7%	\$112,000	\$40.40	32%
<b>Government</b>	9.7%	\$88,000	\$37.62	38%
<b>Hospitality</b>	5.2%	\$84,000	\$35.76	43%
<b>Law</b>	3.3%	\$132,000	\$42.65	31%
<b>Medical</b>	11.6%	\$97,000	\$34.82	35%
<b>Non-profit</b>	1.2%	\$68,000	\$34.31	41%
<b>Real estate</b>	2.3%	\$95,000	\$36.06	44%
<b>Student</b>	8.1%		\$39.02	
<b>Technology</b>	13.1%	\$118,000	\$39.35	33%

Thus far in 2014 workers in the five highest income categories in general pay a greater percentage of their annual incomes towards rent in Manhattan than they do in Brooklyn and Queens. As noted above this is in part the result of less expensive housing in Brooklyn and Queens. It is also though the result of lower average incomes in Brooklyn and Queens resulting in a higher ratio of rent to income. It is interesting to note then that while workers in the Creative, Law and Medical fields make more on average in Manhattan than they do in Brooklyn and Queens, workers in the Financial and Technology fields actually make more on average in Brooklyn than they do in Manhattan. With the data aggregated by borough this is the first time we have been able to note this trend. While we have known for some time that Brooklyn has become not only an acceptable alternative to Manhattan, but a preference for some, the fact that the top earners in two of the top five employment sectors are choosing Brooklyn over Manhattan implies that in the coming years Brooklyn will be competing even more fiercely with Manhattan for the upper end of the market. Further, these top earners most likely represent a high percentage of families, an indication of the trending demographic for Brooklyn. It should be noted that Financial workers make up the largest percentage of renters in all three boroughs, a clear indication of the city's reliance on the financial sector, but Creative workers are a mere 1.5% below Financial workers in the makeup of Brooklyn renters. Again, while we have known for some time that the demographics of Brooklyn were different than Manhattan, with the data separated by borough we clearly see that the trend in Brooklyn is towards a new employment sector. This supports an opportunity for the city to diversify its reliance on the financial sector and indicates developers and landowners need to begin to think about the needs of this group when building.

Some other interesting demographic points to note, the average age in Brooklyn is 33.2 years old, a 1.5 year older than the Manhattan average. This lends credence to the above thought regarding the density of families moving to Brooklyn. Queens is only slightly older at 34 years old on average. It may also be the result of a larger percentage of the Student population in the Manhattan market skewing the average down. Nearly 28% of the renters in Brooklyn are moving from Manhattan and approximately 44% are moving from within Brooklyn. In Queens these percentages are nearly 26% from Manhattan and approximately 39% from Queens. It is interesting to note the similarity in the difference between these two figures in each borough is approximately 16%-17%. We will watch this trend going forward as it may be an indicator of the continuing competition of Brooklyn and Queens presents to Manhattan developments. In contrast to this, the percentage of people moving from Brooklyn and Queens into Manhattan is 3.56% and 3.13% respectively.

	Effective Rent	Avg SF	Avg Income	Avg Age
<b>All Manhattan</b>	\$3,524	743	\$149,327	31.7
<b>Studio</b>	\$2,627	583	\$125,664	30.6
<b>1 BD</b>	\$3,279	692	\$150,654	32.5
<b>2 BD</b>	\$4,446	972	\$173,396	32.0
<b>All Brooklyn</b>	\$2,748	754	\$119,661	33.2
<b>Studio</b>	\$1,778	479	\$91,706	34.4
<b>1 BD</b>	\$2,648	715	\$116,404	32.7
<b>2 BD</b>	\$3,382	965	\$147,498	34.1
<b>All Queens</b>	\$2,111	826	\$97,878	34.0
<b>Studio</b>	\$1,644	537	\$84,065	33.5
<b>1 BD</b>	\$1,971	722	\$90,088	33.1
<b>2 BD</b>	\$2,545	1020	\$119,518	35.6

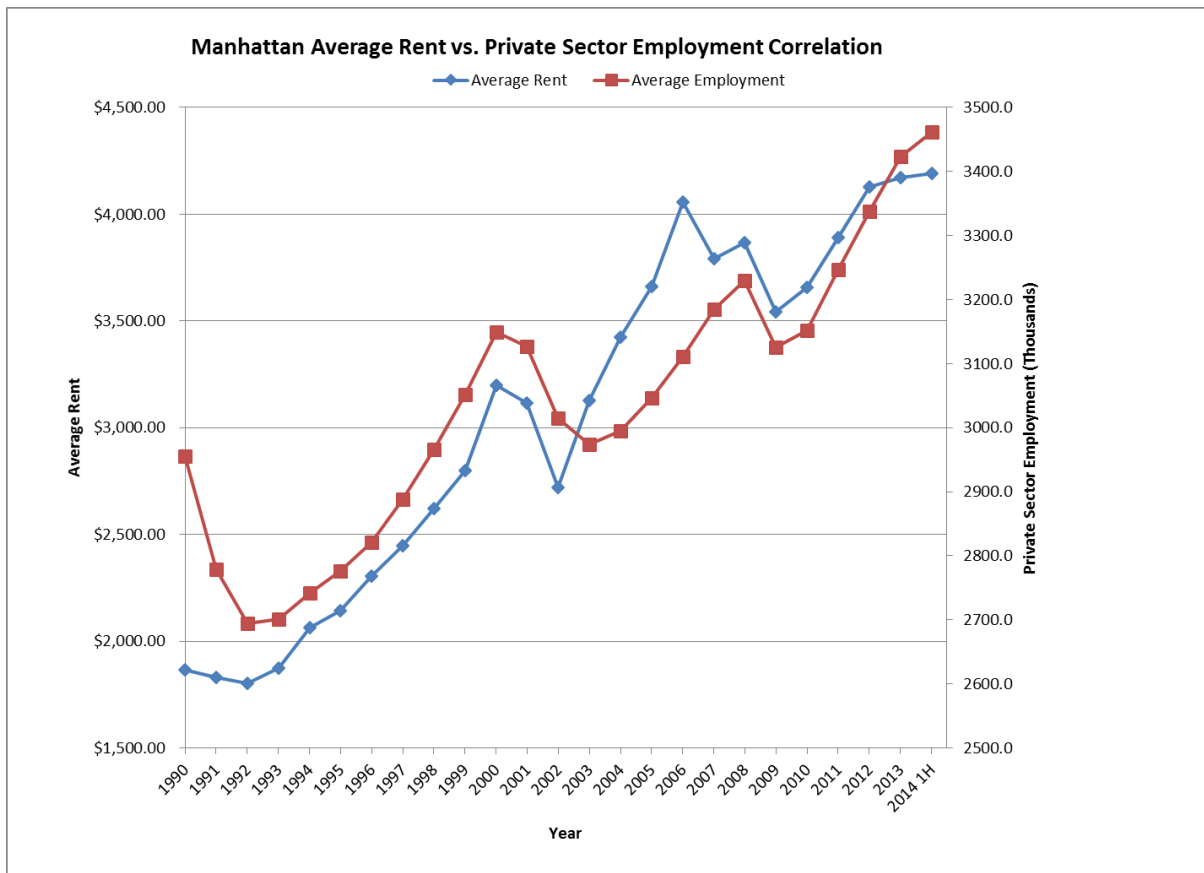
<b>Manhattan Relocation From</b>	
<b>Tri-state (77.83%)</b>	
Connecticut	2.42%
New Jersey	6.63%
New York (68.78%)	
NYC (63.97%)	
Bronx	0.91%
Brooklyn	3.56%
Manhattan	56.16%
Queens	3.13%
Staten Island	0.21%
Other	4.81%
<b>USA</b>	<b>20.65%</b>
<b>International</b>	<b>1.52%</b>
<b>Brooklyn Relocation From</b>	
<b>Tri-state (83.39%)</b>	
Connecticut	0.88%
New Jersey	3.27%
New York (79.24%)	
NYC (76.11%)	
Bronx	0.66%
Brooklyn	43.85%
Manhattan	28.09%
Queens	3.29%
Staten Island	0.22%
Other	3.13%
<b>USA</b>	<b>15.29%</b>
<b>International</b>	<b>1.32%</b>
<b>Queens Relocation From</b>	
<b>Tri-state (85.34%)</b>	
Connecticut	0.78%
New Jersey	3.47%
New York (81.09%)	
NYC (73.54%)	
Bronx	0.74%
Brooklyn	7.42%
Manhattan	25.77%
Queens	39.05%
Staten Island	0.56%
Other	7.55%
<b>USA</b>	<b>13.32%</b>
<b>International</b>	<b>1.34%</b>



## Conclusion

As a result of the expansion into the Outer Outer boroughs, a very significant amount of new product is in the pipeline. The new mayor has a plan to fulfill his mission to create affordable housing. Recently, he announced that 15 neighborhoods (without naming them) would be up-zoned in return for the creation of affordable housing. One can imagine local officials meeting, hoping their area was among the chosen, and deciding what horses to trade after the initial “not in my backyard” protests.

Whatever market rate forces, unaided by up-zoning have produced to date, the Outer Outer neighborhood surge, that is yet to come as a result of rezoning, can only be more dramatic in transforming the market than the pipeline numbers in this report already foretell. Until recently, the volume of new development never affected rental pricing. It always correlated to new employment numbers. In the future, the gradient of pricing from Manhattan, to core Brooklyn and Queens’ neighborhoods, to Outer Outer neighborhoods, will be affected by the volume of development.



Already, the price of land in Manhattan has made stand-alone rental development practically impossible below 96<sup>th</sup> Street. It is foreseeable, given the dearth of entry-level condominiums, and the impossibility of building them in Manhattan below 96<sup>th</sup> Street, that this demand will be served in the core neighborhoods of Brooklyn and Queens and, soon, the price of land there will force out rentals, especially as the ground in the Outer Outer boroughs has been so well-prepared.

Well-located Manhattan buildings will continue to be converted to condominium with even more urgency as land prices rise. Those not converting will need to reinvigorate their offerings to stay attractive as “life-style” offerings.

These long-term land use trends seem baked into the current environment. What is less certain are price movements in the near term, given the levels of supply already beyond the critical filing stage. The slowdown in the Manhattan and Brooklyn markets indicates a need to assess future projects in the context of the whole new market.

## Area and Neighborhood Definitions

Borough	Area	Neighborhood	Below 96th Street	North	South	East	West
Manhattan	Below Canal	Battery Park City	Yes	Chambers Street	South Esplanade	West Street	Hudson River
Manhattan	Below Canal	Fulton/Seaport	Yes	Brooklyn Bridge	John Street	East River	Broadway
Manhattan	Below Canal	Financial District	Yes	John Street (Broadway & East River), Ann Street (Broadway & Church) & Barclay (Church & West)	Brooklyn Bridge	FDR Drive	West Street
Manhattan	Below Canal	Tribeca	Yes	Canal Street	Vesey Street	Broadway	Hudson River
Manhattan	Canal to East 30th Street	Chinatown	Yes	Hester Street	Worth Street	Essex Street	Lafayette (Hester and White) Baxter (White and Leonard) St. James (Worth and BK Bridge)
Manhattan	Canal to East 30th Street	Two Bridges	Yes	Montgomery Street	Brooklyn Bridge	East River	East Broadway/St. James Place
Manhattan	Canal to East 30th Street	Little Italy	Yes	Broome Street	Hester Street	The Bowery	Lafayette Street
Manhattan	Canal to East 30th Street	East Village	Yes	14th Street	East Houston Street	FDR Drive	Fourth Avenue
Manhattan	Canal to East 30th Street	Flatiron	Yes	25th Street	14th Street	Park Avenue South (14 to 23) and Lexington Avenue (23 to 30)	Sixth Avenue
Manhattan	Canal to East 30th Street	NoMad	Yes	30th Street	25th Street	Lexington Avenue	Sixth Avenue
Manhattan	Canal to East 30th Street	Gramercy Park	Yes	23rd Street	14th Street	First Avenue	Park Avenue South
Manhattan	Canal to East 30th Street	Lower East Side	Yes	East Houston Street	Hester (Bowery to Essex) and East Broadway (Essex to Montgomery)	FDR Drive	The Bowery
Manhattan	Canal to East 30th Street	Noho	Yes	8th Street	East Houston Street	The Bowery	Broadway
Manhattan	Canal to East 30th Street	Nolita	Yes	East Houston Street	Broome Street	The Bowery	Lafayette Street
Manhattan	Canal to East 30th Street	Stuyvesant Town/PCV	Yes	23rd Street	14th Street	East River	1st Avenue
Manhattan	Canal to East 30th Street	Soho	Yes	West Houston Street	Canal Street	Lafayette Street	Hudson River
Manhattan	Canal to West 30th Street	Chelsea	Yes	30th Street	14th Street	Sixth Avenue	9th Ave
Manhattan	Canal to West 30th Street	West Chelsea	Yes	30th Street	14th Street	Ninth Avenue	Hudson River
Manhattan	Canal to West 30th Street	Greenwich Village	Yes	14th Street	West Houston Street	Broadway	6th Ave (West Houston to West 8th) Greenwich Ave (West 8th to West 11th) & 7th Ave (West 11th to West 14th)
Manhattan	Canal to West 30th Street	West Village	Yes	14th Street	West Houston Street	Sixth Avenue	Hudson River
Manhattan	Midtown	Midtown East	Yes	59th Street	53rd Street	2nd Avenue	Lexington Avenue
Manhattan	Midtown	Sutton Place	Yes	59th Street	53rd Street	East River	Second Avenue
Manhattan	Midtown	Turtle Bay	Yes	53rd Street	42nd Street	East River (42 to 48) and 1st Avenue (48 to 53)	Lexington Avenue
Manhattan	Midtown	Murray Hill	Yes	42nd Street	34th Street	East River	Madison Avenue

## Area and Neighborhood Definitions

Borough	Area	Neighborhood	Below 96th Street	North	South	East	West
Manhattan	Midtown	Kips Bay	Yes	34th Street	23rd Street	East River	Lexington Avenue
Manhattan	Midtown	Beekman	Yes	53rd Street	48th Street	East River	1st Avenue
Manhattan	Midtown	Central Park South	Yes	59th Street	58th Street	5th Avenue	8th Avenue
Manhattan	Midtown	Central Midtown	Yes	58th Street	42nd Street	Lexington Avenue	8th Avenue
Manhattan	Midtown	Midtown South	Yes	42nd Street	29th Street	Madison Ave (42nd to 34th), to 34th, Lexington Ave (34th to 30th)	Eighth Avenue
Manhattan	Midtown	Midtown West	Yes	59th Street	30th Street	Eighth Avenue	Hudson River
Manhattan	East Side	Lenox Hill	Yes	72nd Street	59th Street	FDR Drive	Fifth Avenue
Manhattan	East Side	Carnegie Hill	Yes	98th Street	86th Street	3rd Avenue	Fifth Avenue
Manhattan	East Side	Upper Carnegie Hill	Yes	110th Street	98th Street	5th Avenue	Fifth Avenue
Manhattan	East Side	Upper East Side	Yes	86th St (5th and 3rd) & 79th (3rd and East River)	72nd Street	East River (72nd to 79th) 3rd Av (79th to 86th)	Fifth Avenue
Manhattan	East Side	Yorkville	Yes	East 97th Street	79th Street	FDR Drive	Third Avenue
Manhattan	West Side	Lincoln Square	Yes	72nd Street	59th Street	Central Park West	Hudson River
Manhattan	West Side	Upper West Side	Yes	100th St (CPW and Broadway) & Cathedral Parkway (Broadway and Hudson River)	72nd Street	CPW (72 to 100) and Broadway (100 to Cathedral Parkway)	Hudson River
Manhattan	Above 96th Street	Hamilton Heights	No	155th Street	135th Street	Edgecombe Avenue	Hudson River
Manhattan	Above 96th Street	Inwood	No	Harlem River	Dyckman Street	Harlem River Drive	Hudson River
Manhattan	Above 96th Street	Washington Heights	No	181st Street	155th Street	Harlem River Drive	Hudson River
Manhattan	Above 96th Street	Fort George	No	Dyckman Street	181st Street	Harlem River Drive	Broadway
Manhattan	Above 96th Street	Hudson Heights	No	Riverside Drive	173rd Street	Broadway	Hudson River
Manhattan	Above 96th Street	Manhattanville	No	135th Street	129th Street	Broadway	Hudson River
Manhattan	Above 96th Street	Central Harlem	No	155th Street	Central Park North	5th (110 to 117), Park (117 to 125), FDR (125 to 155)	Edgecombe Ave (123 to 155) Morningside Drive (110 to 123)
Manhattan	Above 96th Street	East Harlem	No	125th Street	97th Street	FDR Drive	Madison (98 to 101), between Mad and 5th (101 to 110), 5th (110 to 117), Park (117 to 125)
Manhattan	Above 96th Street	West Harlem	No	135th Street	123rd Street	Saint Nicholas Avenue	Broadway
Manhattan	Above 96th Street	Manhattan Valley	No	Cathedral Parkway	100th Street	Central Park West	Broadway
Manhattan	Above 96th Street	Morningside Heights	No	Saint Nicholas Avenue	Cathedral Parkway	Morningside Drive	Hudson River
Manhattan		Roosevelt Island	No				
Brooklyn		Brooklyn Heights	n/a	Furman Street and Brooklyn Bridge	Atlantic Avenue	Cadman Plaza West	East River
Brooklyn		DUMBO	n/a	East River	Brooklyn Queens Expressway	Bridge Street	East River
Brooklyn		Vinegar Hill	n/a	East River	Brooklyn Queens Expressway	Navy Street	Bridge Street
Brooklyn		Downtown Brooklyn	n/a	Brooklyn Queens Expressway	Atlantic Avenue, State Street	Navy Street / Ashland Place	Cadman Plaza West
Brooklyn		Williamsburg	n/a	North 12th Street and Meeker Avenue	Flushing Avenue	Maspeth Creek / Onderdonk Avenue	East River
Brooklyn		Fort Greene	n/a	Flushing Avenue	Atlantic Avenue	Vanderbilt Avenue	Navy Street, Ashland Place, and Flatbush Avenue
Brooklyn		Park Slope	n/a	Flatbush Avenue	Prospect Expressway	Prospect Park	4th Avenue
Brooklyn		Prospect Heights	n/a	Atlantic Avenue	Eastern Parkway	Washington Avenue	Flatbush Avenue
Brooklyn		Bay Ridge	n/a	BQE/Belt Parkway	BQE/Belt Parkway	Brooklyn Queens Expressway	Belt Parkway
Brooklyn		Boerum Hill	n/a	Schermerhorn Street	Degraw St, Butler St	4th Avenue	Smith Street
Brooklyn		Brighton Beach	n/a	Shore Parkway	(waterfront)	West End Ave	Ocean Parkway
Brooklyn		Bushwick	n/a	Cypress Avenue	Broadway	Jackie Robinson Parkway	Flushing Avenue

Area and Neighborhood Definitions

Borough	Area	Neighborhood	Below 96th Street	North	South	East	West
Brooklyn		Clinton Hill	n/a	Flushing Avenue	Atlantic Avenue	Classon Avenue	Vanderbilt Avenue
Brooklyn		Crown Heights	n/a	Atlantic Avenue	Empire Boulevard	East New York Avenue	Washington Avenue
Brooklyn		Ditmas Park	n/a	Beverly Road	Avenue H	Flatbush Avenue, Bedford Avenue	Coney Island Avenue
Brooklyn		Gowanus	n/a	Butler Street	Brooklyn Queens Expressway	4th Avenue	Smith Street, Bond Street
Brooklyn		Greenpoint	n/a	Newtown Creek	North 11th Street	Brooklyn Queens Expressway	East River
Brooklyn		Stuyvesant Heights	n/a	Broadway	Atlantic Avenue	Saratoga Avenue	Throop Avenue
Brooklyn		Bedford-Stuyvesant	n/a	Flushing Avenue	Atlantic Avenue	Broadway	Classon Avenue
Brooklyn		Cobble Hill	n/a	Atlantic Avenue	Degraw Street	Smith Street	Brooklyn-Queens Expressway
Brooklyn		Midwood	n/a	LIRR	Kings Highway	East 12th Street	Flatbush Avenue
Brooklyn		Sunset Park	n/a	36th Street	Belt Parkway, Brooklyn-Queens Expressway	9th Avenue	Hudson River
Brooklyn		Northeast Flatbush	n/a	Empire Boulevard	Flatlands Avenue	Ralph Avenue	New York Avenue
Brooklyn		Gravesend	n/a	Avenue P	Belt Parkway	Ocean Parkway	Bay Parkway
Brooklyn		Coney Island	n/a	Belt Parkway	Coney Island Channel	Ocean Parkway	West 37th Street
Brooklyn		Windsor Terrace	n/a	Prospect Park West	Caton Avenue	Prospect Park Southwest	McDonald Avenue
Brooklyn		Fort Hamilton	n/a	86th Street	Brooklyn-Queens Expressway	Brooklyn-Queens Expressway	Belt Parkway
Brooklyn		Kensington	n/a	Caton Avenue	Foster Avenue	Coney Island Avenue	Dahill Road
Queens		Long Island City	n/a	31st Avenue (51st Street to 21st Street) 30 Drive (21st Street to East River)	Queens Plaza	Skillman Avenue	East River
Queens		Hunters Point	n/a	Queens Plaza	Newtown Creek	Skillman Avenue	East River
Queens		Kew Gardens	n/a	Union Turnpike	Jamaica Avenue	Van Wyck Expressway	Bessemer Street
Queens		Flushing	n/a	Cross Island Parkway	Long Island Expressway	Francis Lewis Boulevard	Van Wyck Expressway
Queens		Jamaica	n/a	Hillside Avenue	LIRR	180th Street	Van Wyck Expressway
Queens		Bayside	n/a	Little Bay	Long Island Expressway	Cross Island Parkway	Clearview Expressway
Queens		Astoria	n/a	East River	31st Avenue	To 51st Street bet Astoria Boulevard and 31st Avenue and to 81st Street bet Astoria Boulevard North and the East River	East River
Queens		Rego Park	n/a	Horace Harding Expressway	Woodhaven Boulevard, Metropolitan Avenue, 73rd Avenue	Alderton Street, 67th Avenue	Woodhaven Boulevard, Eliot Avenue
Queens		Forest Hills	n/a	Horace Harding Expressway	Union Turnpike	Grand Central Parkway	Selfridge Street, 67th Avenue, 102nd Street

Note 1: Neighborhood definitions correspond to StreetEasy's neighborhood definitions

Note 2: All Chelsea = Chelsea and West Chelsea, All Chinatown = Chinatown and Two Bridges, All Flatiron = Flatiron and NoMad, All Greenwich Village = Greenwich Village and Noho, All Midtown East = Midtown East, Kips Bay, Murray Hill, Sutton Place, Turtle Bay, and Beekman, All Washington Heights = Washington Heights, Fort George, and Hudson Heights, All DUMBO = DUMBO and Vinegar Hill, All Long Island City = Long Island City and Hunters Point

Manhattan Average Rent - Attended, Unattended and Overall

Unit Types	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2013 1H	2014 1H	2009 vs 2008	2010 vs 2009	2011 vs 2010	2012 vs 2011	2013 vs 2012	2014 1H vs 2013 1H	2014 1H vs 2013	
<b>Studio</b>																								
Attended	\$ 2,166	\$ 2,167	\$ 1,870	\$ 1,851	\$ 1,980	\$ 2,189	\$ 2,307	\$ 2,684	\$ 2,604	\$ 2,352	\$ 2,427	\$ 2,483	\$ 2,638	\$ 2,723	\$ 2,712	\$ 2,789	-10%	3%	2%	6%	3%	3%	2%	
Unattended	\$ 1,666	\$ 1,722	\$ 1,513	\$ 1,478	\$ 1,532	\$ 1,684	\$ 1,997	\$ 2,244	\$ 2,030	\$ 1,824	\$ 1,875	\$ 1,920	\$ 1,986	\$ 2,107	\$ 2,100	\$ 2,092	-10%	3%	2%	3%	6%	0%	-1%	
Overall	\$ 1,916	\$ 1,945	\$ 1,692	\$ 1,665	\$ 1,756	\$ 1,937	\$ 2,152	\$ 2,464	\$ 2,317	\$ 2,088	\$ 2,151	\$ 2,202	\$ 2,312	\$ 2,415	\$ 2,406	\$ 2,441	-10%	3%	2%	5%	4%	1%	1%	
<b>1 Bedroom</b>																								
Attended	\$ 2,881	\$ 2,875	\$ 2,453	\$ 2,600	\$ 2,824	\$ 3,014	\$ 3,406	\$ 3,602	\$ 3,493	\$ 3,204	\$ 3,204	\$ 3,413	\$ 3,645	\$ 3,685	\$ 3,680	\$ 3,823	-8%	0%	7%	7%	1%	4%	4%	
Unattended	\$ 2,214	\$ 2,205	\$ 1,974	\$ 1,940	\$ 2,191	\$ 2,403	\$ 2,678	\$ 2,967	\$ 2,723	\$ 2,449	\$ 2,376	\$ 2,515	\$ 2,634	\$ 2,774	\$ 2,766	\$ 2,796	-10%	-3%	6%	5%	5%	1%	1%	
Overall	\$ 2,548	\$ 2,540	\$ 2,214	\$ 2,270	\$ 2,508	\$ 2,709	\$ 3,042	\$ 3,284	\$ 3,108	\$ 2,826	\$ 2,790	\$ 2,964	\$ 3,139	\$ 3,230	\$ 3,223	\$ 3,309	-9%	-1%	6%	6%	3%	3%	2%	
<b>2 Bedroom</b>																								
Attended	\$ 4,547	\$ 4,299	\$ 3,840	\$ 4,932	\$ 5,471	\$ 5,776	\$ 6,453	\$ 5,739	\$ 5,500	\$ 5,074	\$ 5,340	\$ 5,781	\$ 6,104	\$ 6,043	\$ 6,055	\$ 5,843	-8%	5%	8%	6%	-1%	-3%	-3%	
Unattended	\$ 3,529	\$ 3,147	\$ 2,967	\$ 3,327	\$ 4,173	\$ 3,778	\$ 4,706	\$ 4,236	\$ 3,622	\$ 3,646	\$ 3,499	\$ 3,664	\$ 3,826	\$ 3,759	\$ 3,821	\$ 3,781	1%	-4%	5%	4%	-2%	-1%	1%	
Overall	\$ 4,038	\$ 3,723	\$ 3,404	\$ 4,130	\$ 4,822	\$ 4,777	\$ 5,580	\$ 4,987	\$ 4,561	\$ 4,360	\$ 4,419	\$ 4,722	\$ 4,965	\$ 4,901	\$ 4,938	\$ 4,812	-4%	1%	7%	5%	-1%	-3%	-2%	
<b>3 Bedroom</b>																								
Attended	\$ 7,415	\$ 6,846	\$ 6,419	\$ 7,278	\$ 7,179	\$ 9,048	\$ 11,808	\$ 9,544	\$ 8,415	\$ 8,195	\$ 9,519	\$ 10,296	\$ 9,890	\$ 9,950	\$ 10,345	\$ 8,634	-3%	16%	8%	-4%	1%	-17%	-13%	
Unattended	\$ 6,057	\$ 5,224	\$ 4,541	\$ 5,818	\$ 8,050	\$ 7,033	\$ 7,794	\$ 6,348	\$ 5,404	\$ 5,577	\$ 4,795	\$ 5,522	\$ 5,547	\$ 5,493	\$ 5,530	\$ 5,374	3%	-14%	15%	0%	-1%	-3%	-2%	
Overall	\$ 6,736	\$ 6,035	\$ 5,480	\$ 6,548	\$ 7,615	\$ 8,041	\$ 9,801	\$ 7,946	\$ 6,909	\$ 6,886	\$ 7,157	\$ 7,909	\$ 7,718	\$ 7,721	\$ 7,937	\$ 7,004	0%	4%	11%	-2%	0%	-12%	-9%	
<b>4+ Bedroom</b>																								
Attended	\$ -	\$ -	\$ -	\$ -	\$ 12,763	\$ 13,106	\$ 21,211	\$ 16,156	\$ 16,205	\$ 17,034	\$ 16,521	\$ 17,340	\$ 18,907	\$ 18,148	\$ 18,903	\$ 17,334	5%	-3%	5%	9%	-4%	-8%	-4%	
Unattended	\$ -	\$ -	\$ -	\$ -	\$ 10,907	\$ 12,434	\$ 15,111	\$ 9,608	\$ 8,398	\$ 10,659	\$ 9,465	\$ 9,643	\$ 9,648	\$ 9,102	\$ 9,689	\$ 7,326	27%	-11%	2%	0%	-6%	-24%	-20%	
Overall	\$ -	\$ -	\$ -	\$ -	\$ 11,835	\$ 12,770	\$ 18,161	\$ 12,882	\$ 12,301	\$ 13,846	\$ 12,993	\$ 13,491	\$ 14,278	\$ 13,625	\$ 14,296	\$ 12,330	13%	-6%	4%	6%	-5%	-14%	-10%	
<b>Studio through Two Bedroom</b>																								
Attended	\$ 3,198	\$ 3,114	\$ 2,721	\$ 3,128	\$ 3,425	\$ 3,660	\$ 4,055	\$ 4,008	\$ 3,866	\$ 3,543	\$ 3,657	\$ 3,892	\$ 4,129	\$ 4,151	\$ 4,149	\$ 4,152	-8%	3%	6%	6%	1%	0%	0%	
Unattended	\$ 2,470	\$ 2,358	\$ 2,151	\$ 2,248	\$ 2,632	\$ 2,622	\$ 3,127	\$ 3,149	\$ 2,791	\$ 2,640	\$ 2,583	\$ 2,699	\$ 2,815	\$ 2,880	\$ 2,896	\$ 2,889	-5%	-2%	5%	4%	2%	0%	0%	
Overall	\$ 2,834	\$ 2,736	\$ 2,436	\$ 2,688	\$ 3,029	\$ 3,141	\$ 3,591	\$ 3,579	\$ 3,329	\$ 3,091	\$ 3,120	\$ 3,296	\$ 3,472	\$ 3,515	\$ 3,522	\$ 3,521	-7%	1%	6%	5%	1%	0%	0%	

Note 1: This data represents Manhattan below 96th Street

Note 2: Overall is calculated as an arithmetic average of attended and unattended values

Note 3: Studio through two bedroom values are calculated as an arithmetic average of studio, one, and two bedroom average rents

Note 4: Percentage change values have been rounded to the nearest percentage point

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Manhattan Average Rent by Area - Attended and Unattended - Studio

Studio Average Rents by Area	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2013 1H	2014 1H	2009 vs 2008	2010 vs 2009	2011 vs 2010	2012 vs 2011	2013 vs 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013
<b>Below 96th Street</b>																							
Attended	\$ 2,166	\$ 2,167	\$ 1,870	\$ 1,851	\$ 1,980	\$ 2,189	\$ 2,307	\$ 2,684	\$ 2,604	\$ 2,352	\$ 2,427	\$ 2,483	\$ 2,638	\$ 2,723	\$ 2,712	\$ 2,789	-10%	3%	2%	6%	3%	3%	2%
Unattended	\$ 1,666	\$ 1,722	\$ 1,513	\$ 1,478	\$ 1,532	\$ 1,684	\$ 1,997	\$ 2,244	\$ 2,030	\$ 1,824	\$ 1,875	\$ 1,920	\$ 1,986	\$ 2,107	\$ 2,100	\$ 2,092	-10%	3%	2%	3%	6%	0%	-1%
<b>Below Canal</b>																							
Attended	\$ 2,082	\$ 2,035	\$ 1,822	\$ 2,075	\$ 2,249	\$ 2,466	\$ 2,336	\$ 2,734	\$ 2,709	\$ 2,482	\$ 2,608	\$ 2,673	\$ 2,731	\$ 2,814	\$ 2,759	\$ 2,834	-8%	5%	3%	2%	3%	3%	1%
Unattended	\$ 1,852	\$ 1,897	\$ 1,620	\$ 3,700	\$ 3,869	\$ 2,843	\$ 3,684	\$ 2,844	\$ 2,531	\$ 2,472	\$ 2,449	\$ 2,455	\$ 2,613	\$ 2,688	\$ 2,492	\$ 2,888	-2%	-1%	0%	6%	3%	16%	7%
<b>Canal to East 30th</b>																							
Attended	\$ 1,969	\$ 2,064	\$ 1,781	\$ 1,758	\$ 2,056	\$ 2,152	\$ 2,204	\$ 2,840	\$ 2,654	\$ 2,461	\$ 2,513	\$ 2,625	\$ 2,737	\$ 2,893	\$ 2,860	\$ 3,000	-7%	2%	4%	4%	6%	5%	4%
Unattended	\$ 1,643	\$ 1,857	\$ 1,689	\$ 1,647	\$ 1,697	\$ 1,938	\$ 1,908	\$ 2,493	\$ 2,202	\$ 1,936	\$ 2,051	\$ 2,085	\$ 2,166	\$ 2,294	\$ 2,312	\$ 2,239	-12%	6%	2%	4%	6%	-3%	-2%
<b>Canal to West 30th</b>																							
Attended	\$ 2,064	\$ 2,141	\$ 1,928	\$ 2,013	\$ 2,245	\$ 2,544	\$ 2,588	\$ 3,227	\$ 2,953	\$ 2,854	\$ 2,866	\$ 2,845	\$ 2,966	\$ 2,984	\$ 3,115	\$ 3,212	-3%	0%	-1%	4%	1%	3%	8%
Unattended	\$ 1,641	\$ 1,740	\$ 1,579	\$ 1,553	\$ 1,613	\$ 1,863	\$ 2,174	\$ 2,435	\$ 2,319	\$ 2,012	\$ 2,196	\$ 2,197	\$ 2,235	\$ 2,434	\$ 2,417	\$ 2,504	-13%	9%	0%	2%	9%	4%	3%
<b>Midtown</b>																							
Attended	\$ 2,178	\$ 2,146	\$ 1,842	\$ 1,692	\$ 1,816	\$ 2,065	\$ 2,233	\$ 2,471	\$ 2,463	\$ 2,117	\$ 2,171	\$ 2,355	\$ 2,554	\$ 2,582	\$ 2,549	\$ 2,650	-14%	3%	8%	8%	1%	4%	3%
Unattended	\$ 1,802	\$ 1,731	\$ 1,518	\$ 1,566	\$ 1,556	\$ 1,723	\$ 2,046	\$ 2,191	\$ 1,995	\$ 1,815	\$ 1,758	\$ 1,931	\$ 2,031	\$ 2,125	\$ 2,121	\$ 2,097	-9%	-3%	10%	5%	5%	-1%	-1%
<b>East Side</b>																							
Attended	\$ 2,316	\$ 2,282	\$ 1,965	\$ 1,954	\$ 1,954	\$ 2,157	\$ 2,171	\$ 2,451	\$ 2,464	\$ 2,313	\$ 2,318	\$ 2,279	\$ 2,404	\$ 2,491	\$ 2,469	\$ 2,527	-6%	0%	-2%	5%	4%	2%	1%
Unattended	\$ 1,544	\$ 1,563	\$ 1,387	\$ 1,366	\$ 1,370	\$ 1,433	\$ 1,650	\$ 2,031	\$ 1,780	\$ 1,658	\$ 1,604	\$ 1,683	\$ 1,738	\$ 1,830	\$ 1,813	\$ 1,823	-7%	-3%	5%	3%	5%	1%	0%
<b>West Side</b>																							
Attended	\$ 2,168	\$ 2,242	\$ 1,910	\$ 1,930	\$ 1,903	\$ 1,980	\$ 2,238	\$ 2,534	\$ 2,323	\$ 2,098	\$ 2,354	\$ 2,388	\$ 2,565	\$ 2,559	\$ 2,555	\$ 2,571	-10%	12%	1%	7%	0%	1%	0%
Unattended	\$ 1,534	\$ 1,563	\$ 1,513	\$ 1,452	\$ 1,542	\$ 1,618	\$ 1,758	\$ 2,039	\$ 1,905	\$ 1,690	\$ 1,682	\$ 1,815	\$ 1,909	\$ 1,988	\$ 1,961	\$ 1,971	-11%	0%	8%	5%	4%	1%	-1%
<b>Harlem</b>																							
Attended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,751	\$ 1,676	\$ 1,632	\$ 1,715	\$ 1,668	\$ 1,800	\$ 1,829	\$ 1,815	\$ 1,772	-3%	5%	-3%	8%	2%	-2%	-3%
Unattended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,337	\$ 1,308	\$ 1,284	\$ 1,231	\$ 1,300	\$ 1,392	\$ 1,447	\$ 1,411	\$ 1,417	-2%	-4%	6%	7%	4%	0%	-2%

Note 1: Percentage change values have been rounded to the nearest percentage point

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Manhattan Average Rent by Area - Attended and Unattended - One Bedroom

1 BR Average Rents by Area	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2013 1H	2014 1H	2009 vs 2008	2010 vs 2009	2011 vs 2010	2012 vs 2011	2013 vs 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013	
<b>Below 96th Street</b>																								
Attended	\$ 2,881	\$ 2,875	\$ 2,453	\$ 2,600	\$ 2,824	\$ 3,014	\$ 3,406	\$ 3,602	\$ 3,493	\$ 3,204	\$ 3,204	\$ 3,413	\$ 3,645	\$ 3,685	\$ 3,680	\$ 3,823	-8%	0%	7%	7%	1%	4%	4%	
Unattended	\$ 2,214	\$ 2,205	\$ 1,974	\$ 1,940	\$ 2,191	\$ 2,403	\$ 2,678	\$ 2,967	\$ 2,723	\$ 2,449	\$ 2,376	\$ 2,515	\$ 2,634	\$ 2,774	\$ 2,766	\$ 2,796	-10%	-3%	6%	5%	5%	1%	1%	
<b>Below Canal</b>																								
Attended	\$ 2,299	\$ 2,397	\$ 2,020	\$ 2,681	\$ 2,787	\$ 3,154	\$ 3,369	\$ 3,711	\$ 3,489	\$ 3,220	\$ 3,242	\$ 3,462	\$ 3,688	\$ 3,665	\$ 3,617	\$ 3,740	-8%	1%	7%	7%	-1%	3%	2%	
Unattended	\$ 2,224	\$ 2,279	\$ 1,955	\$ -	\$ 3,724	\$ 3,603	\$ 4,125	\$ 3,470	\$ 3,611	\$ 3,317	\$ 3,314	\$ 3,879	\$ 3,693	\$ 3,736	\$ 3,657	\$ 3,751	-8%	0%	17%	-5%	1%	3%	0%	
<b>Canal to East 30th</b>																								
Attended	\$ 2,798	\$ 2,950	\$ 2,639	\$ 2,519	\$ 2,944	\$ 2,981	\$ 3,263	\$ 4,008	\$ 3,775	\$ 3,672	\$ 3,619	\$ 4,061	\$ 4,078	\$ 4,105	\$ 4,093	\$ 4,328	-3%	-1%	12%	0%	1%	6%	5%	
Unattended	\$ 2,341	\$ 2,513	\$ 2,226	\$ 2,244	\$ 2,612	\$ 2,349	\$ 2,542	\$ 3,089	\$ 2,959	\$ 2,685	\$ 2,531	\$ 2,639	\$ 2,842	\$ 2,880	\$ 2,893	\$ 3,036	-9%	-6%	4%	8%	1%	5%	5%	
<b>Canal to West 30th</b>																								
Attended	\$ 2,621	\$ 2,931	\$ 2,647	\$ 2,741	\$ 2,853	\$ 3,240	\$ 3,888	\$ 4,136	\$ 3,974	\$ 3,855	\$ 3,882	\$ 4,066	\$ 4,292	\$ 3,993	\$ 4,275	\$ 4,253	-3%	1%	5%	6%	-7%	-1%	7%	
Unattended	\$ 2,285	\$ 2,587	\$ 2,265	\$ 2,264	\$ 2,467	\$ 2,798	\$ 3,183	\$ 3,345	\$ 3,114	\$ 2,944	\$ 2,867	\$ 3,000	\$ 3,052	\$ 3,300	\$ 3,292	\$ 3,336	-5%	-3%	5%	2%	8%	1%	1%	
<b>Midtown</b>																								
Attended	\$ 2,667	\$ 2,699	\$ 2,495	\$ 2,363	\$ 2,533	\$ 2,815	\$ 3,431	\$ 3,403	\$ 3,277	\$ 3,017	\$ 3,065	\$ 3,283	\$ 3,496	\$ 3,557	\$ 3,545	\$ 3,612	-8%	2%	7%	7%	2%	2%	2%	
Unattended	\$ 2,127	\$ 2,212	\$ 1,903	\$ 1,917	\$ 2,132	\$ 2,130	\$ 2,388	\$ 2,704	\$ 2,620	\$ 2,292	\$ 2,165	\$ 2,466	\$ 2,588	\$ 2,680	\$ 2,678	\$ 2,642	-13%	-6%	14%	5%	4%	-1%	-1%	
<b>East Side</b>																								
Attended	\$ 3,029	\$ 2,958	\$ 2,648	\$ 2,708	\$ 2,766	\$ 2,830	\$ 3,083	\$ 3,389	\$ 3,287	\$ 2,997	\$ 2,993	\$ 3,124	\$ 3,333	\$ 3,348	\$ 3,330	\$ 3,363	-9%	0%	4%	7%	0%	1%	0%	
Unattended	\$ 1,988	\$ 1,907	\$ 1,747	\$ 1,689	\$ 1,732	\$ 1,923	\$ 2,072	\$ 2,555	\$ 2,240	\$ 2,082	\$ 2,024	\$ 2,093	\$ 2,150	\$ 2,275	\$ 2,246	\$ 2,226	-7%	-3%	3%	3%	6%	-1%	-2%	
<b>West Side</b>																								
Attended	\$ 3,187	\$ 3,205	\$ 2,606	\$ 2,873	\$ 3,181	\$ 3,138	\$ 3,338	\$ 3,494	\$ 3,342	\$ 3,085	\$ 3,136	\$ 3,397	\$ 3,624	\$ 3,661	\$ 3,708	\$ 3,639	-8%	2%	8%	7%	1%	-2%	-1%	
Unattended	\$ 2,391	\$ 2,308	\$ 2,143	\$ 2,272	\$ 2,249	\$ 2,196	\$ 2,432	\$ 2,809	\$ 2,605	\$ 2,254	\$ 2,259	\$ 2,416	\$ 2,577	\$ 2,661	\$ 2,634	\$ 2,679	-13%	0%	7%	7%	3%	2%	1%	
<b>Harlem</b>																								
Attended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,234	\$ 2,130	\$ 2,060	\$ 2,103	\$ 2,167	\$ 2,340	\$ 2,381	\$ 2,325	\$ 2,495	-3%	2%	3%	8%	2%	7%	5%	
Unattended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,537	\$ 1,482	\$ 1,504	\$ 1,518	\$ 1,645	\$ 1,661	\$ 1,742	\$ 1,681	\$ 1,680	1%	1%	8%	1%	5%	0%	-4%	

Note 1: Percentage change values have been rounded to the nearest percentage point

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Manhattan Average Rent by Area - Attended and Unattended - Two Bedroom

2 BR Average Rents by Area	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2013 1H	2014 1H	2009 vs 2008	2010 vs 2009	2011 vs 2010	2012 vs 2011	2013 vs 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013	
<b>Below 96th Street</b>																								
Attended	\$ 4,547	\$ 4,299	\$ 3,840	\$ 4,932	\$ 5,471	\$ 5,776	\$ 6,453	\$ 5,739	\$ 5,500	\$ 5,074	\$ 5,340	\$ 5,781	\$ 6,104	\$ 6,043	\$ 6,055	\$ 5,843	-8%	5%	8%	6%	-1%	-3%	-3%	
Unattended	\$ 3,529	\$ 3,147	\$ 2,967	\$ 3,327	\$ 4,173	\$ 3,778	\$ 4,706	\$ 4,236	\$ 3,622	\$ 3,646	\$ 3,499	\$ 3,664	\$ 3,826	\$ 3,759	\$ 3,821	\$ 3,781	1%	-4%	5%	4%	-2%	-1%	1%	
<b>Below Canal</b>																								
Attended	\$ 3,937	\$ 3,802	\$ 3,393	\$ 5,536	\$ 5,015	\$ 6,026	\$ 6,003	\$ 5,692	\$ 5,546	\$ 5,183	\$ 5,436	\$ 5,680	\$ 5,845	\$ 5,662	\$ 5,573	\$ 5,894	-7%	5%	4%	3%	-3%	6%	4%	
Unattended	\$ 3,801	\$ 3,419	\$ 3,088	\$ 5,081	\$ 5,889	\$ 3,289	\$ 6,877	\$ 5,305	\$ 5,553	\$ 5,229	\$ 5,253	\$ 5,852	\$ 6,508	\$ 6,306	\$ 6,275	\$ 5,867	-6%	0%	11%	11%	-3%	-7%	-7%	
<b>Canal to East 30th</b>																								
Attended	\$ 4,032	\$ 4,131	\$ 3,634	\$ 3,653	\$ 4,375	\$ 4,443	\$ 6,036	\$ 6,307	\$ 5,580	\$ 5,450	\$ 5,925	\$ 7,759	\$ 8,760	\$ 7,357	\$ 7,256	\$ 6,836	-2%	9%	31%	13%	-16%	-6%	-7%	
Unattended	\$ 3,208	\$ 3,423	\$ 3,098	\$ 3,067	\$ 3,150	\$ 3,667	\$ 4,121	\$ 4,073	\$ 3,551	\$ 3,896	\$ 3,690	\$ 3,733	\$ 3,892	\$ 3,674	\$ 3,753	\$ 4,026	10%	-5%	1%	4%	-6%	7%	10%	
<b>Canal to West 30th</b>																								
Attended	\$ 4,343	\$ 4,231	\$ 4,093	\$ 4,906	\$ 5,986	\$ 5,842	\$ 7,138	\$ 5,907	\$ 6,152	\$ 5,919	\$ 6,117	\$ 6,593	\$ 6,817	\$ 6,920	\$ 6,988	\$ 6,725	-4%	3%	8%	3%	2%	-4%	-3%	
Unattended	\$ 3,360	\$ 3,216	\$ 3,510	\$ 4,338	\$ 5,354	\$ 3,367	\$ 5,079	\$ 4,714	\$ 4,314	\$ 4,301	\$ 4,141	\$ 4,488	\$ 4,677	\$ 4,534	\$ 4,676	\$ 4,484	0%	-4%	8%	4%	-3%	-4%	-1%	
<b>Midtown</b>																								
Attended	\$ 4,381	\$ 4,187	\$ 3,751	\$ 4,980	\$ 5,429	\$ 6,060	\$ 6,403	\$ 5,520	\$ 4,891	\$ 4,516	\$ 4,818	\$ 5,317	\$ 5,515	\$ 5,559	\$ 5,558	\$ 5,176	-8%	7%	10%	4%	1%	-7%	-7%	
Unattended	\$ 3,119	\$ 3,037	\$ 2,954	\$ 3,205	\$ 3,711	\$ 3,456	\$ 3,854	\$ 4,004	\$ 3,311	\$ 3,018	\$ 3,001	\$ 3,274	\$ 3,309	\$ 3,376	\$ 3,462	\$ 3,321	-9%	-1%	9%	1%	2%	-4%	-2%	
<b>East Side</b>																								
Attended	\$ 4,783	\$ 4,482	\$ 4,006	\$ 4,596	\$ 4,720	\$ 4,632	\$ 5,390	\$ 5,714	\$ 5,647	\$ 5,128	\$ 5,194	\$ 5,233	\$ 5,444	\$ 5,762	\$ 5,788	\$ 5,701	-9%	1%	1%	4%	6%	-2%	-1%	
Unattended	\$ 3,118	\$ 2,763	\$ 2,386	\$ 2,307	\$ 2,429	\$ 2,899	\$ 3,512	\$ 3,617	\$ 2,938	\$ 2,759	\$ 2,833	\$ 2,950	\$ 2,901	\$ 3,001	\$ 3,086	\$ 2,859	-6%	3%	4%	-2%	3%	-7%	-5%	
<b>West Side</b>																								
Attended	\$ 4,888	\$ 4,707	\$ 4,221	\$ 5,189	\$ 5,735	\$ 6,230	\$ 6,884	\$ 5,790	\$ 5,477	\$ 5,050	\$ 5,667	\$ 6,228	\$ 6,675	\$ 6,187	\$ 6,390	\$ 6,144	-8%	12%	10%	7%	-7%	-4%	-1%	
Unattended	\$ 3,659	\$ 3,380	\$ 3,102	\$ 3,388	\$ 3,819	\$ 3,806	\$ 3,845	\$ 4,205	\$ 3,506	\$ 3,285	\$ 3,191	\$ 3,466	\$ 3,570	\$ 3,680	\$ 3,676	\$ 3,688	-6%	-3%	9%	3%	3%	0%	0%	
<b>Harlem</b>																								
Attended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,673	\$ 3,005	\$ 2,786	\$ 3,019	\$ 2,942	\$ 3,085	\$ 3,194	\$ 3,161	\$ 3,542	-7%	8%	-3%	5%	4%	12%	11%	
Unattended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,015	\$ 1,976	\$ 1,943	\$ 1,955	\$ 2,135	\$ 2,190	\$ 2,233	\$ 2,188	\$ 2,202	-2%	1%	9%	3%	2%	1%	-1%	

Note 1: Percentage change values have been rounded to the nearest percentage point

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### Manhattan Rentals in Attended Buildings - Area by Unit Type - Average PSF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Below 96th Street	All	\$ 61	-1.72%	\$ 60	-11.46%	\$ 53	2.32%	\$ 54	6.77%	\$ 58	5.11%	\$ 61	4.63%	\$ 64	\$ 63	5.37%	\$ 66	3.37%
	0	\$63	-4.68%	\$60	-11.87%	\$53	1.47%	\$53	9.42%	\$59	6.98%	\$63	3.10%	\$65	\$63	8.83%	\$69	6.38%
	1	\$58	-1.02%	\$57	-10.53%	\$51	3.82%	\$53	5.02%	\$56	5.12%	\$59	6.43%	\$63	\$61	7.96%	\$65	4.28%
	2	\$63	0.58%	\$63	-11.92%	\$56	1.73%	\$57	5.92%	\$60	3.28%	\$62	4.47%	\$65	\$65	-0.45%	\$64	-0.52%
	3	\$71	6.64%	\$76	-17.31%	\$63	7.01%	\$67	4.42%	\$70	0.10%	\$70	3.04%	\$73	\$74	-5.70%	\$70	-3.27%
4+	\$81	-2.32%	\$79	-7.45%	\$73	5.74%	\$77	1.19%	\$78	5.50%	\$82	0.60%	\$83	\$83	2.90%	\$86	3.60%	
Below Canal	All	\$ 57	1.26%	\$ 58	-12.97%	\$ 50	3.83%	\$ 52	4.22%	\$ 55	6.59%	\$ 58	4.51%	\$ 61	\$ 60	0.96%	\$ 60	-0.43%
	0	\$59	-2.99%	\$58	-13.72%	\$50	4.20%	\$52	4.73%	\$54	7.82%	\$58	4.60%	\$61	\$61	0.65%	\$61	-0.22%
	1	\$56	0.03%	\$56	-11.10%	\$50	4.18%	\$52	1.92%	\$53	8.76%	\$58	3.93%	\$60	\$58	1.12%	\$59	-1.65%
	2	\$56	6.99%	\$60	-13.99%	\$52	3.15%	\$53	5.98%	\$56	3.38%	\$58	4.98%	\$61	\$61	1.11%	\$62	0.54%
	3	\$59	22.21%	\$73	-20.81%	\$58	9.93%	\$63	6.17%	\$67	2.69%	\$69	7.85%	\$74	\$76	-3.74%	\$73	-1.40%
4+	\$68	30.89%	\$90	-21.42%	\$70	6.28%	\$75	-4.52%	\$71	-0.30%	\$71	15.52%	\$82	\$79	-2.06%	\$77	-6.07%	
Canal to East 30th	All	\$ 68	-1.72%	\$ 67	-10.62%	\$ 60	2.12%	\$ 61	9.20%	\$ 67	5.01%	\$ 70	3.23%	\$ 73	\$ 72	3.93%	\$ 74	2.66%
	0	\$70	-3.85%	\$68	-12.19%	\$59	3.97%	\$62	6.04%	\$65	5.21%	\$69	5.35%	\$73	\$73	5.52%	\$77	5.82%
	1	\$66	-0.38%	\$66	-11.02%	\$59	0.47%	\$59	10.73%	\$65	3.29%	\$67	3.98%	\$70	\$70	1.32%	\$70	0.46%
	2	\$68	-0.83%	\$68	-8.67%	\$62	1.91%	\$63	10.88%	\$70	6.42%	\$74	0.58%	\$75	\$73	4.85%	\$76	1.66%
	3	\$80	1.10%	\$81	-12.23%	\$71	1.27%	\$72	7.02%	\$77	-6.79%	\$72	13.94%	\$82	\$77	-2.69%	\$75	-8.24%
4+	\$82	6.83%	\$87	7.01%	\$94	-7.92%	\$86	-38.84%	\$53	54.35%	\$81	-9.78%	\$73	\$77	20.52%	\$92	25.74%	
Canal to West 30th	All	\$ 66	-0.14%	\$ 65	-10.25%	\$ 59	4.38%	\$ 61	9.63%	\$ 67	4.70%	\$ 70	5.37%	\$ 74	\$ 73	9.49%	\$ 80	7.94%
	0	\$73	-7.14%	\$67	-12.74%	\$59	0.83%	\$59	10.42%	\$65	8.34%	\$71	9.73%	\$78	\$73	18.78%	\$87	11.79%
	1	\$63	-2.56%	\$61	-7.47%	\$57	5.25%	\$60	8.04%	\$65	5.25%	\$68	5.04%	\$71	\$69	14.23%	\$79	10.16%
	2	\$61	10.70%	\$68	-10.29%	\$61	7.00%	\$65	10.38%	\$72	0.87%	\$72	1.40%	\$73	\$77	-3.55%	\$74	1.68%
	3	\$89	-8.52%	\$81	-7.61%	\$75	6.48%	\$80	10.94%	\$89	0.76%	\$89	7.84%	\$96	\$93	5.05%	\$98	1.94%
4+	\$104	-11.71%	\$92	-16.13%	\$77	14.52%	\$88	-10.30%	\$79	13.49%	\$90	21.18%	\$109	\$120	-20.60%	\$95	-12.47%	
Midtown	All	\$ 61	-1.90%	\$ 59	-11.51%	\$ 53	1.58%	\$ 53	7.01%	\$ 57	4.56%	\$ 60	3.15%	\$ 62	\$ 61	1.67%	\$ 62	1.48%
	0	\$62	-4.54%	\$59	-10.86%	\$53	0.64%	\$53	11.06%	\$59	5.98%	\$62	1.99%	\$63	\$63	3.01%	\$65	2.55%
	1	\$57	1.29%	\$58	-11.87%	\$51	3.41%	\$53	4.39%	\$55	3.90%	\$57	4.12%	\$60	\$60	2.99%	\$62	2.82%
	2	\$62	-2.22%	\$61	-11.79%	\$54	0.77%	\$54	5.61%	\$57	3.74%	\$59	3.43%	\$61	\$61	-0.98%	\$61	-0.94%
	3	\$74	4.56%	\$77	-20.33%	\$61	7.27%	\$66	3.81%	\$68	-5.61%	\$65	2.86%	\$66	\$65	-2.94%	\$64	-4.22%
4+	\$69	-2.34%	\$68	10.95%	\$75	-3.03%	\$73	5.87%	\$77	18.72%	\$92	-13.99%	\$79	\$97	-19.88%	\$77	-1.68%	
East Side	All	\$ 58	-0.03%	\$ 58	-11.42%	\$ 52	1.30%	\$ 52	4.50%	\$ 55	2.18%	\$ 56	3.05%	\$ 58	\$ 57	0.44%	\$ 57	-0.48%
	0	\$58	-0.27%	\$57	-9.90%	\$52	-0.29%	\$52	5.90%	\$55	4.71%	\$57	1.68%	\$58	\$57	5.48%	\$60	2.90%
	1	\$56	-1.12%	\$55	-11.83%	\$48	2.18%	\$50	7.01%	\$53	1.74%	\$54	2.55%	\$55	\$55	0.25%	\$55	-0.66%
	2	\$62	1.16%	\$63	-12.46%	\$55	2.02%	\$56	1.00%	\$57	0.15%	\$57	4.90%	\$60	\$60	-4.17%	\$57	-3.62%
	3	\$71	2.82%	\$73	-9.36%	\$66	5.30%	\$69	-1.65%	\$68	2.57%	\$70	-4.61%	\$67	\$75	-17.91%	\$62	-7.64%
4+	\$90	0.96%	\$91	-10.25%	\$82	4.99%	\$86	-5.58%	\$81	11.58%	\$91	4.04%	\$94	\$87	6.85%	\$93	-1.33%	
West Side	All	\$ 58	0.93%	\$ 58	-11.52%	\$ 52	4.55%	\$ 54	10.57%	\$ 60	7.03%	\$ 64	0.49%	\$ 64	\$ 65	-0.87%	\$ 65	0.63%
	0	\$58	-0.26%	\$58	-12.45%	\$50	5.30%	\$53	17.00%	\$62	8.74%	\$67	-1.77%	\$66	\$66	2.78%	\$68	1.88%
	1	\$56	-2.72%	\$54	-9.02%	\$50	3.11%	\$51	9.99%	\$56	6.34%	\$60	1.43%	\$61	\$62	-1.06%	\$61	0.68%
	2	\$60	5.49%	\$63	-12.83%	\$55	5.14%	\$58	5.20%	\$61	5.91%	\$65	2.00%	\$66	\$68	-4.21%	\$65	-0.67%
	3	\$73	8.83%	\$80	-20.66%	\$63	5.71%	\$67	9.94%	\$73	1.48%	\$74	0.75%	\$75	\$76	-0.13%	\$76	0.95%
4+	\$76	-5.38%	\$72	-17.01%	\$60	14.02%	\$68	15.47%	\$78	-2.83%	\$76	1.74%	\$78	\$79	7.59%	\$85	9.67%	
Above 96th Street	All	\$ 109	-63.83%	\$ 40	-4.67%	\$ 38	-0.30%	\$ 38	2.07%	\$ 38	9.22%	\$ 42	0.87%	\$ 42	\$ 41	5.63%	\$ 43	2.02%
	0	\$53	-14.88%	\$45	-1.80%	\$44	-1.84%	\$43	4.82%	\$45	8.84%	\$49	-6.78%	\$46	\$43	3.23%	\$45	-2.49%
	1	\$44	-18.34%	\$36	2.49%	\$37	-1.12%	\$36	2.41%	\$37	8.16%	\$40	0.83%	\$41	\$40	9.11%	\$43	6.06%
	2	\$231	-83.65%	\$38	-14.89%	\$32	2.74%	\$33	-1.91%	\$32	10.97%	\$36	11.40%	\$40	\$39	4.79%	\$41	3.10%
	3	\$42	16.53%	\$49	-28.21%	\$35	-5.42%	\$33	5.46%	\$35	6.40%	\$38	7.84%	\$40	\$41	9.63%	\$44	8.84%
4+	\$0	-	\$0	-	\$41	-38.85%	\$25	87.68%	\$47	-19.52%	\$38	-2.77%	\$37	\$0	-	\$0	-	

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Manhattan Rentals in Attended Buildings - Area by Unit Type - Average SF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Below 96th Street	All	855	3.31%	883	-3.13%	856	-1.05%	847	-0.79%	840	-0.56%	835	-2.08%	818	837	-5.12%	794	-2.97%
	0	526	11.60%	587	-10.22%	527	2.66%	541	0.00%	541	-3.88%	520	0.19%	521	526	-4.34%	504	-3.36%
	1	787	-0.25%	785	-0.64%	780	-1.79%	766	-0.26%	764	-1.18%	755	-3.71%	727	755	-4.74%	719	-1.06%
	2	1252	2.08%	1278	-1.41%	1260	-2.14%	1233	-1.46%	1215	1.32%	1231	-2.03%	1206	1228	-5.70%	1158	-3.96%
	3	1846	5.09%	1940	-5.41%	1835	1.09%	1855	-2.43%	1810	0.28%	1815	-2.42%	1771	1819	-8.04%	1673	-5.52%
4+	2743	-3.50%	2647	13.79%	3012	-1.43%	2969	-9.43%	2689	8.96%	2930	-2.97%	2843	2860	-6.09%	2685	-5.54%	
Below Canal	All	908	2.35%	930	-1.54%	915	-5.32%	867	1.92%	883	0.04%	884	-1.74%	868	875	-1.97%	858	-1.17%
	0	605	4.63%	633	-6.48%	592	0.00%	592	3.38%	612	-5.56%	578	0.35%	580	575	-0.58%	572	-1.36%
	1	816	-3.31%	789	1.27%	799	-4.13%	766	2.35%	784	-1.40%	773	-1.42%	762	783	-1.39%	773	1.38%
	2	1304	4.83%	1367	-0.88%	1355	-8.34%	1242	0.97%	1254	3.67%	1300	-2.85%	1263	1267	-2.95%	1230	-2.63%
	3	1853	8.42%	2009	-3.83%	1932	-0.47%	1923	-5.77%	1812	9.00%	1975	-5.87%	1859	1977	-12.67%	1727	-7.12%
4+	3107	-9.11%	2824	17.74%	3325	0.99%	3358	-13.43%	2907	-3.30%	2811	34.04%	3768	3638	-19.33%	2935	-22.11%	
Canal to East 30th	All	861	8.56%	934	-4.35%	894	-2.50%	871	-1.76%	856	0.08%	857	2.92%	882	880	-5.88%	828	-6.08%
	0	490	18.98%	583	-8.58%	533	-1.88%	523	-3.44%	505	1.78%	514	1.75%	523	515	0.06%	515	-1.47%
	1	783	6.00%	830	-1.20%	820	-2.68%	798	-5.26%	756	0.40%	759	1.71%	772	766	-2.00%	751	-2.75%
	2	1309	6.19%	1390	-4.46%	1328	-2.64%	1293	1.08%	1307	-0.77%	1297	4.09%	1350	1358	-10.32%	1218	-9.78%
	3	2056	3.11%	2120	-4.15%	2032	7.48%	2184	-11.03%	1943	0.10%	1945	11.52%	2169	2235	-24.37%	1691	-22.06%
4+	3122	-2.08%	3057	49.30%	4564	-26.53%	3353	-26.16%	2476	24.23%	3076	-9.59%	2781	2734	17.44%	3211	15.47%	
Canal to West 30th	All	879	7.17%	942	-4.03%	904	-0.92%	896	-1.38%	883	-2.42%	862	-10.75%	769	851	-12.90%	741	-3.69%
	0	541	10.17%	596	-5.37%	564	5.67%	596	-1.01%	590	-14.75%	503	-7.55%	465	535	-15.52%	452	-2.80%
	1	855	-3.39%	826	0.36%	829	1.33%	840	-5.83%	791	-1.01%	783	-16.09%	657	771	-15.80%	649	-1.22%
	2	1241	13.13%	1404	-6.05%	1319	-5.16%	1251	1.44%	1269	2.44%	1300	-8.77%	1186	1246	-9.97%	1122	-5.41%
	3	2024	14.77%	2323	-4.09%	2228	2.06%	2274	-14.34%	1948	8.68%	2117	-0.14%	2114	2143	-6.96%	1994	-5.69%
4+	3209	-28.08%	2308	45.97%	3369	1.16%	3408	-18.69%	2771	8.77%	3014	6.77%	3218	3432	-11.64%	3033	-5.75%	
Midtown	All	821	2.88%	845	-3.20%	818	-1.79%	803	0.17%	805	-0.17%	803	-1.74%	789	795	-2.75%	773	-2.09%
	0	497	14.29%	568	-13.20%	493	0.20%	494	1.21%	500	0.00%	500	-1.20%	494	494	-0.36%	492	-0.45%
	1	759	1.19%	768	-0.91%	761	-2.23%	744	-0.81%	738	0.14%	739	-0.81%	733	738	-1.74%	725	-1.06%
	2	1208	-0.75%	1199	0.08%	1200	-2.33%	1172	0.34%	1176	-0.43%	1171	-2.56%	1141	1153	-4.42%	1102	-3.46%
	3	1882	-2.13%	1842	-5.75%	1736	-4.67%	1655	6.95%	1770	-5.25%	1677	-3.52%	1618	1552	0.16%	1555	-3.91%
4+	2739	-1.46%	2699	19.04%	3213	-1.56%	3163	-20.49%	2515	24.93%	3142	-9.74%	2836	2818	-2.93%	2736	-3.54%	
East Side	All	860	1.24%	871	-2.95%	845	0.59%	850	-4.70%	810	2.51%	831	-0.36%	828	840	-4.96%	798	-3.59%
	0	532	11.09%	591	-13.87%	509	3.14%	525	0.19%	526	1.90%	536	-2.24%	524	526	-3.30%	508	-2.97%
	1	781	-1.54%	769	-0.13%	768	-2.21%	751	-1.73%	738	5.28%	777	-2.70%	756	755	-1.17%	746	-1.31%
	2	1268	-1.18%	1253	0.48%	1259	1.27%	1275	-8.47%	1167	1.03%	1179	2.04%	1203	1238	-7.98%	1139	-5.30%
	3	1724	5.74%	1823	-1.87%	1789	2.74%	1838	-8.11%	1689	4.38%	1763	-2.84%	1713	1856	-15.97%	1560	-8.96%
4+	2555	14.05%	2914	-0.41%	2902	6.10%	3079	-9.48%	2787	24.22%	3462	-8.46%	3169	2727	7.83%	2941	-7.20%	
West Side	All	842	2.85%	866	-3.31%	837	0.48%	841	-2.73%	818	-2.12%	801	0.79%	807	813	-3.17%	787	-2.54%
	0	515	6.41%	548	-7.30%	508	0.59%	511	-6.26%	479	-3.76%	461	3.25%	476	482	-1.06%	477	0.14%
	1	764	1.18%	773	1.55%	785	-1.78%	771	-2.85%	749	-1.74%	736	1.22%	745	742	-1.86%	728	-2.22%
	2	1247	2.41%	1277	-4.54%	1219	1.89%	1242	-1.21%	1227	-1.71%	1206	-0.41%	1201	1214	-4.82%	1155	-3.81%
	3	1811	5.96%	1919	-8.70%	1752	5.42%	1847	-2.87%	1794	1.06%	1813	-2.92%	1760	1754	0.49%	1762	0.12%
4+	2690	-7.55%	2487	4.83%	2607	3.38%	2695	-0.63%	2678	-5.68%	2526	-0.67%	2509	2726	-5.84%	2566	2.29%	
Above 96th Street	All	690	11.84%	771	0.17%	773	0.22%	774	-5.04%	735	0.18%	737	0.32%	739	751	0.03%	751	1.62%
	0	396	34.60%	533	-0.38%	531	-8.10%	488	-8.10%	445	3.60%	461	4.99%	484	492	-5.98%	462	-4.46%
	1	670	3.58%	694	-1.01%	687	1.60%	698	1.15%	706	-2.83%	686	4.52%	717	721	0.44%	724	0.97%
	2	1003	8.37%	1087	1.20%	1100	3.36%	1137	-7.21%	1055	0.76%	1063	-4.42%	1016	1040	2.58%	1066	4.97%
	3	1518	14.43%	1737	-10.36%	1557	-3.85%	1497	-5.28%	1418	5.99%	1503	-2.73%	1462	1488	0.12%	1490	1.90%
4+	0	-	0	-	2735	-36.71%	1731	29.81%	2247	26.66%	2846	-8.43%	2606	0	-	0	-	

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Manhattan Rentals in Attended Buildings - Neighborhood by Unit Type - Average Rent

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Battery Park City	All	\$ 3,975	0.18%	\$ 3,982	-8.37%	\$ 3,649	5.68%	\$ 3,856	-4.32%	\$ 3,689	6.04%	\$ 3,912	7.43%	\$ 4,203	\$ 4,179	2.54%	\$ 4,285	1.95%
	0	\$ 2,768	8.57%	\$ 3,006	-4.58%	\$ 2,868	16.30%	\$ 3,335	-25.96%	\$ 2,470	9.11%	\$ 2,695	4.16%	\$ 2,807	\$ 2,803	2.62%	\$ 2,877	2.49%
	1	\$ 3,569	-1.56%	\$ 3,514	-13.39%	\$ 3,043	-1.86%	\$ 2,987	3.80%	\$ 3,100	6.77%	\$ 3,310	4.47%	\$ 3,458	\$ 3,425	3.92%	\$ 3,560	2.95%
	2	\$ 5,587	-2.86%	\$ 5,427	-7.23%	\$ 5,035	4.19%	\$ 5,245	4.81%	\$ 5,498	4.24%	\$ 5,731	10.69%	\$ 6,343	\$ 6,307	1.75%	\$ 6,418	1.17%
	3	\$ 8,702	9.66%	\$ 9,542	-17.96%	\$ 7,829	13.26%	\$ 8,866	12.16%	\$ 9,944	-9.60%	\$ 8,990	14.80%	\$ 10,320	\$ 10,584	-5.87%	\$ 9,962	-3.47%
	4+	\$ 12,399	37.11%	\$ 17,000	-21.10%	\$ 13,413	-9.15%	\$ 12,185	-	\$ -	-	\$ 13,712	38.39%	\$ 18,975	\$ 18,360	-	\$ -	-
Fulton/Seaport	All	\$ 3,335	0.30%	\$ 3,345	-5.35%	\$ 3,166	-0.77%	\$ 3,141	6.91%	\$ 3,358	1.55%	\$ 3,411	1.03%	\$ 3,446	\$ 3,356	14.95%	\$ 3,858	11.96%
	0	\$ 2,301	4.40%	\$ 2,403	3.11%	\$ 2,477	1.20%	\$ 2,507	-0.06%	\$ 2,506	4.64%	\$ 2,622	-1.99%	\$ 2,570	\$ 2,507	6.81%	\$ 2,677	4.19%
	1	\$ 3,060	0.02%	\$ 3,061	-5.08%	\$ 2,905	-0.16%	\$ 2,901	11.56%	\$ 3,236	3.21%	\$ 3,340	1.50%	\$ 3,390	\$ 3,320	7.86%	\$ 3,581	5.64%
	2	\$ 4,643	-1.55%	\$ 4,570	-9.98%	\$ 4,114	-2.38%	\$ 4,016	7.90%	\$ 4,334	-1.47%	\$ 4,270	2.52%	\$ 4,378	\$ 4,241	25.32%	\$ 5,315	21.42%
	3	\$ 8,297	8.87%	\$ 9,033	-38.16%	\$ 5,586	-6.04%	\$ 5,249	-	\$ -	-	\$ 6,419	-5.63%	\$ 6,058	\$ 7,445	-32.32%	\$ 5,039	-16.82%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 26,132	-23.94%	\$ 19,875	\$ -	-	\$ -	-
Financial District	All	\$ 3,864	-8.89%	\$ 3,521	-7.56%	\$ 3,255	8.92%	\$ 3,545	8.54%	\$ 3,847	2.98%	\$ 3,962	-2.00%	\$ 3,883	\$ 3,816	1.42%	\$ 3,871	-0.32%
	0	\$ 2,837	-5.60%	\$ 2,678	-11.51%	\$ 2,370	5.68%	\$ 2,504	7.29%	\$ 2,687	1.76%	\$ 2,734	2.84%	\$ 2,812	\$ 2,762	0.79%	\$ 2,783	-1.01%
	1	\$ 3,599	-6.11%	\$ 3,379	-7.24%	\$ 3,135	5.65%	\$ 3,312	5.42%	\$ 3,491	6.38%	\$ 3,714	-1.42%	\$ 3,661	\$ 3,650	-0.83%	\$ 3,620	-1.13%
	2	\$ 5,157	-12.64%	\$ 4,505	-5.45%	\$ 4,260	13.12%	\$ 4,818	11.33%	\$ 5,364	1.39%	\$ 5,439	-4.82%	\$ 5,177	\$ 5,038	3.41%	\$ 5,209	0.63%
	3	\$ 6,662	-4.93%	\$ 6,333	-9.45%	\$ 5,734	27.34%	\$ 7,302	3.45%	\$ 7,554	-2.23%	\$ 7,386	-17.64%	\$ 6,083	\$ 6,537	5.09%	\$ 6,870	12.93%
	4+	\$ -	-	\$ -	-	\$ 5,421	-	\$ -	-	\$ -	-	\$ 13,622	16.01%	\$ 15,803	\$ 16,298	-	\$ -	-
Tribeca	All	\$ 4,532	0.12%	\$ 4,538	-5.53%	\$ 4,286	16.07%	\$ 4,975	1.12%	\$ 5,031	3.93%	\$ 5,229	-2.10%	\$ 5,119	\$ 5,285	-9.86%	\$ 4,764	-6.93%
	0	\$ 2,866	-0.01%	\$ 2,866	-6.29%	\$ 2,685	11.91%	\$ 3,005	1.24%	\$ 3,043	-3.87%	\$ 2,925	5.08%	\$ 3,074	\$ 3,008	6.85%	\$ 3,214	4.58%
	1	\$ 4,005	-6.96%	\$ 3,726	-2.30%	\$ 3,640	5.34%	\$ 3,834	8.50%	\$ 4,160	6.70%	\$ 4,439	-3.30%	\$ 4,293	\$ 4,260	-1.59%	\$ 4,192	-2.35%
	2	\$ 6,725	4.40%	\$ 7,021	-6.94%	\$ 6,534	23.75%	\$ 8,086	-2.42%	\$ 7,890	5.47%	\$ 8,322	-3.99%	\$ 7,990	\$ 8,587	-19.82%	\$ 6,885	-13.82%
	3	\$ 13,935	-31.62%	\$ 9,529	19.06%	\$ 11,345	29.51%	\$ 14,692	0.00%	\$ 14,692	0.63%	\$ 14,784	-5.14%	\$ 14,025	\$ 15,161	-23.02%	\$ 11,671	-16.78%
	4+	\$ 24,266	-	\$ -	-	\$ 23,745	12.54%	\$ 26,723	-26.96%	\$ 19,519	8.44%	\$ 21,167	63.63%	\$ 34,635	\$ 31,833	-50.78%	\$ 15,669	-54.76%
All Chinatown	All	\$ -	-	\$ -	-	\$ -	-	\$ 2,802	-	\$ -	-	\$ 3,039	8.12%	\$ 3,286	\$ -	-	\$ 3,277	-0.27%
	0	\$ -	-	\$ -	-	\$ -	-	\$ 1,942	-	\$ -	-	\$ 2,148	0.08%	\$ 2,150	\$ -	-	\$ 2,150	0.00%
	1	\$ 3,003	-13.27%	\$ 2,604	8.34%	\$ 2,822	-22.81%	\$ 2,178	13.74%	\$ 2,478	4.59%	\$ 2,591	7.24%	\$ 2,779	\$ 2,880	-9.67%	\$ 2,602	-6.37%
	2	\$ 4,647	8.58%	\$ 5,045	-7.02%	\$ 4,691	-8.61%	\$ 4,287	16.13%	\$ 4,979	-12.07%	\$ 4,378	12.58%	\$ 4,929	\$ 5,580	-8.99%	\$ 5,079	3.04%
	3	\$ 5,179	18.88%	\$ 6,156	-	\$ -	-	\$ 4,723	-	\$ -	-	\$ 5,279	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Chinatown	All	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ 3,092	-18.04%	\$ 2,534	24.28%	\$ 3,149	-35.54%	\$ 2,030	-	\$ -	-	\$ 2,506	12.29%	\$ 2,815	\$ 3,008	-19.95%	\$ 2,408	-14.46%
	2	\$ 6,142	0.50%	\$ 6,172	-23.25%	\$ 4,738	-	\$ -	-	\$ 6,209	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	3	\$ 6,573	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 5,841	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Two Bridges	All	\$ -	-	\$ -	-	\$ -	-	\$ 2,614	-	\$ -	-	\$ 3,102	-	\$ -	\$ -	-	\$ -	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ 1,870	-	\$ -	-	\$ 2,211	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ 2,788	-	\$ -	-	\$ 2,228	9.51%	\$ 2,439	11.10%	\$ 2,710	1.45%	\$ 2,749	\$ 2,728	3.92%	\$ 2,835	3.12%
	2	\$ 3,559	7.45%	\$ 3,824	-	\$ -	-	\$ 3,745	9.49%	\$ 4,100	6.91%	\$ 4,383	32.09%	\$ 5,790	\$ -	-	\$ -	-
	3	\$ 4,017	44.40%	\$ 5,800	-	\$ -	-	\$ 4,640	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Little Italy	All	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ -	-	\$ 2,038	-	\$ -	-	\$ 2,517	11.85%	\$ 2,815	\$ -	-	\$ -	-
	2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 3,510	-	\$ -	-	\$ 3,540	\$ -	-	\$ -	-
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
East Village	All	\$ 4,287	-9.89%	\$ 3,863	-2.71%	\$ 3,758	-15.42%	\$ 3,179	17.57%	\$ 3,737	5.46%	\$ 3,941	5.03%	\$ 4,139	\$ 4,040	4.18%	\$ 4,209	1.67%
	0	\$ 2,847	-7.48%	\$ 2,634	-6.32%	\$ 2,468	-4.02%	\$ 2,369	6.30%	\$ 2,518	5.32%	\$ 2,652	9.29%	\$ 2,898	\$ 2,735	18.03%	\$ 3,228	11.38%
	1	\$ 4,446	-12.18%	\$ 3,904	-3.78%	\$ 3,757	-11.31%	\$ 3,332	10.43%	\$ 3,679	4.15%	\$ 3,832	5.78%	\$ 4,054	\$ 3,965	4.15%	\$ 4,129	1.86%
	2	\$ 5,567	-9.28%	\$ 5,050	0.00%	\$ 5,050	-24.05%	\$ 3,836	30.72%	\$ 5,014	6.49%	\$ 5,340	2.38%	\$ 5,467	\$ 5,421	-2.79%	\$ 5,269	-3.61%
	3	\$ 5,134	-4.03%	\$ 4,927	58.55%	\$ 7,812	-46.25%	\$ 4,199	25.75%	\$ 5,280	-3.80%	\$ 5,079	-12.31%	\$ 4,454	\$ 4,401	12.54%	\$ 4,953	11.20%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ 7,000	-	\$ -	-	\$ -	-	\$ 6,049	\$ -	-	\$ 9,020	49.12%

## Manhattan Rentals in Attended Buildings - Neighborhood by Unit Type - Average Rent

	Beds	2007		2008		2009		2010		2011		2012		2013		2013 1H	2014 1H		1H 14 vs. 2013
				Δ%		Δ%		Δ%		Δ%		Δ%		Δ%			Δ%		
All Flatiron	All	\$ 4,330	2.60%	\$ 4,443	-9.26%	\$ 4,031	5.76%	\$ 4,263	8.14%	\$ 4,610	3.89%	\$ 4,790	5.47%	\$ 5,052	\$ 4,980	2.89%	\$ 5,124	1.43%	
	0	\$ 2,971	-3.37%	\$ 2,871	-9.01%	\$ 2,612	-2.09%	\$ 2,558	8.48%	\$ 2,775	4.21%	\$ 2,891	5.95%	\$ 3,063	\$ 2,994	4.67%	\$ 3,134	2.30%	
	1	\$ 3,846	4.65%	\$ 4,025	-7.00%	\$ 3,743	2.17%	\$ 3,824	6.81%	\$ 4,085	4.28%	\$ 4,260	2.83%	\$ 4,380	\$ 4,368	8.73%	\$ 4,750	8.43%	
	2	\$ 6,174	4.20%	\$ 6,433	-10.79%	\$ 5,739	11.66%	\$ 6,408	8.80%	\$ 6,972	3.54%	\$ 7,219	6.83%	\$ 7,712	\$ 7,577	-1.18%	\$ 7,488	-2.90%	
	3	\$ -	-	\$ 8,233	-7.51%	\$ 7,615	97.46%	\$ 15,037	-45.44%	\$ 8,205	86.96%	\$ 15,339	18.07%	\$ 18,110	\$ -	-	\$ 11,441	-36.83%	
	4+	\$ -	-	\$ 7,411	-	\$ -	-	\$ -	26,550	\$ -	-	\$ 20,214	-	\$ -	\$ -	-	\$ -	-	
Flatiron	All	\$ 4,481	-1.87%	\$ 4,397	-8.16%	\$ 4,038	8.30%	\$ 4,373	8.00%	\$ 4,723	6.06%	\$ 5,009	-1.02%	\$ 4,958	\$ 4,945	1.00%	\$ 4,994	0.73%	
	0	\$ 2,940	-5.65%	\$ 2,774	-4.44%	\$ 2,650	-1.90%	\$ 2,600	7.96%	\$ 2,807	3.16%	\$ 2,896	5.81%	\$ 3,064	\$ 3,001	3.89%	\$ 3,118	1.75%	
	1	\$ 3,796	4.48%	\$ 3,967	-6.22%	\$ 3,720	2.79%	\$ 3,824	5.90%	\$ 4,049	3.77%	\$ 4,202	3.92%	\$ 4,367	\$ 4,361	9.04%	\$ 4,756	8.90%	
	2	\$ 6,706	-3.81%	\$ 6,451	-10.96%	\$ 5,744	16.58%	\$ 6,696	9.21%	\$ 7,313	8.44%	\$ 7,930	-6.12%	\$ 7,445	\$ 7,473	-4.85%	\$ 7,110	-4.49%	
	3	\$ -	-	\$ 8,138	-22.27%	\$ 6,325	146.33%	\$ 15,581	-45.23%	\$ 8,533	79.42%	\$ 15,311	22.86%	\$ 18,811	\$ -	-	\$ 10,124	-46.18%	
	4+	\$ -	-	\$ 7,411	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
NoMad	All	\$ 4,268	6.23%	\$ 4,535	-11.37%	\$ 4,019	-0.10%	\$ 4,015	10.22%	\$ 4,425	0.57%	\$ 4,450	18.84%	\$ 5,288	\$ 5,178	2.97%	\$ 5,331	0.82%	
	0	\$ 2,987	2.92%	\$ 3,074	-17.19%	\$ 2,545	-0.87%	\$ 2,523	8.24%	\$ 2,731	5.96%	\$ 2,894	3.94%	\$ 3,008	\$ 2,927	7.83%	\$ 3,156	4.91%	
	1	\$ 3,978	6.93%	\$ 4,254	-10.93%	\$ 3,789	0.96%	\$ 3,826	8.49%	\$ 4,150	5.38%	\$ 4,374	0.16%	\$ 4,381	\$ 4,453	6.43%	\$ 4,739	8.17%	
	2	\$ 5,840	7.46%	\$ 6,276	-8.83%	\$ 5,722	-0.47%	\$ 5,695	12.25%	\$ 6,392	-4.85%	\$ 6,082	39.36%	\$ 8,476	\$ 8,153	-0.66%	\$ 8,100	-4.44%	
	3	\$ -	-	\$ 9,571	22.42%	\$ 11,718	20.42%	\$ 14,111	-	\$ -	-	\$ 15,382	9.54%	\$ 16,850	\$ -	-	\$ 13,321	-20.94%	
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	26,550	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
Gramercy Park	All	\$ 4,128	-15.33%	\$ 3,495	-0.16%	\$ 3,490	8.04%	\$ 3,770	8.62%	\$ 4,095	1.40%	\$ 4,153	0.88%	\$ 4,189	\$ 4,303	-4.93%	\$ 4,091	-2.34%	
	0	\$ 2,676	-6.95%	\$ 2,490	-8.82%	\$ 2,270	12.72%	\$ 2,559	0.75%	\$ 2,578	3.02%	\$ 2,656	1.73%	\$ 2,702	\$ 2,689	1.06%	\$ 2,718	0.59%	
	1	\$ 3,790	-8.61%	\$ 3,464	-1.40%	\$ 3,415	-2.75%	\$ 3,321	9.17%	\$ 3,626	2.72%	\$ 3,725	0.84%	\$ 3,756	\$ 3,830	1.37%	\$ 3,882	3.36%	
	2	\$ 5,919	-23.43%	\$ 4,532	5.54%	\$ 4,783	13.52%	\$ 5,430	12.00%	\$ 6,081	-0.07%	\$ 6,077	0.54%	\$ 6,110	\$ 6,391	-11.22%	\$ 5,674	-7.14%	
	3	\$ 7,784	-6.51%	\$ 7,277	11.46%	\$ 8,111	66.07%	\$ 13,470	-28.07%	\$ 9,690	-22.16%	\$ 7,543	19.52%	\$ 9,015	\$ 8,772	-	\$ -	-	
	4+	\$ -	-	\$ 7,485	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
Lower East Side	All	\$ 3,730	8.74%	\$ 4,057	-24.53%	\$ 3,062	2.37%	\$ 3,134	9.16%	\$ 3,421	5.23%	\$ 3,600	7.07%	\$ 3,854	\$ 3,922	-0.93%	\$ 3,885	0.80%	
	0	\$ 2,625	17.02%	\$ 3,072	-28.16%	\$ 2,207	-4.42%	\$ 2,109	16.61%	\$ 2,459	7.17%	\$ 2,636	-0.21%	\$ 2,630	\$ 2,986	-2.86%	\$ 2,900	10.27%	
	1	\$ 3,652	5.92%	\$ 3,868	-13.20%	\$ 3,357	-6.23%	\$ 3,148	8.63%	\$ 3,420	3.84%	\$ 3,551	10.16%	\$ 3,912	\$ 4,057	-3.27%	\$ 3,924	0.31%	
	2	\$ 4,915	6.42%	\$ 5,230	-30.77%	\$ 3,621	14.47%	\$ 4,145	5.77%	\$ 4,384	5.21%	\$ 4,612	8.85%	\$ 5,020	\$ 4,722	2.29%	\$ 4,830	-3.78%	
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 7,099	-9.65%	\$ 6,414	-12.69%	\$ 5,600	\$ 5,930	-14.50%	\$ 5,070	-9.47%	
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
Noho	All	\$ 4,317	-3.34%	\$ 4,173	14.09%	\$ 4,761	4.57%	\$ 4,978	23.51%	\$ 6,149	-9.63%	\$ 5,557	7.29%	\$ 5,962	\$ 6,010	-17.92%	\$ 4,933	-17.26%	
	0	\$ 2,845	-4.95%	\$ 2,704	-11.58%	\$ 2,391	40.02%	\$ 3,348	-12.06%	\$ 2,944	5.84%	\$ 3,116	-0.92%	\$ 3,087	\$ 3,173	3.88%	\$ 3,296	6.75%	
	1	\$ 3,525	4.16%	\$ 3,671	16.36%	\$ 4,272	-4.99%	\$ 4,059	11.17%	\$ 4,512	-10.28%	\$ 4,048	12.65%	\$ 4,560	\$ 4,209	5.30%	\$ 4,432	-2.81%	
	2	\$ 6,580	-6.66%	\$ 6,142	24.04%	\$ 7,618	-1.19%	\$ 7,528	45.99%	\$ 10,990	-13.50%	\$ 9,506	7.69%	\$ 10,237	\$ 10,647	-33.60%	\$ 7,070	-30.94%	
	3	\$ -	-	\$ -	-	\$ 23,500	-49.71%	\$ 11,819	8.80%	\$ 12,859	125.52%	\$ 28,999	-	\$ -	\$ -	-	\$ -	-	
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
Nolita	All	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 5,301	-	\$ -	-	\$ 4,271	\$ -	-	\$ -	-	
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 2,481	-	\$ -	-	\$ 3,027	\$ -	-	\$ -	-	
	1	\$ 3,418	11.10%	\$ 3,797	7.13%	\$ 4,068	-1.30%	\$ 4,015	10.47%	\$ 4,436	-24.80%	\$ 3,336	2.84%	\$ 3,431	\$ 3,299	2.22%	\$ 3,373	-1.68%	
	2	\$ 4,968	58.01%	\$ 7,849	-30.54%	\$ 5,452	-13.46%	\$ 4,718	90.43%	\$ 8,985	-29.85%	\$ 6,303	0.86%	\$ 6,357	\$ 4,602	37.74%	\$ 6,339	-0.28%	
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 5,332	103.50%	\$ 10,850	\$ -	-	\$ -	-	
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
Soho	All	\$ 6,795	-21.49%	\$ 5,334	0.95%	\$ 5,385	26.36%	\$ 6,804	-	\$ -	-	\$ 8,960	-	\$ -	\$ -	-	\$ -	-	
	0	\$ 3,898	-22.80%	\$ 3,009	-7.81%	\$ 2,774	27.41%	\$ 3,535	-	\$ -	-	\$ 3,730	-	\$ -	\$ -	-	\$ -	-	
	1	\$ 5,988	-19.47%	\$ 4,822	-2.52%	\$ 4,701	23.44%	\$ 5,803	21.32%	\$ 7,040	8.32%	\$ 7,626	-4.15%	\$ 7,309	\$ 7,474	-10.00%	\$ 6,727	-7.97%	
	2	\$ 10,498	-22.16%	\$ 8,171	6.23%	\$ 8,680	27.60%	\$ 11,075	9.05%	\$ 12,078	28.53%	\$ 15,524	-15.27%	\$ 13,154	\$ 13,367	-10.55%	\$ 11,957	-9.10%	
	3	\$ 21,111	-11.92%	\$ 18,594	-32.07%	\$ 12,632	40.40%	\$ 17,734	24.94%	\$ 22,157	-38.02%	\$ 13,732	66.66%	\$ 22,886	\$ 24,101	-18.06%	\$ 19,750	-13.70%	
	4+	\$ -	-	\$ -	-	\$ 30,800	-59.77%	\$ 12,390	-	\$ -	-	\$ 18,772	6.54%	\$ 19,999	\$ 18,000	-	\$ -	-	
All Chelsea	All	\$ 4,434	-2.51%	\$ 4,322	1.28%	\$ 4,377	-1.60%	\$ 4,307	3.50%	\$ 4,458	5.32%	\$ 4,695	-1.96%	\$ 4,603	\$ 4,686	0.94%	\$ 4,731	2.77%	
	0	\$ 3,086	-7.30%	\$ 2,861	0.24%	\$ 2,868	4.18%	\$ 2,987	-4.18%	\$ 2,862	3.89%	\$ 2,974	1.18%	\$ 3,009	\$ 2,986	9.44%	\$ 3,269	8.63%	
	1	\$ 4,110	-8.03%	\$ 3,780	-2.70%	\$ 3,678	3.76%	\$ 3,816	1.98%	\$ 3,892	6.31%	\$ 4,137	-5.92%	\$ 3,893	\$ 4,159	1.31%	\$ 4,214	8.25%	
	2	\$ 6,105	3.63%	\$ 6,327	4.12%	\$ 6,587	-7.11%	\$ 6,119	8.20%	\$ 6,621	5.35%	\$ 6,975	-0.96%	\$ 6,908	\$ 6,913	-2.95%	\$ 6,710	-2.87%	
	3	\$ 12,375	-11.85%	\$ 10,908	-0.55%	\$ 10,848	3.26%	\$ 11,202	7.58%	\$ 12,051	18.01%	\$ 14,222	15.04%	\$ 16,361	\$ 14,796	-26.40%	\$ 10,890	-33.44%	
	4+	\$ 19,130	1.97%	\$ 19,507	-19.73%	\$ 15,658	31.62%	\$ 20,609	-23.10%	\$ 15,849	66.41%	\$ 26,375	-16.21%	\$ 22,100	\$ -	-	\$ -	-	







Manhattan Rentals in Attended Buildings - Neighborhood by Unit Type - Average Rent

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013	
Upper Carnegie Hill	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-
	1	\$ -	-	\$ 2,713	-17.68%	\$ 2,233	74.17%	\$ 3,890	-	\$ -	-	\$ 3,721	-8.88%	\$ 3,390	\$ 3,446	10.62%	\$ 3,812	12.43%	
	2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 5,328	15.24%	\$ 6,140	-6.00%	\$ 5,771	\$ -	-	\$ 5,501	-4.67%	
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 9,611	\$ -	-	\$ 8,139	-15.31%	
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	\$ -	-
Upper East Side	All	\$ 3,931	-7.25%	\$ 3,646	-6.30%	\$ 3,416	5.26%	\$ 3,596	2.38%	\$ 3,682	9.96%	\$ 4,048	1.02%	\$ 4,089	\$ 4,108	-1.94%	\$ 4,028	-1.50%	
	0	\$ 2,413	-5.85%	\$ 2,271	-7.19%	\$ 2,108	-3.20%	\$ 2,041	5.39%	\$ 2,151	1.59%	\$ 2,185	6.16%	\$ 2,319	\$ 2,309	-0.41%	\$ 2,299	-0.87%	
	1	\$ 3,457	-4.60%	\$ 3,298	-10.24%	\$ 2,960	1.70%	\$ 3,011	4.94%	\$ 3,159	6.41%	\$ 3,362	2.05%	\$ 3,431	\$ 3,378	-1.22%	\$ 3,337	-2.74%	
	2	\$ 5,924	-9.36%	\$ 5,369	-3.50%	\$ 5,181	10.72%	\$ 5,737	-0.02%	\$ 5,735	15.04%	\$ 6,598	-1.21%	\$ 6,518	\$ 6,636	-2.83%	\$ 6,448	-1.07%	
	3	\$ 9,654	-14.85%	\$ 8,220	-6.31%	\$ 7,701	23.53%	\$ 9,514	-11.00%	\$ 8,468	50.99%	\$ 12,785	-13.58%	\$ 11,049	\$ 13,253	-24.34%	\$ 10,028	-9.24%	
4+	\$ 15,909	5.79%	\$ 16,830	21.69%	\$ 20,480	-1.84%	\$ 20,103	11.70%	\$ 22,454	11.97%	\$ 25,142	13.73%	\$ 28,595	\$ 21,118	21.60%	\$ 25,680	-10.20%		
Yorkville	All	\$ 3,398	2.73%	\$ 3,491	-12.73%	\$ 3,046	1.39%	\$ 3,089	3.84%	\$ 3,207	3.89%	\$ 3,332	2.90%	\$ 3,429	\$ 3,363	3.25%	\$ 3,472	1.27%	
	0	\$ 2,315	10.10%	\$ 2,548	-14.72%	\$ 2,173	9.81%	\$ 2,387	-9.50%	\$ 2,160	8.88%	\$ 2,352	-1.87%	\$ 2,308	\$ 2,331	4.25%	\$ 2,430	5.29%	
	1	\$ 3,165	-3.11%	\$ 3,066	-8.01%	\$ 2,821	-3.42%	\$ 2,724	6.88%	\$ 2,911	6.73%	\$ 3,108	1.21%	\$ 3,145	\$ 3,146	0.90%	\$ 3,174	0.92%	
	2	\$ 4,715	3.04%	\$ 4,858	-14.67%	\$ 4,145	0.25%	\$ 4,156	9.50%	\$ 4,551	-0.30%	\$ 4,537	6.52%	\$ 4,833	\$ 4,612	4.36%	\$ 4,813	-0.42%	
	3	\$ 7,708	-5.96%	\$ 7,248	-3.36%	\$ 7,005	1.04%	\$ 7,078	15.96%	\$ 8,207	-3.72%	\$ 7,902	8.00%	\$ 8,535	\$ 9,336	-9.95%	\$ 8,407	-1.50%	
4+	\$ 12,484	-21.40%	\$ 9,812	32.65%	\$ 13,015	4.21%	\$ 13,564	-3.50%	\$ 13,089	48.21%	\$ 19,400	-16.09%	\$ 16,278	\$ 18,284	-13.02%	\$ 15,905	-2.29%		
Lincoln Square	All	\$ 4,317	-0.97%	\$ 4,275	-11.42%	\$ 3,787	10.40%	\$ 4,181	7.70%	\$ 4,503	5.59%	\$ 4,754	-5.32%	\$ 4,501	\$ 4,630	-3.23%	\$ 4,480	-0.47%	
	0	\$ 2,694	0.35%	\$ 2,703	-18.62%	\$ 2,200	9.40%	\$ 2,407	8.52%	\$ 2,612	8.18%	\$ 2,826	-6.42%	\$ 2,644	\$ 2,722	-2.85%	\$ 2,645	0.02%	
	1	\$ 3,710	-1.38%	\$ 3,659	-10.88%	\$ 3,261	4.70%	\$ 3,414	5.27%	\$ 3,594	7.13%	\$ 3,851	-0.18%	\$ 3,843	\$ 3,844	0.10%	\$ 3,848	0.11%	
	2	\$ 6,547	-1.28%	\$ 6,463	-8.71%	\$ 5,900	13.92%	\$ 6,721	8.64%	\$ 7,302	3.90%	\$ 7,587	-7.52%	\$ 7,016	\$ 7,323	-5.13%	\$ 6,948	-0.97%	
	3	\$ 11,424	14.65%	\$ 13,098	-20.46%	\$ 10,418	14.01%	\$ 11,878	5.20%	\$ 12,496	4.46%	\$ 13,053	-5.46%	\$ 12,340	\$ 12,117	6.06%	\$ 12,852	4.15%	
4+	\$ 31,757	-31.43%	\$ 21,775	-11.62%	\$ 19,245	42.59%	\$ 27,440	0.87%	\$ 27,679	-24.17%	\$ 20,989	8.80%	\$ 22,837	\$ 21,702	4.68%	\$ 22,719	-0.51%		
Upper West Side	All	\$ 3,653	-4.97%	\$ 3,471	-10.04%	\$ 3,123	6.17%	\$ 3,315	5.89%	\$ 3,511	8.98%	\$ 3,826	-0.88%	\$ 3,792	\$ 3,815	-0.98%	\$ 3,778	-0.38%	
	0	\$ 2,403	-7.18%	\$ 2,230	-8.25%	\$ 2,046	13.56%	\$ 2,324	-2.81%	\$ 2,258	5.89%	\$ 2,392	5.21%	\$ 2,516	\$ 2,483	1.36%	\$ 2,517	0.02%	
	1	\$ 3,258	-2.32%	\$ 3,183	-8.64%	\$ 2,908	0.56%	\$ 2,924	5.76%	\$ 3,092	8.26%	\$ 3,348	2.74%	\$ 3,439	\$ 3,481	-3.02%	\$ 3,375	-1.86%	
	2	\$ 5,297	-5.60%	\$ 5,001	-11.73%	\$ 4,414	6.44%	\$ 4,698	10.28%	\$ 5,181	10.76%	\$ 5,738	-5.53%	\$ 5,421	\$ 5,481	-0.74%	\$ 5,441	0.37%	
	3	\$ 8,770	-10.72%	\$ 7,830	-7.70%	\$ 7,227	12.19%	\$ 8,107	2.81%	\$ 8,335	-2.45%	\$ 8,131	2.37%	\$ 8,324	\$ 8,281	9.40%	\$ 9,059	8.84%	
4+	\$ 11,224	6.45%	\$ 11,948	5.53%	\$ 12,609	-24.21%	\$ 9,556	65.14%	\$ 15,781	-12.14%	\$ 13,865	-1.97%	\$ 13,592	\$ 14,416	8.27%	\$ 15,608	14.83%		
Hamilton Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 1,603	6.12%	\$ 1,701	10.98%	\$ 1,888	\$ 1,878	-	\$ -	-	
	1	\$ 1,900	-	\$ -	-	\$ 1,602	-0.24%	\$ 1,598	20.51%	\$ 1,926	7.52%	\$ 2,071	2.36%	\$ 2,120	\$ 2,187	0.16%	\$ 2,190	3.33%	
	2	\$ 2,515	-7.13%	\$ 2,336	-4.38%	\$ 2,233	15.47%	\$ 2,579	6.52%	\$ 2,747	8.02%	\$ 2,967	-4.62%	\$ 2,830	\$ 2,557	13.72%	\$ 2,908	2.73%	
	3	\$ -	-	\$ -	-	\$ 2,200	30.43%	\$ 2,869	-	\$ -	-	\$ -	-	\$ 3,189	\$ 3,033	9.03%	\$ 3,307	3.70%	
4+	\$ -	-	\$ -	-	\$ 2,388	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-		
All Washington Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ 1,824	-	
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ 1,358	-	
	1	\$ -	-	\$ -	-	\$ 1,542	0.38%	\$ 1,548	12.37%	\$ 1,739	-1.75%	\$ 1,709	3.90%	\$ 1,775	\$ 1,907	-3.55%	\$ 1,839	3.62%	
	2	\$ -	-	\$ 2,182	-4.84%	\$ 2,076	15.01%	\$ 2,388	5.87%	\$ 2,528	-4.26%	\$ 2,420	-12.57%	\$ 2,116	\$ 2,092	8.76%	\$ 2,275	7.53%	
	3	\$ 3,508	-	\$ -	-	\$ 3,135	-	\$ -	-	\$ 3,990	-20.39%	\$ 3,177	-12.94%	\$ 2,765	\$ 2,774	0.09%	\$ 2,777	0.42%	
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-		
Washington Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
	1	\$ -	-	\$ -	-	\$ 1,662	-4.75%	\$ 1,583	15.84%	\$ 1,833	-5.68%	\$ 1,729	11.56%	\$ 1,929	\$ 2,021	8.29%	\$ 2,189	13.47%	
	2	\$ -	-	\$ -	-	\$ 2,158	7.91%	\$ 2,328	3.32%	\$ 2,405	-4.73%	\$ 2,292	-11.27%	\$ 2,033	\$ -	-	\$ -	-	
	3	\$ -	-	\$ -	-	\$ 3,290	-	\$ -	-	\$ -	-	\$ 3,237	-16.29%	\$ 2,710	\$ 2,774	-	\$ -	-	
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-		
Hudson Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
	1	\$ -	-	\$ -	-	\$ 1,452	2.46%	\$ 1,487	17.02%	\$ 1,741	-0.65%	\$ 1,729	6.42%	\$ 1,840	\$ 1,827	0.74%	\$ 1,841	0.02%	
	2	\$ -	-	\$ -	-	\$ 1,978	-	\$ -	-	\$ 2,479	3.85%	\$ 2,574	-7.83%	\$ 2,372	\$ -	-	\$ -	-	
	3	\$ 3,490	-	\$ -	-	\$ 2,980	-	\$ -	-	\$ -	-	\$ 3,080	-	\$ -	\$ -	-	\$ -	-	
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-		

Manhattan Rentals in Attended Buildings - Neighborhood by Unit Type - Average Rent

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Central Harlem	All	\$ 2,018	4.81%	\$ 2,115	1.63%	\$ 2,150	3.45%	\$ 2,224	-2.88%	\$ 2,160	8.00%	\$ 2,333	4.67%	\$ 2,442	\$ 2,376	5.74%	\$ 2,513	2.91%
	0	\$ 1,869	-11.79%	\$ 1,649	-2.99%	\$ 1,599	0.81%	\$ 1,612	-1.98%	\$ 1,580	13.44%	\$ 1,793	-5.96%	\$ 1,686	\$ 1,670	-1.12%	\$ 1,651	-2.05%
	1	\$ 1,754	4.67%	\$ 1,836	15.95%	\$ 2,129	-7.78%	\$ 1,963	5.03%	\$ 2,062	9.43%	\$ 2,257	6.45%	\$ 2,402	\$ 2,249	6.99%	\$ 2,406	0.16%
	2	\$ 2,432	17.67%	\$ 2,861	-4.90%	\$ 2,721	13.78%	\$ 3,096	-8.35%	\$ 2,837	3.92%	\$ 2,949	9.77%	\$ 3,237	\$ 3,210	8.43%	\$ 3,481	7.54%
	3	\$ 3,692	-	\$ -	-	\$ 4,260	-2.30%	\$ 4,162	-3.60%	\$ 4,012	29.06%	\$ 5,178	-2.64%	\$ 5,042	\$ 4,910	-2.87%	\$ 4,769	-5.42%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 9,000	\$ 9,000	-	\$ -	-
East Harlem	All	\$ -	-	\$ -	-	\$ -	-	\$ 2,248	0.66%	\$ 2,263	3.60%	\$ 2,344	-4.87%	\$ 2,230	\$ 2,208	-	\$ -	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ 1,622	3.30%	\$ 1,676	0.90%	\$ 1,691	2.11%	\$ 1,726	\$ 1,674	-	\$ -	-
	1	\$ 2,376	-2.57%	\$ 2,315	-10.37%	\$ 2,075	5.06%	\$ 2,180	-1.12%	\$ 2,155	3.66%	\$ 2,234	-1.45%	\$ 2,202	\$ 2,220	-1.26%	\$ 2,192	-0.47%
	2	\$ 3,055	-3.11%	\$ 2,960	-3.11%	\$ 2,868	2.57%	\$ 2,942	0.52%	\$ 2,957	5.08%	\$ 3,107	-11.12%	\$ 2,762	\$ 2,731	8.78%	\$ 2,971	7.56%
	3	\$ 3,986	-13.83%	\$ 3,434	0.06%	\$ 3,437	-9.95%	\$ 3,095	15.96%	\$ 3,588	-4.55%	\$ 3,425	0.51%	\$ 3,443	\$ 3,385	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Manhattan Valley	All	\$ 2,699	8.01%	\$ 2,915	-16.42%	\$ 2,436	5.03%	\$ 2,559	-1.64%	\$ 2,517	9.82%	\$ 2,764	2.41%	\$ 2,831	\$ 2,756	3.43%	\$ 2,851	0.71%
	0	\$ 1,779	5.02%	\$ 1,868	-4.68%	\$ 1,781	0.86%	\$ 1,796	0.54%	\$ 1,806	6.17%	\$ 1,917	6.06%	\$ 2,033	\$ 2,049	-3.68%	\$ 1,974	-2.94%
	1	\$ 2,464	0.89%	\$ 2,486	-11.66%	\$ 2,196	4.67%	\$ 2,298	5.74%	\$ 2,430	13.51%	\$ 2,758	-2.54%	\$ 2,688	\$ 2,646	1.51%	\$ 2,686	-0.09%
	2	\$ 3,854	13.93%	\$ 4,391	-24.11%	\$ 3,332	7.51%	\$ 3,583	-7.48%	\$ 3,315	9.11%	\$ 3,617	4.26%	\$ 3,771	\$ 3,574	8.92%	\$ 3,893	3.25%
	3	\$ 8,970	9.63%	\$ 9,834	-42.71%	\$ 5,634	-11.79%	\$ 4,970	20.47%	\$ 5,988	-2.16%	\$ 5,858	3.25%	\$ 6,049	\$ 6,658	6.46%	\$ 7,088	17.18%
	4+	\$ -	-	\$ -	-	\$ 10,270	-	\$ -	-	\$ 9,241	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Morningside Heights	All	\$ -	-	\$ -	-	\$ 2,479	-	\$ -	-	\$ -	-	\$ 3,024	1.85%	\$ 3,080	\$ 3,280	7.73%	\$ 3,533	14.73%
	0	\$ -	-	\$ -	-	\$ 1,993	-	\$ -	-	\$ -	-	\$ 2,102	7.04%	\$ 2,250	\$ 2,468	6.75%	\$ 2,634	17.11%
	1	\$ -	-	\$ 2,728	-20.57%	\$ 2,167	7.26%	\$ 2,324	7.81%	\$ 2,506	22.24%	\$ 3,063	-6.64%	\$ 2,860	\$ 2,840	14.84%	\$ 3,261	14.05%
	2	\$ 4,690	-14.68%	\$ 4,001	-18.12%	\$ 3,276	-9.28%	\$ 2,972	36.22%	\$ 4,049	-3.49%	\$ 3,908	5.71%	\$ 4,131	\$ 4,532	3.82%	\$ 4,705	13.89%
	3	\$ -	-	\$ 6,592	-24.07%	\$ 5,006	-17.40%	\$ 4,135	31.21%	\$ 5,425	-2.83%	\$ 5,272	13.36%	\$ 5,976	\$ 6,920	-11.50%	\$ 6,124	2.48%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Roosevelt Island	All	\$ -	-	\$ -	-	\$ -	-	\$ 2,467	8.23%	\$ 2,670	10.58%	\$ 2,952	1.20%	\$ 2,988	\$ 2,994	9.92%	\$ 3,291	10.15%
	0	\$ -	-	\$ 2,429	-	\$ -	-	\$ 1,838	10.14%	\$ 2,024	12.82%	\$ 2,283	14.10%	\$ 2,605	\$ 2,470	10.25%	\$ 2,723	4.52%
	1	\$ -	-	\$ 2,655	-17.20%	\$ 2,198	2.87%	\$ 2,261	14.54%	\$ 2,590	6.90%	\$ 2,769	-1.21%	\$ 2,736	\$ 2,793	6.09%	\$ 2,963	8.30%
	2	\$ -	-	\$ -	-	\$ 3,236	2.02%	\$ 3,302	2.84%	\$ 3,395	12.04%	\$ 3,804	-4.77%	\$ 3,622	\$ 3,720	12.58%	\$ 4,188	15.61%
	3	\$ -	-	\$ -	-	\$ 4,658	-6.50%	\$ 4,355	15.59%	\$ 5,034	1.50%	\$ 5,109	-0.30%	\$ 5,094	\$ 4,716	0.84%	\$ 4,756	-6.64%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-

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Unit Types by Neighborhood - Ranked by Rent - Studio

Rank	Neighborhood	2012	2013	1H 2013	1H 2014	2013 vs. 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013
1	Central Park South	\$ 3,040	\$ 3,436	\$ 3,633	\$ 3,628	13%	0%	6%
2	West Chelsea	\$ 3,193	\$ 3,256	\$ 3,215	\$ 3,392	2%	5%	4%
3	Noho	\$ 3,116	\$ 3,087	\$ 3,173	\$ 3,296	-1%	4%	7%
4	All Chelsea	\$ 2,974	\$ 3,009	\$ 2,986	\$ 3,269	1%	9%	9%
5	Chelsea	\$ 2,912	\$ 2,936	\$ 2,897	\$ 3,244	1%	12%	11%
6	East Village	\$ 2,652	\$ 2,898	\$ 2,735	\$ 3,228	9%	18%	11%
7	Tribeca	\$ 2,925	\$ 3,074	\$ 3,008	\$ 3,214	5%	7%	5%
8	West Village	\$ 3,215	\$ 3,318	\$ 3,505	\$ 3,209	3%	-8%	-3%
9	NoMad	\$ 2,894	\$ 3,008	\$ 2,927	\$ 3,156	4%	8%	5%
10	All Flatiron	\$ 2,891	\$ 3,063	\$ 2,994	\$ 3,134	6%	5%	2%
11	Flatiron	\$ 2,896	\$ 3,064	\$ 3,001	\$ 3,118	6%	4%	2%
12	All Greenwich Village	\$ 2,706	\$ 2,785	\$ 2,912	\$ 2,904	3%	0%	4%
13	Lower East Side	\$ 2,636	\$ 2,630	\$ 2,986	\$ 2,900	0%	-3%	10%
14	Battery Park City	\$ 2,695	\$ 2,807	\$ 2,803	\$ 2,877	4%	3%	2%
15	Greenwich Village	\$ 2,618	\$ 2,709	\$ 2,849	\$ 2,791	3%	-2%	3%
16	Financial District	\$ 2,734	\$ 2,812	\$ 2,762	\$ 2,783	3%	1%	-1%
17	Central Midtown	\$ 2,699	\$ 2,929	\$ 2,836	\$ 2,782	9%	-2%	-5%
18	Midtown West	\$ 2,695	\$ 2,678	\$ 2,656	\$ 2,732	-1%	3%	2%
19	Roosevelt Island	\$ 2,283	\$ 2,605	\$ 2,470	\$ 2,723	14%	10%	5%
20	Gramercy Park	\$ 2,656	\$ 2,702	\$ 2,689	\$ 2,718	2%	1%	1%
21	Kips Bay	\$ 2,529	\$ 2,578	\$ 2,560	\$ 2,680	2%	5%	4%
22	Fulton/Seaport	\$ 2,622	\$ 2,570	\$ 2,507	\$ 2,677	-2%	7%	4%
23	Lenox Hill	\$ 2,597	\$ 2,732	\$ 2,740	\$ 2,671	5%	-3%	-2%
24	All DUMBO	\$ 2,927	\$ 2,698	\$ 2,671	\$ 2,656	-8%	-1%	-2%
25	Murray Hill	\$ 2,426	\$ 2,487	\$ 2,466	\$ 2,651	3%	7%	7%
26	Midtown South	\$ 2,657	\$ 2,646	\$ 2,520	\$ 2,647	0%	5%	0%
27	Lincoln Square	\$ 2,826	\$ 2,644	\$ 2,722	\$ 2,645	-6%	-3%	0%
28	Morningside Heights	\$ 2,102	\$ 2,250	\$ 2,468	\$ 2,634	7%	7%	17%
29	Carnegie Hill	\$ 2,378	\$ 2,624	\$ 2,517	\$ 2,633	10%	5%	0%
30	All Midtown East	\$ 2,439	\$ 2,479	\$ 2,457	\$ 2,564	2%	4%	3%
31	Midtown East	\$ 2,413	\$ 2,449	\$ 2,317	\$ 2,551	1%	10%	4%
32	Williamsburg	\$ 2,442	\$ 2,558	\$ 2,583	\$ 2,545	5%	-1%	-1%
33	Upper West Side	\$ 2,392	\$ 2,516	\$ 2,483	\$ 2,517	5%	1%	0%
34	Sutton Place	\$ 2,273	\$ 2,403	\$ 2,439	\$ 2,476	6%	2%	3%
35	Yorkville	\$ 2,352	\$ 2,308	\$ 2,331	\$ 2,430	-2%	4%	5%
36	Downtown Brooklyn	\$ 2,167	\$ 2,322	\$ 2,336	\$ 2,403	7%	3%	3%
37	Brooklyn Heights	\$ 2,359	\$ 2,707	\$ 2,608	\$ 2,391	15%	-8%	-12%
38	Turtle Bay	\$ 2,397	\$ 2,387	\$ 2,381	\$ 2,387	0%	0%	0%
39	Fort Greene	\$ 1,789	\$ 2,249	\$ 2,158	\$ 2,371	26%	10%	5%
40	Hunters Point	\$ 2,132	\$ 2,234	\$ 2,229	\$ 2,361	5%	6%	6%
41	All Long Island City	\$ 2,128	\$ 2,240	\$ 2,254	\$ 2,342	5%	4%	5%
42	Upper East Side	\$ 2,185	\$ 2,319	\$ 2,309	\$ 2,299	6%	0%	-1%
43	Long Island City	\$ 2,112	\$ 2,262	\$ 2,347	\$ 2,297	7%	-2%	2%
44	All Chinatown	\$ 2,148	\$ 2,150	\$ -	\$ 2,150	0%	-	0%
45	Prospect Heights	\$ -	\$ -	\$ -	\$ 2,035	-	-	-

Unit Types by Neighborhood - Ranked by Rent - Studio

Rank	Neighborhood	2012	2013	1H 2013	1H 2014	2013 vs. 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013
46	Manhattan Valley	\$ 1,917	\$ 2,033	\$ 2,049	\$ 1,974	6%	-4%	-3%
47	Astoria	\$ 1,802	\$ 1,951	\$ -	\$ 1,949	8%	-	0%
48	Forest Hills	\$ 1,638	\$ 1,560	\$ 1,589	\$ 1,687	-5%	6%	8%
49	Crown Heights	\$ 1,459	\$ 1,527	\$ 1,542	\$ 1,663	5%	8%	9%
50	Central Harlem	\$ 1,793	\$ 1,686	\$ 1,670	\$ 1,651	-6%	-1%	-2%
51	Sheepshead Bay	\$ -	\$ -	\$ -	\$ 1,382	-	-	-
52	Rego Park	\$ 1,503	\$ 1,531	\$ 1,522	\$ 1,371	2%	-10%	-10%
53	All Washington Heights	\$ -	\$ -	\$ -	\$ 1,358	-	-	-

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Unit Types by Neighborhood - Ranked by Rent - One Bedroom

Rank	Neighborhood	2012	2013	1H 2013	1H 2014	2013 vs. 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013
1	Central Park South	\$ 6,090	\$ 6,594	\$ 6,472	\$ 6,849	8%	6%	4%
2	Soho	\$ 7,626	\$ 7,309	\$ 7,474	\$ 6,727	-4%	-10%	-8%
3	Flatiron	\$ 4,202	\$ 4,367	\$ 4,361	\$ 4,756	4%	9%	9%
4	All Flatiron	\$ 4,260	\$ 4,380	\$ 4,368	\$ 4,750	3%	9%	8%
5	NoMad	\$ 4,374	\$ 4,381	\$ 4,453	\$ 4,739	0%	6%	8%
6	West Village	\$ 4,502	\$ 4,575	\$ 4,565	\$ 4,679	2%	2%	2%
7	Noho	\$ 4,048	\$ 4,560	\$ 4,209	\$ 4,432	13%	5%	-3%
8	All Greenwich Village	\$ 4,342	\$ 4,282	\$ 4,125	\$ 4,377	-1%	6%	2%
9	Greenwich Village	\$ 4,417	\$ 4,177	\$ 4,098	\$ 4,337	-5%	6%	4%
10	West Chelsea	\$ 3,993	\$ 4,114	\$ 3,990	\$ 4,233	3%	6%	3%
11	All Chelsea	\$ 4,137	\$ 3,893	\$ 4,159	\$ 4,214	-6%	1%	8%
12	Chelsea	\$ 4,224	\$ 3,849	\$ 4,255	\$ 4,206	-9%	-1%	9%
13	Tribeca	\$ 4,439	\$ 4,293	\$ 4,260	\$ 4,192	-3%	-2%	-2%
14	East Village	\$ 3,832	\$ 4,054	\$ 3,965	\$ 4,129	6%	4%	2%
15	Lower East Side	\$ 3,551	\$ 3,912	\$ 4,057	\$ 3,924	10%	-3%	0%
16	Gramercy Park	\$ 3,725	\$ 3,756	\$ 3,830	\$ 3,882	1%	1%	3%
17	Lincoln Square	\$ 3,851	\$ 3,843	\$ 3,844	\$ 3,848	0%	0%	0%
18	Upper Carnegie Hill	\$ 3,721	\$ 3,390	\$ 3,446	\$ 3,812	-9%	11%	12%
19	Lenox Hill	\$ 3,738	\$ 3,871	\$ 3,885	\$ 3,744	4%	-4%	-3%
20	All DUMBO	\$ 3,422	\$ 3,570	\$ 3,578	\$ 3,706	4%	4%	4%
21	Central Midtown	\$ 3,919	\$ 3,931	\$ 3,926	\$ 3,672	0%	-6%	-7%
22	Midtown South	\$ 3,710	\$ 3,687	\$ 3,534	\$ 3,640	-1%	3%	-1%
23	Midtown West	\$ 3,550	\$ 3,552	\$ 3,565	\$ 3,633	0%	2%	2%
24	Financial District	\$ 3,714	\$ 3,661	\$ 3,650	\$ 3,620	-1%	-1%	-1%
25	Fulton/Seaport	\$ 3,340	\$ 3,390	\$ 3,320	\$ 3,581	1%	8%	6%
26	Murray Hill	\$ 3,405	\$ 3,529	\$ 3,487	\$ 3,569	4%	2%	1%
27	Midtown East	\$ 3,449	\$ 3,637	\$ 3,604	\$ 3,563	5%	-1%	-2%
28	Battery Park City	\$ 3,310	\$ 3,458	\$ 3,425	\$ 3,560	4%	4%	3%
29	Kips Bay	\$ 3,314	\$ 3,398	\$ 3,371	\$ 3,539	3%	5%	4%
30	Sutton Place	\$ 3,408	\$ 3,357	\$ 3,345	\$ 3,521	-1%	5%	5%
31	All Midtown East	\$ 3,348	\$ 3,434	\$ 3,422	\$ 3,521	3%	3%	3%
32	Vinegar Hill	\$ 3,130	\$ 3,283	\$ 3,280	\$ 3,444	5%	5%	5%
33	Turtle Bay	\$ 3,357	\$ 3,330	\$ 3,375	\$ 3,418	-1%	1%	3%
34	Brooklyn Heights	\$ 3,181	\$ 3,423	\$ 3,569	\$ 3,379	8%	-5%	-1%
35	Upper West Side	\$ 3,348	\$ 3,439	\$ 3,481	\$ 3,375	3%	-3%	-2%
36	Nolita	\$ 3,336	\$ 3,431	\$ 3,299	\$ 3,373	3%	2%	-2%
37	Upper East Side	\$ 3,362	\$ 3,431	\$ 3,378	\$ 3,337	2%	-1%	-3%
38	Morningside Heights	\$ 3,063	\$ 2,860	\$ 2,840	\$ 3,261	-7%	15%	14%
39	Gowanus	\$ 2,751	\$ 3,152	\$ 3,129	\$ 3,185	15%	2%	1%
40	Yorkville	\$ 3,108	\$ 3,145	\$ 3,146	\$ 3,174	1%	1%	1%
41	Williamsburg	\$ 3,149	\$ 3,181	\$ 3,119	\$ 3,138	1%	1%	-1%
42	Park Slope	\$ 2,513	\$ 2,801	\$ -	\$ 3,088	11%	-	10%
43	Downtown Brooklyn	\$ 2,717	\$ 2,950	\$ 2,983	\$ 3,078	9%	3%	4%
44	Carnegie Hill	\$ 2,957	\$ 3,194	\$ 3,108	\$ 3,061	8%	-2%	-4%
45	Fort Greene	\$ 2,657	\$ 2,776	\$ 2,852	\$ 3,027	4%	6%	9%

Unit Types by Neighborhood - Ranked by Rent - One Bedroom

Rank	Neighborhood	2012	2013	1H 2013	1H 2014	2013 vs. 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013
46	Cobble Hill	\$ 2,641	\$ 2,715	\$ -	\$ 2,977	3%	-	10%
47	Roosevelt Island	\$ 2,769	\$ 2,736	\$ 2,793	\$ 2,963	-1%	6%	8%
48	Hunters Point	\$ 2,886	\$ 2,861	\$ 2,871	\$ 2,955	-1%	3%	3%
49	Prospect Heights	\$ 2,739	\$ 2,714	\$ 2,559	\$ 2,940	-1%	15%	8%
50	All Long Island City	\$ 2,912	\$ 2,841	\$ 2,863	\$ 2,936	-2%	3%	3%
51	Long Island City	\$ 2,968	\$ 2,775	\$ 2,840	\$ 2,860	-7%	1%	3%
52	Two Bridges	\$ 2,710	\$ 2,749	\$ 2,728	\$ 2,835	1%	4%	3%
53	Greenpoint	\$ 2,514	\$ 2,708	\$ 2,727	\$ 2,779	8%	2%	3%
54	Manhattan Valley	\$ 2,758	\$ 2,688	\$ 2,646	\$ 2,686	-3%	2%	0%
55	Boerum Hill	\$ -	\$ 2,345	\$ -	\$ 2,634	-	-	12%
56	All Chinatown	\$ 2,591	\$ 2,779	\$ 2,880	\$ 2,602	7%	-10%	-6%
57	Clinton Hill	\$ 2,636	\$ 2,404	\$ 2,440	\$ 2,543	-9%	4%	6%
58	Chinatown	\$ 2,506	\$ 2,815	\$ 3,008	\$ 2,408	12%	-20%	-14%
59	Central Harlem	\$ 2,257	\$ 2,402	\$ 2,249	\$ 2,406	6%	7%	0%
60	Astoria	\$ 2,160	\$ 2,286	\$ 2,209	\$ 2,382	6%	8%	4%
61	Bedford-Stuyvesant	\$ 2,064	\$ 2,277	\$ 2,334	\$ 2,315	10%	-1%	2%
62	Kensington	\$ 1,630	\$ 2,007	\$ -	\$ 2,290	23%	-	14%
63	Crown Heights	\$ 1,766	\$ 1,989	\$ 1,939	\$ 2,289	13%	18%	15%
64	East Harlem	\$ 2,234	\$ 2,202	\$ 2,220	\$ 2,192	-1%	-1%	0%
65	Hamilton Heights	\$ 2,071	\$ 2,120	\$ 2,187	\$ 2,190	2%	0%	3%
66	Washington Heights	\$ 1,729	\$ 1,929	\$ 2,021	\$ 2,189	12%	8%	13%
67	Forest Hills	\$ 2,255	\$ 2,082	\$ 2,072	\$ 2,061	-8%	-1%	-1%
68	Bushwick	\$ 1,754	\$ 1,958	\$ -	\$ 2,033	12%	-	4%
69	Hudson Heights	\$ 1,729	\$ 1,840	\$ 1,827	\$ 1,841	6%	1%	0%
70	All Washington Heights	\$ 1,709	\$ 1,775	\$ 1,907	\$ 1,839	4%	-4%	4%
71	Ditmas Park	\$ 1,568	\$ 1,665	\$ 1,713	\$ 1,775	6%	4%	7%
72	Bay Ridge	\$ -	\$ 1,525	\$ 1,481	\$ 1,750	-	18%	15%
73	Rego Park	\$ 1,795	\$ 1,805	\$ 1,764	\$ 1,747	1%	-1%	-3%
74	Midwood	\$ 1,507	\$ 1,568	\$ 1,568	\$ 1,723	4%	10%	10%
75	Kew Gardens	\$ 2,147	\$ 1,876	\$ -	\$ 1,657	-13%	-	-12%
76	Jamaica	\$ -	\$ 1,710	\$ 1,661	\$ 1,636	-	-2%	-4%
77	Sheepshead Bay	\$ -	\$ 1,338	\$ -	\$ 1,534	-	-	15%
78	Gravesend	\$ -	\$ 1,407	\$ 1,385	\$ 1,407	-	2%	0%

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Unit Types by Neighborhood - Ranked by Rent - Two Bedroom

Rank	Neighborhood	2012	2013	1H 2013	1H 2014	2013 vs. 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013
1	Central Park South	\$ 11,532	\$ 12,321	\$ 12,441	\$ 12,722	7%	2%	3%
2	Soho	\$ 15,524	\$ 13,154	\$ 13,367	\$ 11,957	-15%	-11%	-9%
3	NoMad	\$ 6,082	\$ 8,476	\$ 8,153	\$ 8,100	39%	-1%	-4%
4	All Flatiron	\$ 7,219	\$ 7,712	\$ 7,577	\$ 7,488	7%	-1%	-3%
5	Lenox Hill	\$ 6,311	\$ 7,035	\$ 6,858	\$ 7,346	11%	7%	4%
6	Flatiron	\$ 7,930	\$ 7,445	\$ 7,473	\$ 7,110	-6%	-5%	-4%
7	West Village	\$ 6,941	\$ 7,903	\$ 7,885	\$ 7,089	14%	-10%	-10%
8	Noho	\$ 9,506	\$ 10,237	\$ 10,647	\$ 7,070	8%	-34%	-31%
9	Lincoln Square	\$ 7,587	\$ 7,016	\$ 7,323	\$ 6,948	-8%	-5%	-1%
10	Tribeca	\$ 8,322	\$ 7,990	\$ 8,587	\$ 6,885	-4%	-20%	-14%
11	Chelsea	\$ 6,864	\$ 6,951	\$ 6,976	\$ 6,751	1%	-3%	-3%
12	All Chelsea	\$ 6,975	\$ 6,908	\$ 6,913	\$ 6,710	-1%	-3%	-3%
13	All Greenwich Village	\$ 7,136	\$ 7,355	\$ 7,776	\$ 6,699	3%	-14%	-9%
14	Greenwich Village	\$ 5,792	\$ 6,649	\$ 7,124	\$ 6,548	15%	-8%	-2%
15	Upper East Side	\$ 6,598	\$ 6,518	\$ 6,636	\$ 6,448	-1%	-3%	-1%
16	West Chelsea	\$ 7,248	\$ 7,087	\$ 6,814	\$ 6,431	-2%	-6%	-9%
17	Battery Park City	\$ 5,731	\$ 6,343	\$ 6,307	\$ 6,418	11%	2%	1%
18	Nolita	\$ 6,303	\$ 6,357	\$ 4,602	\$ 6,339	1%	38%	0%
19	Central Midtown	\$ 6,561	\$ 6,672	\$ 6,505	\$ 6,184	2%	-5%	-7%
20	Sutton Place	\$ 6,078	\$ 5,483	\$ 5,052	\$ 5,779	-10%	14%	5%
21	Gramercy Park	\$ 6,077	\$ 6,110	\$ 6,391	\$ 5,674	1%	-11%	-7%
22	Midtown East	\$ 6,576	\$ 7,220	\$ 7,660	\$ 5,668	10%	-26%	-21%
23	Upper Carnegie Hill	\$ 6,140	\$ 5,771	\$ -	\$ 5,501	-6%	-	-5%
24	Upper West Side	\$ 5,738	\$ 5,421	\$ 5,481	\$ 5,441	-6%	-1%	0%
25	Fulton/Seaport	\$ 4,270	\$ 4,378	\$ 4,241	\$ 5,315	3%	25%	21%
26	Midtown West	\$ 5,600	\$ 5,486	\$ 5,402	\$ 5,312	-2%	-2%	-3%
27	Brooklyn Heights	\$ 5,394	\$ 5,244	\$ 6,032	\$ 5,295	-3%	-12%	1%
28	East Village	\$ 5,340	\$ 5,467	\$ 5,421	\$ 5,269	2%	-3%	-4%
29	Murray Hill	\$ 5,065	\$ 5,406	\$ 5,560	\$ 5,252	7%	-6%	-3%
30	Financial District	\$ 5,439	\$ 5,177	\$ 5,038	\$ 5,209	-5%	3%	1%
31	All DUMBO	\$ 5,146	\$ 5,571	\$ 5,703	\$ 5,206	8%	-9%	-7%
32	Midtown South	\$ 5,988	\$ 5,991	\$ 5,797	\$ 5,198	0%	-10%	-13%
33	All Chinatown	\$ 4,378	\$ 4,929	\$ 5,580	\$ 5,079	13%	-9%	3%
34	All Midtown East	\$ 5,226	\$ 5,201	\$ 5,310	\$ 4,958	0%	-7%	-5%
35	Lower East Side	\$ 4,612	\$ 5,020	\$ 4,722	\$ 4,830	9%	2%	-4%
36	Yorkville	\$ 4,537	\$ 4,833	\$ 4,612	\$ 4,813	7%	4%	0%
37	Kips Bay	\$ 4,555	\$ 4,641	\$ 4,552	\$ 4,771	2%	5%	3%
38	Morningside Heights	\$ 3,908	\$ 4,131	\$ 4,532	\$ 4,705	6%	4%	14%
39	Carnegie Hill	\$ 4,398	\$ 4,626	\$ 4,894	\$ 4,636	5%	-5%	0%
40	Fort Greene	\$ 3,951	\$ 3,997	\$ 3,727	\$ 4,596	1%	23%	15%
41	Williamsburg	\$ 4,467	\$ 4,539	\$ 4,348	\$ 4,593	2%	6%	1%
42	Turtle Bay	\$ 5,821	\$ 5,386	\$ 5,678	\$ 4,535	-7%	-20%	-16%
43	Hunters Point	\$ 3,818	\$ 3,964	\$ 3,973	\$ 4,383	4%	10%	11%
44	All Long Island City	\$ 3,815	\$ 3,926	\$ 4,002	\$ 4,313	3%	8%	10%
45	Downtown Brooklyn	\$ 3,713	\$ 4,049	\$ 4,084	\$ 4,206	9%	3%	4%

Unit Types by Neighborhood - Ranked by Rent - Two Bedroom

Rank	Neighborhood	2012	2013	1H 2013	1H 2014	2013 vs. 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013
46	Roosevelt Island	\$ 3,804	\$ 3,622	\$ 3,720	\$ 4,188	-5%	13%	16%
47	Park Slope	\$ 4,221	\$ 3,867	\$ -	\$ 4,187	-8%	-	8%
48	Vinegar Hill	\$ 3,721	\$ 3,956	\$ 3,650	\$ 4,180	6%	15%	6%
49	Gowanus	\$ -	\$ 4,453	\$ 3,935	\$ 4,019	-	2%	-10%
50	Prospect Heights	\$ 3,442	\$ 3,983	\$ -	\$ 3,996	16%	-	0%
51	Manhattan Valley	\$ 3,617	\$ 3,771	\$ 3,574	\$ 3,893	4%	9%	3%
52	Long Island City	\$ 3,822	\$ 3,827	\$ 4,021	\$ 3,810	0%	-5%	0%
53	Boerum Hill	\$ 3,620	\$ 3,991	\$ -	\$ 3,737	10%	-	-6%
54	Central Harlem	\$ 2,949	\$ 3,237	\$ 3,210	\$ 3,481	10%	8%	8%
55	Astoria	\$ 2,929	\$ 2,911	\$ 2,746	\$ 3,020	-1%	10%	4%
56	Crown Heights	\$ 2,525	\$ 2,750	\$ 2,781	\$ 2,988	9%	7%	9%
57	East Harlem	\$ 3,107	\$ 2,762	\$ 2,731	\$ 2,971	-11%	9%	8%
58	Fort Hamilton	\$ -	\$ -	\$ -	\$ 2,969	-	-	-
59	Greenpoint	\$ 3,324	\$ 3,439	\$ 3,471	\$ 2,953	3%	-15%	-14%
60	Hamilton Heights	\$ 2,967	\$ 2,830	\$ 2,557	\$ 2,908	-5%	14%	3%
61	Flushing	\$ -	\$ 2,550	\$ 2,133	\$ 2,886	-	35%	13%
62	Bushwick	\$ 2,048	\$ 2,212	\$ 2,230	\$ 2,739	8%	23%	24%
63	Forest Hills	\$ 2,698	\$ 2,692	\$ 2,664	\$ 2,715	0%	2%	1%
64	Sheepshead Bay	\$ -	\$ -	\$ -	\$ 2,488	-	-	-
65	Brighton Beach	\$ -	\$ 1,976	\$ 1,779	\$ 2,480	-	39%	26%
66	Rego Park	\$ 2,270	\$ 2,449	\$ 2,410	\$ 2,398	8%	-1%	-2%
67	All Washington Heights	\$ 2,420	\$ 2,116	\$ 2,092	\$ 2,275	-13%	9%	8%

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Unit Types by Neighborhood - Ranked by Growth - Studio

Rank	Neighborhood	2012	2013	1H 2013	1H 2014	2013 vs. 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013
1	Morningside Heights	\$ 2,102	\$ 2,250	\$ 2,468	\$ 2,634	7%	7%	17%
2	East Village	\$ 2,652	\$ 2,898	\$ 2,735	\$ 3,228	9%	18%	11%
3	Chelsea	\$ 2,912	\$ 2,936	\$ 2,897	\$ 3,244	1%	12%	11%
4	Lower East Side	\$ 2,636	\$ 2,630	\$ 2,986	\$ 2,900	0%	-3%	10%
5	Crown Heights	\$ 1,459	\$ 1,527	\$ 1,542	\$ 1,663	5%	8%	9%
6	All Chelsea	\$ 2,974	\$ 3,009	\$ 2,986	\$ 3,269	1%	9%	9%
7	Forest Hills	\$ 1,638	\$ 1,560	\$ 1,589	\$ 1,687	-5%	6%	8%
8	Noho	\$ 3,116	\$ 3,087	\$ 3,173	\$ 3,296	-1%	4%	7%
9	Murray Hill	\$ 2,426	\$ 2,487	\$ 2,466	\$ 2,651	3%	7%	7%
10	Hunters Point	\$ 2,132	\$ 2,234	\$ 2,229	\$ 2,361	5%	6%	6%
11	Central Park South	\$ 3,040	\$ 3,436	\$ 3,633	\$ 3,628	13%	0%	6%
12	Fort Greene	\$ 1,789	\$ 2,249	\$ 2,158	\$ 2,371	26%	10%	5%
13	Yorkville	\$ 2,352	\$ 2,308	\$ 2,331	\$ 2,430	-2%	4%	5%
14	NoMad	\$ 2,894	\$ 3,008	\$ 2,927	\$ 3,156	4%	8%	5%
15	Tribeca	\$ 2,925	\$ 3,074	\$ 3,008	\$ 3,214	5%	7%	5%
16	All Long Island City	\$ 2,128	\$ 2,240	\$ 2,254	\$ 2,342	5%	4%	5%
17	Roosevelt Island	\$ 2,283	\$ 2,605	\$ 2,470	\$ 2,723	14%	10%	5%
18	All Greenwich Village	\$ 2,706	\$ 2,785	\$ 2,912	\$ 2,904	3%	0%	4%
19	Fulton/Seaport	\$ 2,622	\$ 2,570	\$ 2,507	\$ 2,677	-2%	7%	4%
20	Midtown East	\$ 2,413	\$ 2,449	\$ 2,317	\$ 2,551	1%	10%	4%
21	West Chelsea	\$ 3,193	\$ 3,256	\$ 3,215	\$ 3,392	2%	5%	4%
22	Kips Bay	\$ 2,529	\$ 2,578	\$ 2,560	\$ 2,680	2%	5%	4%
23	Downtown Brooklyn	\$ 2,167	\$ 2,322	\$ 2,336	\$ 2,403	7%	3%	3%
24	All Midtown East	\$ 2,439	\$ 2,479	\$ 2,457	\$ 2,564	2%	4%	3%
25	Sutton Place	\$ 2,273	\$ 2,403	\$ 2,439	\$ 2,476	6%	2%	3%
26	Greenwich Village	\$ 2,618	\$ 2,709	\$ 2,849	\$ 2,791	3%	-2%	3%
27	Battery Park City	\$ 2,695	\$ 2,807	\$ 2,803	\$ 2,877	4%	3%	2%
28	All Flatiron	\$ 2,891	\$ 3,063	\$ 2,994	\$ 3,134	6%	5%	2%
29	Midtown West	\$ 2,695	\$ 2,678	\$ 2,656	\$ 2,732	-1%	3%	2%
30	Flatiron	\$ 2,896	\$ 3,064	\$ 3,001	\$ 3,118	6%	4%	2%
31	Long Island City	\$ 2,112	\$ 2,262	\$ 2,347	\$ 2,297	7%	-2%	2%
32	Gramercy Park	\$ 2,656	\$ 2,702	\$ 2,689	\$ 2,718	2%	1%	1%
33	Carnegie Hill	\$ 2,378	\$ 2,624	\$ 2,517	\$ 2,633	10%	5%	0%
34	Midtown South	\$ 2,657	\$ 2,646	\$ 2,520	\$ 2,647	0%	5%	0%
35	Upper West Side	\$ 2,392	\$ 2,516	\$ 2,483	\$ 2,517	5%	1%	0%
36	Lincoln Square	\$ 2,826	\$ 2,644	\$ 2,722	\$ 2,645	-6%	-3%	0%
37	Turtle Bay	\$ 2,397	\$ 2,387	\$ 2,381	\$ 2,387	0%	0%	0%
38	All Chinatown	\$ 2,148	\$ 2,150	\$ -	\$ 2,150	0%	-	0%
39	Astoria	\$ 1,802	\$ 1,951	\$ -	\$ 1,949	8%	-	0%
40	Williamsburg	\$ 2,442	\$ 2,558	\$ 2,583	\$ 2,545	5%	-1%	-1%
41	Upper East Side	\$ 2,185	\$ 2,319	\$ 2,309	\$ 2,299	6%	0%	-1%
42	Financial District	\$ 2,734	\$ 2,812	\$ 2,762	\$ 2,783	3%	1%	-1%
43	All DUMBO	\$ 2,927	\$ 2,698	\$ 2,671	\$ 2,656	-8%	-1%	-2%
44	Central Harlem	\$ 1,793	\$ 1,686	\$ 1,670	\$ 1,651	-6%	-1%	-2%
45	Lenox Hill	\$ 2,597	\$ 2,732	\$ 2,740	\$ 2,671	5%	-3%	-2%

Rank	Neighborhood	2012	2013	1H 2013	1H 2014	2013 vs. 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013
46	Manhattan Valley	\$ 1,917	\$ 2,033	\$ 2,049	\$ 1,974	6%	-4%	-3%
47	West Village	\$ 3,215	\$ 3,318	\$ 3,505	\$ 3,209	3%	-8%	-3%
48	Central Midtown	\$ 2,699	\$ 2,929	\$ 2,836	\$ 2,782	9%	-2%	-5%
49	Rego Park	\$ 1,503	\$ 1,531	\$ 1,522	\$ 1,371	2%	-10%	-10%
50	Brooklyn Heights	\$ 2,359	\$ 2,707	\$ 2,608	\$ 2,391	15%	-8%	-12%

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Unit Types by Neighborhood - Ranked by Growth - One Bedroom

Rank	Neighborhood	2012	2013	1H 2013	1H 2014	2013 vs. 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013
1	Crown Heights	\$ 1,766	\$ 1,989	\$ 1,939	\$ 2,289	13%	18%	15%
2	Bay Ridge	\$ -	\$ 1,525	\$ 1,481	\$ 1,750	-	18%	15%
3	Sheepshead Bay	\$ -	\$ 1,338	\$ -	\$ 1,534	-	-	15%
4	Kensington	\$ 1,630	\$ 2,007	\$ -	\$ 2,290	23%	-	14%
5	Morningside Heights	\$ 3,063	\$ 2,860	\$ 2,840	\$ 3,261	-7%	15%	14%
6	Washington Heights	\$ 1,729	\$ 1,929	\$ 2,021	\$ 2,189	12%	8%	13%
7	Upper Carnegie Hill	\$ 3,721	\$ 3,390	\$ 3,446	\$ 3,812	-9%	11%	12%
8	Boerum Hill	\$ -	\$ 2,345	\$ -	\$ 2,634	-	-	12%
9	Park Slope	\$ 2,513	\$ 2,801	\$ -	\$ 3,088	11%	-	10%
10	Midwood	\$ 1,507	\$ 1,568	\$ 1,568	\$ 1,723	4%	10%	10%
11	Cobble Hill	\$ 2,641	\$ 2,715	\$ -	\$ 2,977	3%	-	10%
12	Chelsea	\$ 4,224	\$ 3,849	\$ 4,255	\$ 4,206	-9%	-1%	9%
13	Fort Greene	\$ 2,657	\$ 2,776	\$ 2,852	\$ 3,027	4%	6%	9%
14	Flatiron	\$ 4,202	\$ 4,367	\$ 4,361	\$ 4,756	4%	9%	9%
15	All Flatiron	\$ 4,260	\$ 4,380	\$ 4,368	\$ 4,750	3%	9%	8%
16	Prospect Heights	\$ 2,739	\$ 2,714	\$ 2,559	\$ 2,940	-1%	15%	8%
17	Roosevelt Island	\$ 2,769	\$ 2,736	\$ 2,793	\$ 2,963	-1%	6%	8%
18	All Chelsea	\$ 4,137	\$ 3,893	\$ 4,159	\$ 4,214	-6%	1%	8%
19	NoMad	\$ 4,374	\$ 4,381	\$ 4,453	\$ 4,739	0%	6%	8%
20	Ditmas Park	\$ 1,568	\$ 1,665	\$ 1,713	\$ 1,775	6%	4%	7%
21	Clinton Hill	\$ 2,636	\$ 2,404	\$ 2,440	\$ 2,543	-9%	4%	6%
22	Fulton/Seaport	\$ 3,340	\$ 3,390	\$ 3,320	\$ 3,581	1%	8%	6%
23	Vinegar Hill	\$ 3,130	\$ 3,283	\$ 3,280	\$ 3,444	5%	5%	5%
24	Sutton Place	\$ 3,408	\$ 3,357	\$ 3,345	\$ 3,521	-1%	5%	5%
25	Downtown Brooklyn	\$ 2,717	\$ 2,950	\$ 2,983	\$ 3,078	9%	3%	4%
26	Astoria	\$ 2,160	\$ 2,286	\$ 2,209	\$ 2,382	6%	8%	4%
27	Kips Bay	\$ 3,314	\$ 3,398	\$ 3,371	\$ 3,539	3%	5%	4%
28	Central Park South	\$ 6,090	\$ 6,594	\$ 6,472	\$ 6,849	8%	6%	4%
29	Greenwich Village	\$ 4,417	\$ 4,177	\$ 4,098	\$ 4,337	-5%	6%	4%
30	Bushwick	\$ 1,754	\$ 1,958	\$ -	\$ 2,033	12%	-	4%
31	All DUMBO	\$ 3,422	\$ 3,570	\$ 3,578	\$ 3,706	4%	4%	4%
32	All Washington Heights	\$ 1,709	\$ 1,775	\$ 1,907	\$ 1,839	4%	-4%	4%
33	Gramercy Park	\$ 3,725	\$ 3,756	\$ 3,830	\$ 3,882	1%	1%	3%
34	All Long Island City	\$ 2,912	\$ 2,841	\$ 2,863	\$ 2,936	-2%	3%	3%
35	Hamilton Heights	\$ 2,071	\$ 2,120	\$ 2,187	\$ 2,190	2%	0%	3%
36	Hunters Point	\$ 2,886	\$ 2,861	\$ 2,871	\$ 2,955	-1%	3%	3%
37	Two Bridges	\$ 2,710	\$ 2,749	\$ 2,728	\$ 2,835	1%	4%	3%
38	Long Island City	\$ 2,968	\$ 2,775	\$ 2,840	\$ 2,860	-7%	1%	3%
39	Battery Park City	\$ 3,310	\$ 3,458	\$ 3,425	\$ 3,560	4%	4%	3%

Unit Types by Neighborhood - Ranked by Growth - One Bedroom

Rank	Neighborhood	2012	2013	1H 2013	1H 2014	2013 vs. 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013
40	West Chelsea	\$ 3,993	\$ 4,114	\$ 3,990	\$ 4,233	3%	6%	3%
41	Turtle Bay	\$ 3,357	\$ 3,330	\$ 3,375	\$ 3,418	-1%	1%	3%
42	Greenpoint	\$ 2,514	\$ 2,708	\$ 2,727	\$ 2,779	8%	2%	3%
43	All Midtown East	\$ 3,348	\$ 3,434	\$ 3,422	\$ 3,521	3%	3%	3%
44	Midtown West	\$ 3,550	\$ 3,552	\$ 3,565	\$ 3,633	0%	2%	2%
45	West Village	\$ 4,502	\$ 4,575	\$ 4,565	\$ 4,679	2%	2%	2%
46	All Greenwich Village	\$ 4,342	\$ 4,282	\$ 4,125	\$ 4,377	-1%	6%	2%
47	East Village	\$ 3,832	\$ 4,054	\$ 3,965	\$ 4,129	6%	4%	2%
48	Bedford-Stuyvesant	\$ 2,064	\$ 2,277	\$ 2,334	\$ 2,315	10%	-1%	2%
49	Murray Hill	\$ 3,405	\$ 3,529	\$ 3,487	\$ 3,569	4%	2%	1%
50	Gowanus	\$ 2,751	\$ 3,152	\$ 3,129	\$ 3,185	15%	2%	1%
51	Yorkville	\$ 3,108	\$ 3,145	\$ 3,146	\$ 3,174	1%	1%	1%
52	Lower East Side	\$ 3,551	\$ 3,912	\$ 4,057	\$ 3,924	10%	-3%	0%
53	Central Harlem	\$ 2,257	\$ 2,402	\$ 2,249	\$ 2,406	6%	7%	0%
54	Lincoln Square	\$ 3,851	\$ 3,843	\$ 3,844	\$ 3,848	0%	0%	0%
55	Hudson Heights	\$ 1,729	\$ 1,840	\$ 1,827	\$ 1,841	6%	1%	0%
56	Gravesend	\$ -	\$ 1,407	\$ 1,385	\$ 1,407	-	2%	0%
57	Manhattan Valley	\$ 2,758	\$ 2,688	\$ 2,646	\$ 2,686	-3%	2%	0%
58	East Harlem	\$ 2,234	\$ 2,202	\$ 2,220	\$ 2,192	-1%	-1%	0%
59	Forest Hills	\$ 2,255	\$ 2,082	\$ 2,072	\$ 2,061	-8%	-1%	-1%
60	Financial District	\$ 3,714	\$ 3,661	\$ 3,650	\$ 3,620	-1%	-1%	-1%
61	Midtown South	\$ 3,710	\$ 3,687	\$ 3,534	\$ 3,640	-1%	3%	-1%
62	Brooklyn Heights	\$ 3,181	\$ 3,423	\$ 3,569	\$ 3,379	8%	-5%	-1%
63	Williamsburg	\$ 3,149	\$ 3,181	\$ 3,119	\$ 3,138	1%	1%	-1%
64	Nolita	\$ 3,336	\$ 3,431	\$ 3,299	\$ 3,373	3%	2%	-2%
65	Upper West Side	\$ 3,348	\$ 3,439	\$ 3,481	\$ 3,375	3%	-3%	-2%
66	Midtown East	\$ 3,449	\$ 3,637	\$ 3,604	\$ 3,563	5%	-1%	-2%
67	Tribeca	\$ 4,439	\$ 4,293	\$ 4,260	\$ 4,192	-3%	-2%	-2%
68	Upper East Side	\$ 3,362	\$ 3,431	\$ 3,378	\$ 3,337	2%	-1%	-3%
69	Noho	\$ 4,048	\$ 4,560	\$ 4,209	\$ 4,432	13%	5%	-3%
70	Rego Park	\$ 1,795	\$ 1,805	\$ 1,764	\$ 1,747	1%	-1%	-3%
71	Lenox Hill	\$ 3,738	\$ 3,871	\$ 3,885	\$ 3,744	4%	-4%	-3%
72	Carnegie Hill	\$ 2,957	\$ 3,194	\$ 3,108	\$ 3,061	8%	-2%	-4%
73	Jamaica	\$ -	\$ 1,710	\$ 1,661	\$ 1,636	-	-2%	-4%
74	All Chinatown	\$ 2,591	\$ 2,779	\$ 2,880	\$ 2,602	7%	-10%	-6%
75	Central Midtown	\$ 3,919	\$ 3,931	\$ 3,926	\$ 3,672	0%	-6%	-7%
76	Soho	\$ 7,626	\$ 7,309	\$ 7,474	\$ 6,727	-4%	-10%	-8%
77	Kew Gardens	\$ 2,147	\$ 1,876	\$ -	\$ 1,657	-13%	-	-12%
78	Chinatown	\$ 2,506	\$ 2,815	\$ 3,008	\$ 2,408	12%	-20%	-14%

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Unit Types by Neighborhood - Ranked by Growth - Two Bedroom

Rank	Neighborhood	2012	2013	1H 2013	1H 2014	2013 vs. 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013
1	Brighton Beach	\$ -	\$ 1,976	\$ 1,779	\$ 2,480	-	39%	26%
2	Bushwick	\$ 2,048	\$ 2,212	\$ 2,230	\$ 2,739	8%	23%	24%
3	Fulton/Seaport	\$ 4,270	\$ 4,378	\$ 4,241	\$ 5,315	3%	25%	21%
4	Roosevelt Island	\$ 3,804	\$ 3,622	\$ 3,720	\$ 4,188	-5%	13%	16%
5	Fort Greene	\$ 3,951	\$ 3,997	\$ 3,727	\$ 4,596	1%	23%	15%
6	Morningside Heights	\$ 3,908	\$ 4,131	\$ 4,532	\$ 4,705	6%	4%	14%
7	Flushing	\$ -	\$ 2,550	\$ 2,133	\$ 2,886	-	35%	13%
8	Hunters Point	\$ 3,818	\$ 3,964	\$ 3,973	\$ 4,383	4%	10%	11%
9	All Long Island City	\$ 3,815	\$ 3,926	\$ 4,002	\$ 4,313	3%	8%	10%
10	Crown Heights	\$ 2,525	\$ 2,750	\$ 2,781	\$ 2,988	9%	7%	9%
11	Park Slope	\$ 4,221	\$ 3,867	\$ -	\$ 4,187	-8%	-	8%
12	East Harlem	\$ 3,107	\$ 2,762	\$ 2,731	\$ 2,971	-11%	9%	8%
13	Central Harlem	\$ 2,949	\$ 3,237	\$ 3,210	\$ 3,481	10%	8%	8%
14	All Washington Heights	\$ 2,420	\$ 2,116	\$ 2,092	\$ 2,275	-13%	9%	8%
15	Vinegar Hill	\$ 3,721	\$ 3,956	\$ 3,650	\$ 4,180	6%	15%	6%
16	Sutton Place	\$ 6,078	\$ 5,483	\$ 5,052	\$ 5,779	-10%	14%	5%
17	Lenox Hill	\$ 6,311	\$ 7,035	\$ 6,858	\$ 7,346	11%	7%	4%
18	Downtown Brooklyn	\$ 3,713	\$ 4,049	\$ 4,084	\$ 4,206	9%	3%	4%
19	Astoria	\$ 2,929	\$ 2,911	\$ 2,746	\$ 3,020	-1%	10%	4%
20	Central Park South	\$ 11,532	\$ 12,321	\$ 12,441	\$ 12,722	7%	2%	3%
21	Manhattan Valley	\$ 3,617	\$ 3,771	\$ 3,574	\$ 3,893	4%	9%	3%
22	All Chinatown	\$ 4,378	\$ 4,929	\$ 5,580	\$ 5,079	13%	-9%	3%
23	Kips Bay	\$ 4,555	\$ 4,641	\$ 4,552	\$ 4,771	2%	5%	3%
24	Hamilton Heights	\$ 2,967	\$ 2,830	\$ 2,557	\$ 2,908	-5%	14%	3%
25	Williamsburg	\$ 4,467	\$ 4,539	\$ 4,348	\$ 4,593	2%	6%	1%
26	Battery Park City	\$ 5,731	\$ 6,343	\$ 6,307	\$ 6,418	11%	2%	1%
27	Brooklyn Heights	\$ 5,394	\$ 5,244	\$ 6,032	\$ 5,295	-3%	-12%	1%
28	Forest Hills	\$ 2,698	\$ 2,692	\$ 2,664	\$ 2,715	0%	2%	1%
29	Financial District	\$ 5,439	\$ 5,177	\$ 5,038	\$ 5,209	-5%	3%	1%
30	Upper West Side	\$ 5,738	\$ 5,421	\$ 5,481	\$ 5,441	-6%	-1%	0%
31	Prospect Heights	\$ 3,442	\$ 3,983	\$ -	\$ 3,996	16%	-	0%
32	Carnegie Hill	\$ 4,398	\$ 4,626	\$ 4,894	\$ 4,636	5%	-5%	0%
33	Nolita	\$ 6,303	\$ 6,357	\$ 4,602	\$ 6,339	1%	38%	0%
34	Yorkville	\$ 4,537	\$ 4,833	\$ 4,612	\$ 4,813	7%	4%	0%
35	Long Island City	\$ 3,822	\$ 3,827	\$ 4,021	\$ 3,810	0%	-5%	0%
36	Lincoln Square	\$ 7,587	\$ 7,016	\$ 7,323	\$ 6,948	-8%	-5%	-1%
37	Upper East Side	\$ 6,598	\$ 6,518	\$ 6,636	\$ 6,448	-1%	-3%	-1%
38	Greenwich Village	\$ 5,792	\$ 6,649	\$ 7,124	\$ 6,548	15%	-8%	-2%
39	Rego Park	\$ 2,270	\$ 2,449	\$ 2,410	\$ 2,398	8%	-1%	-2%
40	Murray Hill	\$ 5,065	\$ 5,406	\$ 5,560	\$ 5,252	7%	-6%	-3%
41	Chelsea	\$ 6,864	\$ 6,951	\$ 6,976	\$ 6,751	1%	-3%	-3%
42	All Chelsea	\$ 6,975	\$ 6,908	\$ 6,913	\$ 6,710	-1%	-3%	-3%
43	All Flatiron	\$ 7,219	\$ 7,712	\$ 7,577	\$ 7,488	7%	-1%	-3%
44	Midtown West	\$ 5,600	\$ 5,486	\$ 5,402	\$ 5,312	-2%	-2%	-3%
45	East Village	\$ 5,340	\$ 5,467	\$ 5,421	\$ 5,269	2%	-3%	-4%

Unit Types by Neighborhood - Ranked by Growth - Two Bedroom

Rank	Neighborhood	2012	2013	1H 2013	1H 2014	2013 vs. 2012	2014 1H vs. 2013 1H	2014 1H vs. 2013
46	Lower East Side	\$ 4,612	\$ 5,020	\$ 4,722	\$ 4,830	9%	2%	-4%
47	NoMad	\$ 6,082	\$ 8,476	\$ 8,153	\$ 8,100	39%	-1%	-4%
48	Flatiron	\$ 7,930	\$ 7,445	\$ 7,473	\$ 7,110	-6%	-5%	-4%
49	Upper Carnegie Hill	\$ 6,140	\$ 5,771	\$ -	\$ 5,501	-6%	-	-5%
50	All Midtown East	\$ 5,226	\$ 5,201	\$ 5,310	\$ 4,958	0%	-7%	-5%
51	Boerum Hill	\$ 3,620	\$ 3,991	\$ -	\$ 3,737	10%	-	-6%
52	All DUMBO	\$ 5,146	\$ 5,571	\$ 5,703	\$ 5,206	8%	-9%	-7%
53	Gramercy Park	\$ 6,077	\$ 6,110	\$ 6,391	\$ 5,674	1%	-11%	-7%
54	Central Midtown	\$ 6,561	\$ 6,672	\$ 6,505	\$ 6,184	2%	-5%	-7%
55	All Greenwich Village	\$ 7,136	\$ 7,355	\$ 7,776	\$ 6,699	3%	-14%	-9%
56	Soho	\$ 15,524	\$ 13,154	\$ 13,367	\$ 11,957	-15%	-11%	-9%
57	West Chelsea	\$ 7,248	\$ 7,087	\$ 6,814	\$ 6,431	-2%	-6%	-9%
58	Gowanus	\$ -	\$ 4,453	\$ 3,935	\$ 4,019	-	2%	-10%
59	West Village	\$ 6,941	\$ 7,903	\$ 7,885	\$ 7,089	14%	-10%	-10%
60	Midtown South	\$ 5,988	\$ 5,991	\$ 5,797	\$ 5,198	0%	-10%	-13%
61	Tribeca	\$ 8,322	\$ 7,990	\$ 8,587	\$ 6,885	-4%	-20%	-14%
62	Greenpoint	\$ 3,324	\$ 3,439	\$ 3,471	\$ 2,953	3%	-15%	-14%
63	Turtle Bay	\$ 5,821	\$ 5,386	\$ 5,678	\$ 4,535	-7%	-20%	-16%
64	Midtown East	\$ 6,576	\$ 7,220	\$ 7,660	\$ 5,668	10%	-26%	-21%
65	Noho	\$ 9,506	\$ 10,237	\$ 10,647	\$ 7,070	8%	-34%	-31%

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Manhattan Rentals in Attended Buildings - Neighborhood by Unit Type - Average PSF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Battery Park City	All	\$ 55	2.16%	\$ 56	-14.59%	\$ 48	3.56%	\$ 50	7.89%	\$ 54	3.76%	\$ 56	6.61%	\$ 60	\$ 58	4.49%	\$ 61	2.02%
	0	\$ 57	4.83%	\$ 60	-24.78%	\$ 45	4.56%	\$ 47	11.35%	\$ 52	3.11%	\$ 54	4.70%	\$ 57	\$ 55	7.43%	\$ 59	3.76%
	1	\$ 53	1.70%	\$ 53	-8.60%	\$ 49	0.29%	\$ 49	5.03%	\$ 51	4.89%	\$ 54	4.66%	\$ 57	\$ 55	2.62%	\$ 57	0.47%
	2	\$ 56	-0.12%	\$ 56	-9.41%	\$ 51	5.82%	\$ 54	7.45%	\$ 57	3.33%	\$ 59	10.12%	\$ 65	\$ 64	3.60%	\$ 67	1.85%
	3	\$ 61	6.83%	\$ 65	-11.84%	\$ 58	7.18%	\$ 62	14.57%	\$ 71	-6.01%	\$ 66	13.05%	\$ 75	\$ 78	-1.27%	\$ 77	3.07%
Fulton/Seaport	All	\$ 53	-7.95%	\$ 49	-2.25%	\$ 48	2.37%	\$ 49	4.84%	\$ 51	1.79%	\$ 52	2.87%	\$ 54	\$ 53	5.80%	\$ 56	4.31%
	0	\$ 54	-9.62%	\$ 49	1.37%	\$ 50	-3.80%	\$ 48	6.85%	\$ 51	6.46%	\$ 54	-0.62%	\$ 54	\$ 54	3.10%	\$ 55	2.48%
	1	\$ 50	0.51%	\$ 50	-0.87%	\$ 50	-1.14%	\$ 49	4.76%	\$ 51	1.80%	\$ 52	1.15%	\$ 53	\$ 53	-0.05%	\$ 53	0.81%
	2	\$ 55	-13.95%	\$ 47	-7.45%	\$ 44	13.33%	\$ 50	2.98%	\$ 51	-2.87%	\$ 50	8.50%	\$ 54	\$ 51	14.70%	\$ 59	9.58%
	3	\$ 47	-	\$ -	-	\$ 40	-	\$ -	-	\$ -	-	\$ 84	-31.29%	\$ 58	\$ 70	-	\$ -	-
Financial District	All	\$ 56	0.15%	\$ 56	-14.82%	\$ 48	7.08%	\$ 51	3.09%	\$ 53	7.15%	\$ 57	4.41%	\$ 59	\$ 58	-3.00%	\$ 57	-4.13%
	0	\$ 61	-4.28%	\$ 58	-13.73%	\$ 50	6.19%	\$ 53	2.06%	\$ 54	7.48%	\$ 58	5.72%	\$ 62	\$ 61	-1.68%	\$ 60	-2.50%
	1	\$ 57	0.41%	\$ 57	-14.61%	\$ 49	7.79%	\$ 52	0.27%	\$ 53	10.47%	\$ 58	4.12%	\$ 60	\$ 59	-4.34%	\$ 57	-5.87%
	2	\$ 51	5.17%	\$ 53	-16.25%	\$ 45	7.32%	\$ 48	7.33%	\$ 51	3.42%	\$ 53	3.27%	\$ 55	\$ 54	-3.01%	\$ 53	-4.05%
	3	\$ 48	46.37%	\$ 70	-28.39%	\$ 50	3.29%	\$ 52	6.71%	\$ 55	1.90%	\$ 56	7.27%	\$ 60	\$ 58	0.54%	\$ 58	-3.38%
Tribeca	All	\$ 59	4.76%	\$ 62	-11.54%	\$ 55	9.00%	\$ 60	5.37%	\$ 63	7.80%	\$ 66	-1.65%	\$ 67	\$ 69	-2.04%	\$ 68	0.82%
	0	\$ 58	-0.20%	\$ 58	-11.62%	\$ 52	6.93%	\$ 55	5.85%	\$ 58	12.64%	\$ 66	-2.01%	\$ 64	\$ 65	5.96%	\$ 69	6.57%
	1	\$ 58	2.62%	\$ 59	-9.99%	\$ 53	10.10%	\$ 59	5.93%	\$ 62	3.57%	\$ 64	2.02%	\$ 66	\$ 66	-1.73%	\$ 65	-0.76%
	2	\$ 63	11.37%	\$ 70	-12.78%	\$ 61	9.78%	\$ 67	4.48%	\$ 70	7.50%	\$ 75	-4.47%	\$ 72	\$ 76	-9.09%	\$ 69	-2.90%
	3	\$ 83	-0.05%	\$ 83	-21.67%	\$ 65	22.88%	\$ 80	-2.74%	\$ 78	4.69%	\$ 82	10.24%	\$ 90	\$ 93	-15.01%	\$ 79	-12.71%
All Chinatown	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
	1	\$ -	-	\$ -	-	\$ -	-	\$ 47	18.71%	\$ 56	-	\$ -	-	\$ 64	\$ 64	-	\$ -	-
	2	\$ -	-	\$ 52	-12.11%	\$ 45	-	\$ -	-	\$ 57	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	3	\$ -	-	\$ -	-	\$ -	-	\$ 39	-	\$ -	-	\$ 51	-	\$ -	\$ -	-	\$ -	-
East Village	All	\$ 68	-7.42%	\$ 63	-10.42%	\$ 56	7.36%	\$ 61	8.01%	\$ 65	4.34%	\$ 68	4.88%	\$ 72	\$ 72	3.45%	\$ 74	3.58%
	0	\$ 72	-6.53%	\$ 68	-12.66%	\$ 59	3.21%	\$ 61	7.90%	\$ 66	6.39%	\$ 70	6.49%	\$ 75	\$ 76	1.18%	\$ 77	2.66%
	1	\$ 68	-7.35%	\$ 63	-14.64%	\$ 54	15.33%	\$ 62	8.47%	\$ 67	-0.48%	\$ 67	6.78%	\$ 71	\$ 72	0.35%	\$ 72	1.51%
	2	\$ 64	-8.51%	\$ 59	-3.33%	\$ 57	4.16%	\$ 59	7.64%	\$ 64	7.29%	\$ 68	1.38%	\$ 69	\$ 68	9.30%	\$ 74	6.70%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 51	-	\$ -	\$ -	-	\$ -	-
All Flatiron	All	\$ 66	1.66%	\$ 67	-11.00%	\$ 60	3.66%	\$ 62	9.86%	\$ 68	3.36%	\$ 70	2.20%	\$ 72	\$ 70	8.01%	\$ 76	5.89%
	0	\$ 67	2.49%	\$ 69	-15.22%	\$ 58	5.33%	\$ 61	9.36%	\$ 67	-1.41%	\$ 66	3.98%	\$ 69	\$ 66	16.17%	\$ 77	11.92%
	1	\$ 65	-0.53%	\$ 64	-7.07%	\$ 60	0.62%	\$ 60	10.00%	\$ 66	4.08%	\$ 69	1.98%	\$ 70	\$ 70	4.33%	\$ 73	4.02%
	2	\$ 66	2.97%	\$ 68	-10.47%	\$ 61	5.04%	\$ 64	10.22%	\$ 71	7.20%	\$ 76	0.86%	\$ 76	\$ 75	4.26%	\$ 78	2.18%
	3	\$ -	-	\$ 68	-3.65%	\$ 65	31.07%	\$ 86	-15.54%	\$ 73	21.80%	\$ 88	15.43%	\$ 102	\$ -	-	\$ 81	-20.90%
Flatiron	All	\$ 66	1.00%	\$ 66	-8.64%	\$ 60	3.81%	\$ 63	8.59%	\$ 68	3.78%	\$ 71	0.95%	\$ 71	\$ 70	5.46%	\$ 74	3.18%
	0	\$ 62	8.87%	\$ 67	-8.25%	\$ 62	-0.25%	\$ 62	10.01%	\$ 68	-3.31%	\$ 66	5.11%	\$ 69	\$ 66	13.23%	\$ 74	7.76%
	1	\$ 64	1.21%	\$ 64	-8.05%	\$ 59	2.41%	\$ 61	9.58%	\$ 66	4.99%	\$ 70	0.35%	\$ 70	\$ 70	-0.13%	\$ 70	-0.20%
	2	\$ 71	-6.06%	\$ 67	-9.60%	\$ 60	9.34%	\$ 66	6.34%	\$ 70	9.50%	\$ 77	-2.06%	\$ 75	\$ 74	3.84%	\$ 77	2.10%
	3	\$ -	-	\$ 67	-3.85%	\$ 65	32.01%	\$ 86	-15.27%	\$ 73	18.77%	\$ 86	27.59%	\$ 110	\$ -	-	\$ 77	-29.83%
NoMad	All	\$ 70	-0.15%	\$ 70	-13.48%	\$ 60	-2.54%	\$ 59	15.46%	\$ 68	1.98%	\$ 69	7.97%	\$ 75	-	-	\$ 78	4.85%
	0	\$ 76	-7.13%	\$ 70	-22.03%	\$ 55	7.02%	\$ 59	7.09%	\$ 63	8.94%	\$ 68	1.18%	\$ 69	\$ -	-	\$ 80	14.84%
	1	\$ 67	-1.68%	\$ 66	-6.75%	\$ 62	-3.58%	\$ 59	10.69%	\$ 66	1.54%	\$ 67	7.31%	\$ 72	\$ 71	6.94%	\$ 76	5.85%
	2	\$ 66	9.41%	\$ 72	-11.32%	\$ 64	-9.71%	\$ 58	28.83%	\$ 75	-3.49%	\$ 72	15.05%	\$ 83	\$ 78	1.06%	\$ 79	-4.37%
	3	\$ -	-	\$ -	-	\$ 75	15.30%	\$ 87	-	\$ -	-	\$ 91	-0.44%	\$ 91	\$ -	-	\$ -	-
4+	\$ -	-	\$ -	-	\$ -	-	\$ 96	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	

Manhattan Rentals in Attended Buildings - Neighborhood by Unit Type - Average PSF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Gramercy Park	All	\$ 69	-2.52%	\$ 67	-14.11%	\$ 58	2.65%	\$ 59	4.91%	\$ 62	11.71%	\$ 70	-1.92%	\$ 68	\$ 68	0.36%	\$ 69	0.55%
	0	\$ 75	-8.56%	\$ 69	-19.04%	\$ 56	8.74%	\$ 61	3.22%	\$ 63	11.18%	\$ 70	4.83%	\$ 73	\$ 73	-1.04%	\$ 72	-0.91%
	1	\$ 65	0.33%	\$ 65	-11.97%	\$ 57	-1.55%	\$ 56	6.83%	\$ 60	8.03%	\$ 65	2.01%	\$ 66	\$ 66	0.55%	\$ 67	0.84%
	2	\$ 67	1.51%	\$ 68	-11.16%	\$ 60	0.99%	\$ 61	4.83%	\$ 64	15.67%	\$ 74	-11.71%	\$ 65	\$ 65	1.73%	\$ 67	1.88%
	3	\$ -	-	\$ -	-	\$ 71	0.07%	\$ 71	-2.67%	\$ 69	2.81%	\$ 71	-11.64%	\$ 63	\$ 63	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Lower East Side	All	\$ -	-	\$ 62	-12.85%	\$ 54	-	\$ -	-	\$ 64	10.34%	\$ 70	-5.25%	\$ 66	\$ -	-	\$ 70	4.94%
	0	\$ -	-	\$ 65	-18.64%	\$ 53	-	\$ -	-	\$ 64	14.99%	\$ 74	-2.37%	\$ 72	\$ -	-	\$ 78	8.20%
	1	\$ 66	-1.95%	\$ 64	-2.17%	\$ 63	-12.32%	\$ 55	18.36%	\$ 65	14.70%	\$ 75	-12.98%	\$ 65	\$ 67	-2.29%	\$ 66	0.58%
	2	\$ 63	-10.66%	\$ 56	-18.33%	\$ 46	22.89%	\$ 56	8.16%	\$ 61	0.78%	\$ 62	0.69%	\$ 62	\$ 57	14.80%	\$ 66	5.73%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Noho	All	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 76	8.28%	\$ 82	\$ 80	3.61%	\$ 83	1.58%
	0	\$ -	-	\$ -	-	\$ -	-	\$ 59	-	\$ -	-	\$ 75	2.16%	\$ 76	\$ 80	9.44%	\$ 88	15.18%
	1	\$ -	-	\$ 73	-14.35%	\$ 62	-	\$ -	-	\$ 66	6.43%	\$ 70	16.76%	\$ 82	\$ 77	2.41%	\$ 79	-4.24%
	2	\$ 63	21.72%	\$ 77	-2.25%	\$ 75	-19.31%	\$ 61	50.53%	\$ 91	-10.29%	\$ 82	6.56%	\$ 87	\$ 84	-0.89%	\$ 83	-4.85%
	3	\$ -	-	\$ -	-	\$ 95	-18.96%	\$ 77	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Nolita	All	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ 47	31.29%	\$ 62	13.84%	\$ 71	-7.15%	\$ 65	23.96%	\$ 81	\$ -	-	\$ -	-
	2	\$ -	-	\$ -	-	\$ 61	4.92%	\$ 64	-	\$ -	-	\$ 65	7.65%	\$ 70	\$ 51	-	\$ -	-
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Soho	All	\$ -	-	\$ -	-	\$ 71	-1.44%	\$ 70	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	0	\$ -	-	\$ -	-	\$ 77	-4.32%	\$ 74	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ 75	-0.95%	\$ 74	-14.67%	\$ 63	1.63%	\$ 64	12.62%	\$ 73	-0.20%	\$ 72	3.42%	\$ 75	\$ 74	5.20%	\$ 77	3.41%
	2	\$ 84	8.79%	\$ 91	-21.41%	\$ 72	-1.08%	\$ 71	13.95%	\$ 81	9.51%	\$ 88	-0.94%	\$ 87	\$ 89	-7.04%	\$ 83	-4.89%
	3	\$ 97	0.27%	\$ 97	-26.03%	\$ 72	4.70%	\$ 75	26.46%	\$ 95	-17.23%	\$ 79	16.62%	\$ 92	\$ 91	-9.43%	\$ 82	-10.48%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 75	-10.57%	\$ 67	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
All Chelsea	All	\$ 62	3.07%	\$ 64	-10.28%	\$ 57	5.08%	\$ 60	13.95%	\$ 69	2.05%	\$ 70	6.59%	\$ 75	\$ 73	10.20%	\$ 81	7.74%
	0	\$ 63	1.56%	\$ 64	-13.94%	\$ 55	6.37%	\$ 59	22.19%	\$ 72	0.17%	\$ 72	11.93%	\$ 80	\$ 75	18.43%	\$ 89	11.10%
	1	\$ 62	-1.94%	\$ 61	-6.20%	\$ 57	6.47%	\$ 61	8.25%	\$ 66	2.63%	\$ 67	6.47%	\$ 72	\$ 70	12.62%	\$ 79	9.88%
	2	\$ 62	9.64%	\$ 68	-10.50%	\$ 60	2.59%	\$ 62	11.74%	\$ 69	3.44%	\$ 72	1.36%	\$ 73	\$ 74	-0.41%	\$ 74	1.92%
	3	\$ 82	-10.90%	\$ 73	-9.20%	\$ 66	7.94%	\$ 71	18.01%	\$ 84	6.32%	\$ 89	11.60%	\$ 100	\$ 95	3.55%	\$ 98	-1.94%
	4+	\$ -	-	\$ 96	-26.06%	\$ 71	35.27%	\$ 96	-	\$ -	-	\$ 99	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Chelsea	All	\$ 62	5.16%	\$ 65	-13.96%	\$ 56	6.80%	\$ 60	13.68%	\$ 68	4.68%	\$ 71	6.64%	\$ 76	\$ 74	10.30%	\$ 81	7.66%
	0	\$ 62	2.03%	\$ 63	-16.57%	\$ 53	8.02%	\$ 57	20.36%	\$ 69	6.45%	\$ 73	12.08%	\$ 82	\$ 77	17.90%	\$ 91	10.53%
	1	\$ 62	1.49%	\$ 63	-12.26%	\$ 55	11.45%	\$ 62	8.48%	\$ 67	4.16%	\$ 70	3.67%	\$ 72	\$ 72	9.99%	\$ 79	9.78%
	2	\$ 61	12.09%	\$ 68	-13.12%	\$ 59	1.38%	\$ 60	12.65%	\$ 68	3.40%	\$ 70	3.90%	\$ 73	\$ 72	2.55%	\$ 74	2.31%
	3	\$ 80	-10.66%	\$ 72	-9.93%	\$ 65	-0.20%	\$ 65	24.36%	\$ 80	-3.52%	\$ 77	29.13%	\$ 100	\$ 91	4.33%	\$ 95	-5.02%
	4+	\$ -	-	\$ 97	-27.03%	\$ 71	32.17%	\$ 93	-	\$ -	-	\$ 92	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
West Chelsea	All	\$ -	-	\$ 65	-5.74%	\$ 61	2.08%	\$ 62	13.98%	\$ 71	-2.40%	\$ 69	3.82%	\$ 72	\$ 72	1.20%	\$ 73	1.47%
	0	\$ -	-	\$ 66	-9.77%	\$ 59	2.84%	\$ 61	20.63%	\$ 73	-6.44%	\$ 69	6.39%	\$ 73	\$ 72	4.67%	\$ 76	3.60%
	1	\$ 62	-4.86%	\$ 59	1.64%	\$ 60	-1.45%	\$ 59	9.75%	\$ 64	-0.51%	\$ 64	5.25%	\$ 67	\$ 66	7.16%	\$ 71	5.62%
	2	\$ 66	5.87%	\$ 70	-8.13%	\$ 65	4.63%	\$ 68	11.66%	\$ 75	-0.07%	\$ 75	0.26%	\$ 76	\$ 78	-7.11%	\$ 72	-4.29%
	3	\$ -	-	\$ -	-	\$ 72	28.27%	\$ 92	-1.63%	\$ 90	13.65%	\$ 103	-2.77%	\$ 100	\$ 101	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
All Greenwich Village	All	\$ 65	4.08%	\$ 68	-15.34%	\$ 57	-0.11%	\$ 57	10.51%	\$ 63	11.13%	\$ 70	7.26%	\$ 75	\$ 75	2.68%	\$ 77	2.68%
	0	\$ 73	-2.03%	\$ 71	-16.52%	\$ 60	-4.04%	\$ 57	7.02%	\$ 61	9.09%	\$ 67	7.93%	\$ 72	\$ 74	1.15%	\$ 75	4.05%
	1	\$ 63	-1.01%	\$ 62	-12.34%	\$ 55	4.98%	\$ 57	-0.97%	\$ 57	19.66%	\$ 68	8.36%	\$ 74	\$ 70	5.81%	\$ 74	0.19%
	2	\$ 59	17.08%	\$ 69	-16.82%	\$ 57	-0.87%	\$ 57	25.60%	\$ 72	6.11%	\$ 76	5.70%	\$ 80	\$ 82	1.39%	\$ 83	3.75%
	3	\$ -	-	\$ -	-	\$ 98	-12.75%	\$ 86	8.32%	\$ 93	23.76%	\$ 115	-25.07%	\$ 86	\$ 77	13.85%	\$ 88	1.86%
	4+	\$ -	-	\$ -	-	\$ 94	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-



Manhattan Rentals in Attended Buildings - Neighborhood by Unit Type - Average PSF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Greenwich Village	All	\$ 63	3.43%	\$ 65	-13.91%	\$ 56	0.94%	\$ 57	7.08%	\$ 61	10.64%	\$ 67	7.18%	\$ 72	\$ 72	3.14%	\$ 74	3.41%
	0	\$ 72	-4.44%	\$ 69	-14.11%	\$ 59	-3.80%	\$ 57	5.84%	\$ 60	7.17%	\$ 65	7.69%	\$ 70	\$ 69	1.41%	\$ 70	1.04%
	1	\$ 63	-2.65%	\$ 62	-12.08%	\$ 54	5.84%	\$ 57	-0.82%	\$ 57	17.32%	\$ 67	2.39%	\$ 68	\$ 66	4.88%	\$ 69	1.16%
	2	\$ 54	21.24%	\$ 65	-15.44%	\$ 55	1.23%	\$ 56	16.50%	\$ 65	8.01%	\$ 70	11.28%	\$ 78	\$ 81	3.20%	\$ 84	7.50%
	3	\$ -	-	\$ -	-	\$ 100	-6.02%	\$ 94	-2.10%	\$ 92	16.05%	\$ 107	-31.71%	\$ 73	\$ 69	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
West Village	All	\$ 67	-0.06%	\$ 67	-10.10%	\$ 60	8.04%	\$ 65	10.04%	\$ 71	2.90%	\$ 74	3.09%	\$ 76	\$ 75	7.85%	\$ 81	6.48%
	0	\$ 75	-8.41%	\$ 69	-11.28%	\$ 61	-0.53%	\$ 61	6.08%	\$ 64	15.61%	\$ 74	0.43%	\$ 75	\$ 73	14.09%	\$ 84	12.17%
	1	\$ 64	-2.77%	\$ 63	-8.40%	\$ 57	5.04%	\$ 60	11.07%	\$ 67	5.21%	\$ 70	0.43%	\$ 71	\$ 68	17.77%	\$ 80	13.09%
	2	\$ 62	12.92%	\$ 69	-10.45%	\$ 62	19.19%	\$ 74	12.45%	\$ 83	-8.73%	\$ 76	8.16%	\$ 82	\$ 83	-5.68%	\$ 79	-4.34%
	3	\$ 107	1.99%	\$ 109	-27.29%	\$ 79	22.20%	\$ 97	2.34%	\$ 99	-	\$ -	-	\$ 110	\$ 117	-12.01%	\$ 103	-6.41%
	4+	\$ -	-	\$ -	-	\$ 82	6.76%	\$ 88	-15.23%	\$ 74	14.16%	\$ 85	43.40%	\$ 122	\$ 133	-	\$ -	-
All Midtown East	All	\$ 59	-3.37%	\$ 57	-10.99%	\$ 51	0.45%	\$ 51	8.62%	\$ 55	4.04%	\$ 57	2.87%	\$ 59	\$ 59	2.60%	\$ 60	2.47%
	0	\$ 61	-7.20%	\$ 57	-8.73%	\$ 52	-0.57%	\$ 51	11.17%	\$ 57	6.42%	\$ 61	0.95%	\$ 61	\$ 61	4.72%	\$ 64	4.45%
	1	\$ 54	0.33%	\$ 55	-11.17%	\$ 48	2.60%	\$ 50	5.95%	\$ 53	4.49%	\$ 55	5.30%	\$ 58	\$ 58	3.05%	\$ 60	2.84%
	2	\$ 61	-2.85%	\$ 59	-12.98%	\$ 51	-0.54%	\$ 51	8.67%	\$ 56	1.18%	\$ 56	2.57%	\$ 58	\$ 58	-0.08%	\$ 58	0.00%
	3	\$ 76	3.57%	\$ 78	-17.69%	\$ 64	-1.22%	\$ 64	8.52%	\$ 69	-8.86%	\$ 63	2.29%	\$ 64	\$ 63	-4.25%	\$ 61	-5.67%
	4+	\$ 74	-11.51%	\$ 66	16.57%	\$ 77	-0.54%	\$ 76	2.17%	\$ 78	8.10%	\$ 84	-17.28%	\$ 70	\$ 110	-35.50%	\$ 71	2.51%
Midtown East	All	\$ 60	8.21%	\$ 65	-15.71%	\$ 55	0.98%	\$ 55	5.70%	\$ 58	-1.17%	\$ 58	11.39%	\$ 64	\$ 64	-7.08%	\$ 60	-7.31%
	0	\$ 61	13.76%	\$ 69	-26.83%	\$ 51	11.41%	\$ 57	4.19%	\$ 59	4.67%	\$ 62	4.21%	\$ 64	\$ 59	9.58%	\$ 64	-0.11%
	1	\$ 52	2.25%	\$ 53	-5.68%	\$ 50	-1.52%	\$ 49	9.51%	\$ 54	-3.59%	\$ 52	10.97%	\$ 58	\$ 58	-3.08%	\$ 57	-2.21%
	2	\$ 67	7.77%	\$ 72	-12.40%	\$ 63	-5.42%	\$ 60	3.97%	\$ 62	-4.59%	\$ 59	19.24%	\$ 71	\$ 75	-23.13%	\$ 58	-18.02%
	3	\$ 95	-11.62%	\$ 84	-7.24%	\$ 78	-9.30%	\$ 71	29.78%	\$ 92	-25.46%	\$ 68	18.38%	\$ 81	\$ 86	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Sutton Place	All	\$ 56	-3.66%	\$ 54	-6.94%	\$ 50	-10.50%	\$ 45	12.49%	\$ 50	8.75%	\$ 55	4.11%	\$ 57	\$ 59	-0.47%	\$ 58	2.85%
	0	\$ 53	-3.08%	\$ 52	0.85%	\$ 52	-20.12%	\$ 41	10.91%	\$ 46	17.51%	\$ 54	8.22%	\$ 59	\$ 63	-1.10%	\$ 62	6.47%
	1	\$ 52	-3.87%	\$ 50	-9.24%	\$ 46	-1.92%	\$ 45	12.73%	\$ 50	1.39%	\$ 51	1.98%	\$ 52	\$ 53	-0.13%	\$ 53	2.09%
	2	\$ 61	-3.99%	\$ 59	-11.78%	\$ 52	-8.41%	\$ 48	13.66%	\$ 54	8.16%	\$ 59	2.17%	\$ 60	\$ 60	-0.11%	\$ 60	-0.03%
	3	\$ 65	2.48%	\$ 67	-31.99%	\$ 45	24.25%	\$ 56	-9.63%	\$ 51	18.82%	\$ 61	0.00%	\$ 61	\$ 63	-9.70%	\$ 57	-5.49%
	4+	\$ 80	-	\$ -	-	\$ 63	-	\$ -	-	\$ 52	-	\$ -	-	\$ 66	\$ -	-	\$ -	-
Turtle Bay	All	\$ 60	-3.67%	\$ 58	-10.51%	\$ 52	4.07%	\$ 54	9.78%	\$ 59	0.31%	\$ 60	0.85%	\$ 60	\$ 61	-0.75%	\$ 60	0.07%
	0	\$ 61	-8.97%	\$ 55	-6.56%	\$ 52	-0.11%	\$ 51	13.41%	\$ 58	6.30%	\$ 62	0.41%	\$ 62	\$ 63	2.71%	\$ 65	4.26%
	1	\$ 55	-0.16%	\$ 55	-7.02%	\$ 51	1.23%	\$ 52	5.85%	\$ 55	3.19%	\$ 57	2.51%	\$ 58	\$ 58	-0.14%	\$ 58	-0.57%
	2	\$ 65	-1.71%	\$ 64	-16.91%	\$ 53	10.83%	\$ 59	10.06%	\$ 65	-7.51%	\$ 60	-0.26%	\$ 60	\$ 61	-4.92%	\$ 58	-3.67%
	3	\$ 76	22.08%	\$ 93	-24.93%	\$ 70	8.85%	\$ 76	14.62%	\$ 87	-24.25%	\$ 66	5.53%	\$ 70	\$ 67	3.56%	\$ 70	0.08%
	4+	\$ -	-	\$ -	-	\$ 85	-0.77%	\$ 84	4.87%	\$ 89	-15.21%	\$ 75	-5.62%	\$ 71	\$ -	-	\$ 98	38.76%
Murray Hill	All	\$ 59	-3.13%	\$ 57	-13.43%	\$ 49	2.77%	\$ 51	5.65%	\$ 54	4.16%	\$ 56	3.93%	\$ 58	\$ 57	5.95%	\$ 61	4.89%
	0	\$ 63	-5.81%	\$ 60	-12.99%	\$ 52	1.87%	\$ 53	7.88%	\$ 57	6.69%	\$ 61	0.40%	\$ 61	\$ 60	7.44%	\$ 65	5.56%
	1	\$ 56	-2.04%	\$ 55	-13.35%	\$ 47	1.98%	\$ 48	3.55%	\$ 50	4.68%	\$ 52	8.64%	\$ 57	\$ 57	5.74%	\$ 60	5.34%
	2	\$ 57	-1.22%	\$ 57	-13.99%	\$ 49	4.49%	\$ 51	5.33%	\$ 54	0.99%	\$ 54	3.35%	\$ 56	\$ 56	4.55%	\$ 58	3.70%
	3	\$ 80	-23.13%	\$ 61	-2.30%	\$ 60	5.53%	\$ 63	-11.13%	\$ 56	3.72%	\$ 58	-1.17%	\$ 57	\$ 56	3.03%	\$ 57	-0.21%
	4+	\$ -	-	\$ 70	-	\$ -	-	\$ 86	-19.36%	\$ 70	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Kips Bay	All	\$ 52	3.91%	\$ 54	-9.22%	\$ 49	-0.72%	\$ 48	9.23%	\$ 53	5.87%	\$ 56	3.87%	\$ 58	\$ 58	4.59%	\$ 61	4.44%
	0	\$ 57	-3.66%	\$ 55	-5.90%	\$ 52	-1.47%	\$ 51	7.34%	\$ 55	7.44%	\$ 59	1.47%	\$ 60	\$ 60	3.94%	\$ 62	3.44%
	1	\$ 48	12.25%	\$ 54	-14.49%	\$ 46	6.90%	\$ 49	9.85%	\$ 54	5.15%	\$ 57	5.48%	\$ 60	\$ 60	4.47%	\$ 63	4.83%
	2	\$ 50	4.59%	\$ 52	-7.28%	\$ 48	-7.20%	\$ 45	10.73%	\$ 50	4.92%	\$ 52	4.85%	\$ 55	\$ 54	5.43%	\$ 57	5.12%
	3	\$ -	-	\$ 52	-0.93%	\$ 52	9.38%	\$ 56	5.60%	\$ 60	-3.77%	\$ 57	6.48%	\$ 61	\$ 61	-0.70%	\$ 60	-1.04%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Beekman	All	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	0	\$ -	-	\$ 52	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 65	\$ -	-	\$ -	-
	1	\$ 50	20.67%	\$ 60	-	\$ -	-	\$ 41	15.56%	\$ 48	24.17%	\$ 59	13.58%	\$ 67	\$ 73	-	\$ -	-
	2	\$ -	-	\$ -	-	\$ 60	-15.29%	\$ 51	-8.72%	\$ 46	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	3	\$ -	-	\$ -	-	\$ 66	-	\$ -	-	\$ 42	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-

# Manhattan Rentals in Attended Buildings - Neighborhood by Unit Type - Average PSF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Central Park South	All	\$ 84	-4.25%	\$ 81	-5.70%	\$ 76	7.27%	\$ 82	-5.97%	\$ 77	5.52%	\$ 81	7.30%	\$ 87	\$ 91	0.99%	\$ 92	5.47%
	0	\$ 66	-2.97%	\$ 64	-5.92%	\$ 60	4.68%	\$ 63	1.50%	\$ 64	2.52%	\$ 66	13.47%	\$ 74	\$ 92	-18.81%	\$ 75	0.88%
	1	\$ 85	-6.26%	\$ 79	-3.44%	\$ 77	-0.23%	\$ 76	1.81%	\$ 78	10.05%	\$ 86	0.50%	\$ 86	\$ 80	24.92%	\$ 100	16.09%
	2	\$ 102	-3.42%	\$ 99	-7.37%	\$ 91	15.28%	\$ 105	-16.11%	\$ 88	3.71%	\$ 92	9.23%	\$ 100	\$ 100	0.16%	\$ 100	-0.24%
	3	\$ -	-	\$ -	-	\$ 83	21.70%	\$ 101	-7.85%	\$ 93	-12.76%	\$ 81	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 109	-	\$ -	-
Central Midtown	All	\$ 64	-0.23%	\$ 64	-12.76%	\$ 56	10.94%	\$ 62	6.17%	\$ 66	-1.34%	\$ 65	2.82%	\$ 66	\$ 65	0.64%	\$ 65	-1.62%
	0	\$ 64	-4.34%	\$ 61	-7.78%	\$ 56	11.86%	\$ 63	13.94%	\$ 72	-12.54%	\$ 63	6.34%	\$ 67	\$ 64	4.78%	\$ 67	1.39%
	1	\$ 60	-3.77%	\$ 58	-8.15%	\$ 53	9.55%	\$ 58	-0.10%	\$ 58	7.92%	\$ 63	-0.24%	\$ 63	\$ 63	-3.03%	\$ 61	-2.10%
	2	\$ 68	6.77%	\$ 72	-20.64%	\$ 57	11.32%	\$ 64	4.25%	\$ 67	2.59%	\$ 68	2.42%	\$ 70	\$ 67	0.14%	\$ 67	-4.05%
	3	\$ 93	-16.65%	\$ 78	-13.60%	\$ 67	-11.44%	\$ 60	20.55%	\$ 72	-10.32%	\$ 64	25.39%	\$ 81	\$ 89	-29.31%	\$ 63	-22.08%
	4+	\$ -	-	\$ -	-	\$ 94	54.99%	\$ 146	14.58%	\$ 167	-6.27%	\$ 157	-27.43%	\$ 114	\$ 164	-51.57%	\$ 80	-29.88%
Midtown South	All	\$ 65	0.61%	\$ 66	-16.99%	\$ 55	6.32%	\$ 58	1.88%	\$ 59	4.91%	\$ 62	1.30%	\$ 63	\$ 62	2.34%	\$ 63	0.80%
	0	\$ 73	-9.30%	\$ 67	-21.23%	\$ 52	15.74%	\$ 61	-1.36%	\$ 60	7.53%	\$ 64	-2.31%	\$ 63	\$ 61	6.12%	\$ 64	2.26%
	1	\$ 60	8.30%	\$ 65	-15.35%	\$ 55	2.61%	\$ 57	3.45%	\$ 58	4.04%	\$ 61	1.64%	\$ 62	\$ 62	-0.09%	\$ 61	-0.51%
	2	\$ 62	4.87%	\$ 66	-14.31%	\$ 56	1.16%	\$ 57	3.78%	\$ 59	3.12%	\$ 61	4.78%	\$ 64	\$ 63	1.08%	\$ 64	0.63%
	3	\$ 74	-18.50%	\$ 61	-11.94%	\$ 53	16.62%	\$ 62	-14.97%	\$ 53	13.84%	\$ 60	12.23%	\$ 68	\$ 57	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Midtown West	All	\$ 60	-1.10%	\$ 60	-12.55%	\$ 52	1.39%	\$ 53	9.63%	\$ 58	5.90%	\$ 62	3.06%	\$ 63	\$ 63	1.74%	\$ 64	1.57%
	0	\$ 60	0.58%	\$ 61	-13.51%	\$ 52	2.59%	\$ 54	10.83%	\$ 60	6.72%	\$ 64	2.89%	\$ 65	\$ 65	0.88%	\$ 66	0.88%
	1	\$ 60	-1.72%	\$ 59	-11.56%	\$ 52	-0.15%	\$ 52	10.95%	\$ 58	2.13%	\$ 59	3.71%	\$ 61	\$ 61	3.84%	\$ 63	3.61%
	2	\$ 61	-2.14%	\$ 60	-12.55%	\$ 52	1.72%	\$ 53	7.13%	\$ 57	8.84%	\$ 62	2.63%	\$ 64	\$ 64	0.63%	\$ 64	0.33%
	3	\$ -	-	\$ 76	-30.40%	\$ 53	5.75%	\$ 56	14.04%	\$ 64	12.16%	\$ 72	1.53%	\$ 73	\$ 76	-8.20%	\$ 70	-4.53%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 89	-2.75%	\$ 86	\$ 86	-	\$ -	-
Lenox Hill	All	\$ 63	-1.29%	\$ 62	-9.41%	\$ 56	0.55%	\$ 57	-0.33%	\$ 56	4.24%	\$ 59	4.69%	\$ 62	\$ 59	8.04%	\$ 63	2.78%
	0	\$ 61	-0.64%	\$ 61	-12.24%	\$ 53	0.73%	\$ 54	2.50%	\$ 55	6.56%	\$ 58	2.65%	\$ 60	\$ 57	2.38%	\$ 59	-2.01%
	1	\$ 60	-3.03%	\$ 59	-8.29%	\$ 54	0.46%	\$ 54	3.54%	\$ 56	1.94%	\$ 57	1.29%	\$ 58	\$ 57	1.79%	\$ 58	-0.20%
	2	\$ 67	-0.33%	\$ 67	-7.83%	\$ 62	0.48%	\$ 62	-6.11%	\$ 58	4.26%	\$ 61	9.82%	\$ 67	\$ 62	19.04%	\$ 73	9.63%
	3	\$ 73	8.59%	\$ 79	-15.56%	\$ 67	12.88%	\$ 76	-10.24%	\$ 68	2.14%	\$ 69	10.94%	\$ 77	\$ 75	-6.35%	\$ 71	-8.15%
	4+	\$ 89	-1.67%	\$ 88	12.06%	\$ 98	12.33%	\$ 110	-12.12%	\$ 97	8.04%	\$ 105	-6.32%	\$ 98	\$ 83	-	\$ -	-
Carnegie Hill	All	\$ 57	0.68%	\$ 57	-10.90%	\$ 51	0.06%	\$ 51	7.85%	\$ 55	4.73%	\$ 58	-2.43%	\$ 56	\$ 59	-5.76%	\$ 55	-1.49%
	0	\$ 60	-2.50%	\$ 59	-12.02%	\$ 52	3.42%	\$ 53	7.95%	\$ 58	11.35%	\$ 64	-2.86%	\$ 62	\$ 61	0.77%	\$ 62	-1.00%
	1	\$ 55	3.13%	\$ 56	-15.92%	\$ 47	4.67%	\$ 49	8.59%	\$ 54	-0.61%	\$ 53	3.90%	\$ 55	\$ 54	2.85%	\$ 56	0.78%
	2	\$ 56	1.73%	\$ 57	-4.74%	\$ 54	-7.20%	\$ 50	7.03%	\$ 54	2.95%	\$ 55	-8.06%	\$ 51	\$ 61	-20.10%	\$ 48	-4.58%
	3	\$ 83	-11.97%	\$ 73	-5.69%	\$ 69	-6.44%	\$ 64	17.22%	\$ 75	-19.14%	\$ 61	-14.34%	\$ 52	\$ 81	-51.71%	\$ 39	-25.14%
	4+	\$ -	-	\$ 101	-19.66%	\$ 82	-6.77%	\$ 76	10.45%	\$ 84	11.81%	\$ 94	27.81%	\$ 120	\$ 115	-25.67%	\$ 85	-28.93%
Upper Carnegie Hill	All	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ 41	-0.05%	\$ 41	9.51%	\$ 45	-	\$ -	-	\$ 50	3.60%	\$ 52	\$ 51	-6.52%	\$ 48	-8.21%
	2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 53	7.56%	\$ 57	\$ -	-	\$ 50	-12.14%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 62	\$ -	-	\$ 58	-7.46%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Upper East Side	All	\$ 58	7.40%	\$ 62	-13.81%	\$ 54	4.59%	\$ 56	-2.69%	\$ 55	7.44%	\$ 59	1.56%	\$ 60	\$ 59	7.56%	\$ 63	5.99%
	0	\$ 56	10.41%	\$ 62	-12.22%	\$ 54	7.51%	\$ 58	-10.14%	\$ 52	10.87%	\$ 58	-3.14%	\$ 56	\$ 53	28.53%	\$ 68	20.56%
	1	\$ 54	4.51%	\$ 57	-14.23%	\$ 48	-2.13%	\$ 47	9.59%	\$ 52	4.34%	\$ 54	3.68%	\$ 56	\$ 55	0.38%	\$ 56	-1.34%
	2	\$ 64	7.22%	\$ 69	-14.91%	\$ 59	7.43%	\$ 63	-5.03%	\$ 60	7.14%	\$ 64	4.04%	\$ 67	\$ 68	-2.81%	\$ 67	-0.14%
	3	\$ 78	9.83%	\$ 85	-18.59%	\$ 69	3.15%	\$ 72	-9.26%	\$ 65	27.56%	\$ 83	-8.94%	\$ 75	\$ 92	-13.29%	\$ 80	6.23%
	4+	\$ 90	6.54%	\$ 96	-13.73%	\$ 83	6.91%	\$ 88	2.72%	\$ 91	-10.15%	\$ 82	4.39%	\$ 85	\$ 80	26.44%	\$ 101	18.10%
Yorkville	All	\$ 52	2.64%	\$ 54	-12.41%	\$ 47	-0.66%	\$ 47	11.97%	\$ 52	1.11%	\$ 53	1.98%	\$ 54	\$ 54	2.80%	\$ 56	3.46%
	0	\$ 54	3.51%	\$ 56	-11.27%	\$ 49	-3.31%	\$ 48	13.57%	\$ 54	4.64%	\$ 57	0.59%	\$ 57	\$ 57	3.45%	\$ 59	4.34%
	1	\$ 52	-1.66%	\$ 52	-11.51%	\$ 46	1.16%	\$ 46	10.96%	\$ 51	0.43%	\$ 51	3.05%	\$ 53	\$ 54	0.53%	\$ 54	1.46%
	2	\$ 51	6.13%	\$ 54	-14.43%	\$ 47	0.36%	\$ 47	11.33%	\$ 52	-1.88%	\$ 51	2.43%	\$ 52	\$ 52	4.42%	\$ 55	4.53%
	3	\$ 57	7.94%	\$ 62	-11.26%	\$ 55	15.55%	\$ 63	6.31%	\$ 67	-6.21%	\$ 63	8.16%	\$ 68	\$ 70	-0.26%	\$ 70	3.35%
	4+	\$ 81	-	\$ -	-	\$ 67	13.66%	\$ 76	-6.17%	\$ 71	22.98%	\$ 88	-6.39%	\$ 82	\$ 86	-	\$ -	-

Manhattan Rentals in Attended Buildings - Neighborhood by Unit Type - Average PSF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Lincoln Square	All	\$ 64	-1.49%	\$ 63	-14.54%	\$ 54	7.48%	\$ 58	8.60%	\$ 63	4.64%	\$ 66	-1.68%	\$ 65	\$ 65	1.82%	\$ 66	1.71%
	0	\$ 65	-4.19%	\$ 62	-16.71%	\$ 52	7.22%	\$ 56	13.27%	\$ 63	7.11%	\$ 68	-5.43%	\$ 64	\$ 62	7.84%	\$ 67	4.26%
	1	\$ 58	-3.05%	\$ 57	-10.23%	\$ 51	5.44%	\$ 53	7.45%	\$ 57	6.30%	\$ 61	0.63%	\$ 61	\$ 62	1.01%	\$ 62	1.11%
	2	\$ 69	2.40%	\$ 70	-16.06%	\$ 59	9.46%	\$ 65	5.52%	\$ 68	0.97%	\$ 69	-0.05%	\$ 69	\$ 71	-2.74%	\$ 69	-0.12%
	3	\$ 93	15.30%	\$ 108	-33.54%	\$ 72	9.56%	\$ 78	6.50%	\$ 84	3.78%	\$ 87	-4.93%	\$ 82	\$ 82	10.58%	\$ 91	9.83%
	4+	\$ 125	-6.09%	\$ 117	-37.28%	\$ 74	34.15%	\$ 99	11.18%	\$ 110	-18.51%	\$ 90	0.62%	\$ 90	\$ 100	-4.72%	\$ 96	6.05%
Upper West Side	All	\$ 54	0.69%	\$ 54	-9.63%	\$ 49	2.01%	\$ 50	13.55%	\$ 56	8.45%	\$ 61	2.72%	\$ 63	\$ 65	-3.23%	\$ 63	0.33%
	0	\$ 52	4.98%	\$ 55	-9.83%	\$ 49	3.48%	\$ 51	19.46%	\$ 61	10.45%	\$ 67	1.63%	\$ 68	\$ 69	-0.91%	\$ 68	-0.48%
	1	\$ 54	-2.47%	\$ 52	-9.42%	\$ 47	1.12%	\$ 48	12.70%	\$ 54	7.07%	\$ 58	2.41%	\$ 59	\$ 62	-4.36%	\$ 59	-0.15%
	2	\$ 55	-0.29%	\$ 55	-9.64%	\$ 49	1.40%	\$ 50	8.33%	\$ 54	7.60%	\$ 58	4.29%	\$ 61	\$ 65	-4.61%	\$ 62	1.71%
	3	\$ 65	-8.85%	\$ 59	-8.77%	\$ 54	0.81%	\$ 55	11.13%	\$ 61	1.19%	\$ 62	3.93%	\$ 64	\$ 65	2.88%	\$ 67	4.27%
	4+	\$ 63	-5.11%	\$ 59	-7.95%	\$ 55	0.65%	\$ 55	31.24%	\$ 72	-5.47%	\$ 68	8.02%	\$ 74	\$ 74	7.55%	\$ 80	8.79%
Hamilton Heights	All	-	-	-	-	-	-	-	-	-	-	\$ 35	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 43	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ 28	2.31%	\$ 28	14.15%	\$ 32	0.94%	\$ 33	5.37%	\$ 34	\$ 34	0.89%	\$ 35	1.35%
	2	\$ -	-	\$ -	-	\$ 28	8.05%	\$ 31	-4.49%	\$ 29	-1.42%	\$ 29	6.55%	\$ 31	\$ 32	-3.76%	\$ 31	1.19%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 33	\$ -	-	\$ 35	6.30%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
All Washington Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ 26	7.78%	\$ 28	5.03%	\$ 29	-3.72%	\$ 28	0.11%	\$ 28	\$ 28	23.81%	\$ 35	22.80%
	2	\$ -	-	\$ -	-	\$ 27	-0.13%	\$ 27	0.37%	\$ 27	3.41%	\$ 28	0.83%	\$ 29	\$ -	-	\$ -	-
	3	\$ 33	-	\$ -	-	\$ 26	-	\$ -	-	\$ 28	-1.00%	\$ 28	-9.60%	\$ 26	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Washington Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ 26	7.78%	\$ 28	6.70%	\$ 30	-	\$ -	-	\$ 29	\$ 29	-	\$ -	-
	2	\$ -	-	\$ -	-	\$ 27	-8.69%	\$ 25	-	\$ -	-	\$ 28	1.39%	\$ 29	\$ -	-	\$ -	-
	3	\$ -	-	\$ -	-	\$ 23	-	\$ -	-	\$ -	-	\$ 27	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Hudson Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 28	-3.32%	\$ 27	\$ 27	-	\$ -	-
	2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 31	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	3	\$ 33	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Central Harlem	All	-	-	\$ 34	-	-	-	\$ 37	1.03%	\$ 37	7.38%	\$ 40	6.92%	\$ 43	\$ 41	1.43%	\$ 42	-1.95%
	0	\$ -	-	\$ 34	-	\$ -	-	\$ 43	-0.85%	\$ 43	5.16%	\$ 45	2.62%	\$ 46	\$ 44	0.15%	\$ 44	-4.07%
	1	\$ -	-	\$ 32	-0.81%	\$ 32	6.15%	\$ 34	6.60%	\$ 36	6.82%	\$ 39	7.37%	\$ 42	\$ 40	2.18%	\$ 41	-1.51%
	2	\$ 665	-94.68%	\$ 35	-15.69%	\$ 30	10.27%	\$ 33	-2.27%	\$ 32	10.99%	\$ 36	11.89%	\$ 40	\$ 39	2.11%	\$ 40	0.06%
	3	\$ -	-	\$ -	-	\$ 34	-7.82%	\$ 31	3.28%	\$ 32	20.04%	\$ 39	7.81%	\$ 42	\$ 43	5.34%	\$ 45	7.48%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
East Harlem	All	-	-	-	-	-	-	\$ 37	3.40%	\$ 38	16.59%	\$ 44	-5.59%	\$ 42	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ 40	5.72%	\$ 42	3.33%	\$ 44	-2.00%	\$ 43	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ 36	5.60%	\$ 38	2.13%	\$ 39	9.51%	\$ 42	-5.56%	\$ 40	\$ 41	-2.48%	\$ 40	0.62%
	2	\$ -	-	\$ -	-	\$ 31	4.18%	\$ 33	2.04%	\$ 33	41.53%	\$ 47	-8.94%	\$ 43	\$ 41	-3.44%	\$ 40	-7.28%
	3	\$ -	-	\$ -	-	\$ -	-	\$ 32	-	\$ -	-	\$ -	-	\$ 37	\$ 37	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Manhattan Valley	All	\$ 48	-2.68%	\$ 47	-5.42%	\$ 44	-1.58%	\$ 43	10.57%	\$ 48	10.35%	\$ 53	-3.86%	\$ 51	-	-	\$ 51	-0.23%
	0	\$ 56	-4.98%	\$ 53	-11.73%	\$ 47	-4.88%	\$ 45	25.60%	\$ 56	7.49%	\$ 60	-3.53%	\$ 58	\$ -	-	\$ 53	-9.05%
	1	\$ 45	-8.05%	\$ 41	4.48%	\$ 43	-3.89%	\$ 41	8.27%	\$ 44	10.76%	\$ 49	-5.78%	\$ 46	\$ 45	5.79%	\$ 48	2.97%
	2	\$ 43	5.89%	\$ 45	-6.96%	\$ 42	4.42%	\$ 44	-2.47%	\$ 43	13.66%	\$ 49	4.26%	\$ 48	\$ 47	10.32%	\$ 51	7.39%
	3	\$ 59	-1.52%	\$ 58	-19.60%	\$ 47	24.13%	\$ 58	-20.39%	\$ 46	0.32%	\$ 47	4.68%	\$ 49	\$ 50	-1.43%	\$ 49	0.87%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Morningside Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	\$ 44	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 44	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 45	5.13%	\$ 47	0.55%	\$ 47	\$ 47	9.93%	\$ 52	10.83%
	2	\$ -	-	\$ -	-	\$ -	-	\$ 37	-	\$ -	-	\$ 42	0.87%	\$ 42	\$ 40	21.30%	\$ 48	14.63%
	3	\$ -	-	\$ -	-	\$ -	-	\$ 37	-	\$ -	-	\$ 36	24.26%	\$ 45	\$ -	-	\$ 49	8.47%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Roosevelt Island	All	-	-	-	-	-	-	\$ 40	14.53%	\$ 46	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ 42	15.80%	\$ 49	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ 36	2.54%	\$ 37	26.33%	\$ 47	-7.27%	\$ 44	0.50%	\$ 44	\$ 43	-0.40%	\$ 43	-1.62%
	2	\$ -	-	\$ -	-	\$ -	-	\$ 40	2.23%	\$ 41	11.82%	\$ 46	-9.77%	\$ 41	\$ 42	17.59%	\$ 49	18.73%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 49	-	\$ -	-	\$ 47	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-

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# Manhattan Rentals in Attended Buildings - Neighborhood by Unit Type - Average SF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Battery Park City	All	842	1.90%	858	-0.08%	858	-4.90%	816	1.14%	825	2.02%	842	-0.40%	838	837	-0.70%	831	-0.88%
	0	551	15.79%	638	-9.25%	579	-2.07%	567	0.18%	568	0.88%	573	2.44%	587	590	-3.46%	569	-3.03%
	1	765	-3.92%	735	1.22%	744	-3.49%	718	2.37%	735	-1.36%	725	0.41%	728	731	1.90%	745	2.30%
	2	1211	-0.74%	1202	3.99%	1250	-7.04%	1162	0.86%	1172	4.69%	1227	-2.20%	1200	1190	-0.93%	1179	-1.75%
	3	1680	2.62%	1724	-4.47%	1647	7.10%	1764	-1.64%	1735	0.29%	1740	1.15%	1760	1809	-6.76%	1687	-4.16%
	4+	0	-	0	-	2629	0.95%	2654	-	0	-	2416	24.71%	3013	2846	-	0	-
Fulton/Seaport	All	874	0.11%	875	-3.01%	849	-5.65%	801	0.25%	803	9.96%	883	-8.19%	811	834	-0.28%	832	2.63%
	0	521	18.62%	618	-3.72%	595	5.55%	628	-2.87%	610	-3.61%	588	-0.17%	587	581	0.37%	583	-0.66%
	1	786	-8.65%	718	3.90%	746	0.13%	747	2.81%	768	3.52%	795	-5.41%	752	737	1.99%	752	-0.05%
	2	1316	-1.98%	1290	-6.51%	1206	-14.76%	1028	0.29%	1031	22.79%	1266	-13.67%	1093	1185	-2.01%	1161	6.23%
	3	2094	-	0	-	1738	-	0	-	0	-	2133	-21.75%	1669	1945	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	2658	16.18%	3088	0	-	0	-
Financial District	All	910	3.44%	942	-5.59%	889	-4.57%	848	5.30%	893	-2.72%	869	-0.61%	864	875	-1.47%	862	-0.22%
	0	616	3.41%	637	-6.91%	593	-2.36%	579	5.70%	612	-4.58%	584	-1.03%	578	573	-0.17%	572	-1.08%
	1	830	-3.13%	804	1.99%	820	-5.98%	771	4.28%	804	-2.74%	782	-1.66%	769	821	-3.94%	789	2.54%
	2	1285	7.70%	1384	-9.39%	1254	-4.70%	1195	5.77%	1264	-1.82%	1241	0.24%	1244	1230	-0.41%	1225	-1.52%
	3	1761	5.51%	1858	-6.30%	1741	-9.19%	1581	1.08%	1598	0.88%	1612	2.61%	1654	1865	-17.37%	1541	-6.85%
	4+	0	-	0	-	0	-	0	-	0	-	3722	7.20%	3990	0	-	0	-
Tribeca	All	953	2.62%	978	1.57%	994	-0.70%	987	-0.91%	978	-0.31%	975	-2.46%	951	959	-6.05%	901	-5.21%
	0	606	1.98%	618	-5.02%	587	2.21%	600	9.17%	655	-16.49%	547	7.68%	589	584	-1.51%	575	-2.30%
	1	851	-5.17%	807	5.20%	849	-5.89%	799	5.26%	841	4.52%	879	-7.51%	813	800	-1.03%	792	-2.61%
	2	1403	7.63%	1510	2.32%	1545	1.04%	1561	-7.94%	1437	4.24%	1498	-3.20%	1450	1493	-10.51%	1336	-7.85%
	3	2223	8.64%	2415	3.23%	2493	4.37%	2602	-15.95%	2187	12.67%	2464	-10.27%	2211	2292	-18.01%	1880	-14.99%
	4+	3702	-	0	-	3788	-1.21%	3742	-34.23%	2461	25.15%	3080	42.05%	4375	4223	-	0	-
All Chinatown	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	1	0	-	0	-	0	-	672	-2.38%	656	-	0	-	599	600	-	0	-
	2	0	-	1327	-6.41%	1242	-	0	-	1243	-	0	-	0	0	-	0	-
	3	0	-	0	-	0	-	1477	-	0	-	1256	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
East Village	All	797	4.27%	831	10.67%	920	-12.11%	808	-3.75%	778	-0.86%	771	6.05%	818	816	-9.84%	736	-10.01%
	0	464	17.24%	544	-7.17%	505	14.26%	577	-9.53%	522	-6.90%	486	8.85%	529	507	-0.65%	504	-4.77%
	1	829	-3.26%	802	10.97%	890	-15.73%	750	-6.00%	705	0.14%	706	3.54%	731	727	-4.97%	691	-5.50%
	2	1098	4.46%	1147	18.92%	1364	-19.50%	1098	0.82%	1107	1.36%	1122	6.42%	1194	1215	-16.58%	1014	-15.09%
	3	0	-	0	-	0	-	0	-	0	-	1397	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
All Flatiron	All	813	17.72%	957	-8.82%	872	-0.08%	872	-2.14%	853	2.31%	873	-0.04%	872	862	-1.34%	850	-2.56%
	0	524	23.09%	645	-16.28%	540	0.19%	541	-2.59%	527	2.85%	542	0.74%	546	544	-0.65%	541	-0.95%
	1	714	19.19%	851	-8.46%	779	0.77%	785	-3.06%	761	2.10%	777	0.13%	778	775	-0.20%	774	-0.54%
	2	1200	14.50%	1374	-5.53%	1298	-0.69%	1289	-1.40%	1271	2.20%	1299	-0.46%	1293	1265	-2.33%	1235	-4.45%
	3	0	-	2111	-10.33%	1893	15.85%	2193	-28.23%	1574	29.99%	2046	5.18%	2152	0	-	1725	-19.83%
	4+	0	-	0	-	0	-	3414	-	0	-	2628	-	0	0	-	0	-
Flatiron	All	873	4.54%	913	-3.69%	879	-2.84%	854	-2.38%	834	5.44%	879	-2.01%	861	853	0.98%	862	0.04%
	0	532	11.84%	595	-4.71%	567	-5.11%	538	-4.09%	516	5.62%	545	0.55%	548	548	2.04%	559	2.01%
	1	690	8.55%	749	1.34%	759	-1.98%	744	-0.94%	737	2.71%	757	1.98%	772	773	2.23%	790	2.33%
	2	1397	-0.21%	1394	-5.95%	1311	-2.36%	1280	-2.50%	1248	6.97%	1335	-5.32%	1264	1240	-0.27%	1236	-2.20%
	3	0	-	2045	-9.93%	1842	34.91%	2485	-36.66%	1574	34.12%	2111	0.66%	2125	0	-	1682	-20.84%
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
NoMad	All	792	28.27%	1016	-12.79%	886	4.40%	925	2.45%	948	-8.09%	871	4.48%	910	-	-	837	-8.06%
	0	508	45.08%	737	-28.49%	527	5.12%	554	-2.17%	542	-3.51%	523	1.72%	532	0	-	519	-2.45%
	1	745	34.90%	1005	-13.03%	874	4.69%	915	-4.81%	871	-4.02%	836	-5.86%	787	786	-3.59%	757	-3.76%
	2	1124	16.28%	1307	-3.75%	1258	3.90%	1307	9.49%	1431	-12.30%	1255	12.51%	1412	1389	-11.11%	1235	-12.57%
	3	0	-	0	-	1956	23.52%	2416	-	0	-	1960	11.79%	2191	0	-	0	-
	4+	0	-	0	-	0	-	3414	-	0	-	0	-	0	0	-	0	-

Manhattan Rentals in Attended Buildings - Neighborhood by Unit Type - Average SF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Gramercy Park	All	894	-11.79%	788	3.34%	815	0.29%	817	3.92%	849	-2.94%	824	6.55%	878	898	-9.09%	816	-7.05%
	0	503	5.37%	530	-2.08%	519	-6.74%	484	3.51%	501	4.59%	524	-6.68%	489	478	1.67%	486	-0.53%
	1	831	-13.00%	723	8.58%	785	-4.59%	749	4.81%	785	-0.64%	780	-2.69%	759	745	0.07%	746	-1.77%
	2	1347	-17.45%	1112	2.52%	1140	6.84%	1218	3.53%	1261	-7.38%	1168	18.66%	1386	1470	-17.23%	1216	-12.24%
	3	0	-	0	-	1748	26.49%	2211	-11.94%	1947	-6.47%	1821	12.74%	2053	1922	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Lower East Side	All	-	-	967	-15.55%	817	-	-	-	705	4.97%	740	6.08%	785	-	-	832	6.03%
	0	0	-	676	-17.46%	558	-	0	-	479	-2.51%	467	3.00%	481	0	-	508	5.64%
	1	725	16.28%	843	-16.96%	700	6.71%	747	-10.84%	666	4.65%	697	8.90%	759	772	-0.65%	767	1.07%
	2	1091	26.67%	1382	-13.75%	1192	-12.75%	1040	-6.83%	969	8.88%	1055	5.59%	1114	1256	-2.80%	1221	9.59%
	3	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Noho	All	-	-	-	-	-	-	-	-	-	-	-	-	911	-3.99%	875	917	-18.25%
	0	0	-	0	-	0	-	523	-	0	-	519	0.58%	522	504	1.47%	511	-2.11%
	1	0	-	1100	6.27%	1169	-	0	-	1045	-33.21%	698	1.00%	705	698	3.62%	723	2.54%
	2	1520	35.07%	2053	-24.70%	1546	0.52%	1554	22.91%	1910	-20.58%	1517	-7.84%	1398	1551	-34.49%	1016	-27.32%
	3	0	-	0	-	3150	-20.89%	2492	-	0	-	0	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Nolita	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	1	0	-	0	-	1326	-33.41%	883	-7.93%	813	-20.30%	648	-5.25%	614	0	-	0	-
	2	0	-	0	-	1156	21.63%	1406	-	0	-	1268	2.13%	1295	1088	-	0	-
	3	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Soho	All	-	-	-	-	1061	4.27%	1106	-	-	-	-	-	-	-	-	-	-
	0	0	-	0	-	464	34.27%	623	-	0	-	0	-	0	0	-	0	-
	1	963	0.52%	968	2.69%	994	-0.20%	992	-2.62%	966	-1.14%	955	14.97%	1098	1059	-10.27%	950	-13.45%
	2	1613	-1.49%	1589	8.56%	1725	-1.22%	1704	-9.21%	1547	14.22%	1767	-2.89%	1716	1702	-6.60%	1590	-7.35%
	3	2422	2.19%	2475	-13.37%	2144	19.73%	2567	-7.52%	2374	13.82%	2702	-9.73%	2439	2621	-3.93%	2518	3.22%
	4+	0	-	0	-	0	-	0	-	0	-	3060	22.88%	3760	0	-	0	-
All Chelsea	All	913	2.92%	940	-5.82%	885	-3.88%	851	-1.41%	839	3.69%	870	-13.30%	754	818	-10.36%	733	-2.79%
	0	640	-0.47%	637	-17.90%	523	-8.41%	479	11.06%	532	-5.64%	502	-10.96%	447	484	-8.24%	445	-0.55%
	1	828	-3.74%	797	-5.40%	754	-0.27%	752	-2.13%	736	4.89%	772	-16.71%	643	731	-12.20%	642	-0.15%
	2	1272	8.96%	1386	-0.51%	1379	-4.13%	1322	-5.52%	1249	6.97%	1336	-12.20%	1173	1239	-10.11%	1113	-5.09%
	3	2219	11.00%	2463	-16.81%	2049	3.71%	2125	-12.61%	1857	13.73%	2112	0.66%	2126	2150	-5.12%	2040	-4.05%
	4+	0	-	2381	14.24%	2720	24.34%	3382	-	0	-	3229	-	0	0	-	0	-
Chelsea	All	947	2.32%	969	-3.34%	937	-7.79%	864	-3.86%	831	3.85%	863	-13.25%	748	849	-14.12%	729	-2.58%
	0	685	-5.26%	649	-9.55%	587	-16.35%	491	11.00%	545	-9.36%	494	-11.54%	437	478	-8.36%	438	0.26%
	1	852	-0.59%	847	-6.02%	796	-3.27%	770	-5.97%	724	4.70%	758	-16.23%	635	749	-14.71%	638	0.54%
	2	1305	8.20%	1412	1.13%	1428	-6.79%	1331	-8.11%	1223	9.24%	1336	-12.20%	1173	1320	-15.88%	1110	-5.33%
	3	2176	14.48%	2491	-20.59%	1978	8.19%	2140	-16.54%	1786	13.44%	2026	-2.07%	1984	1969	8.16%	2129	7.32%
	4+	0	-	2493	14.56%	2856	19.96%	3426	-	0	-	3017	-	0	0	-	0	-
West Chelsea	All	-	-	916	-13.25%	794	4.87%	833	1.36%	844	3.55%	874	-4.92%	831	783	0.25%	785	-5.60%
	0	0	-	606	-23.43%	464	5.39%	489	6.95%	523	-2.29%	511	-0.59%	488	495	1.54%	503	-0.96%
	1	723	1.38%	733	-5.59%	692	2.17%	707	5.23%	744	4.17%	775	-5.42%	733	718	-3.09%	695	-5.14%
	2	1202	17.14%	1408	-12.86%	1227	6.19%	1303	-2.84%	1266	5.61%	1337	-6.28%	1253	1136	1.80%	1156	-7.74%
	3	0	-	0	-	2319	6.25%	2464	-20.25%	1965	12.16%	2204	8.35%	2388	2468	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
All Greenwich Village	All	941	7.16%	1008	-15.15%	855	-2.65%	833	5.40%	878	-0.72%	871	-2.72%	848	857	-9.35%	777	-8.36%
	0	541	-1.48%	533	-3.56%	514	-0.58%	511	-2.35%	499	5.41%	526	-0.38%	524	508	-0.91%	503	-3.95%
	1	841	2.26%	860	1.51%	873	-5.61%	824	-6.07%	774	-0.65%	769	-4.03%	738	733	3.05%	756	2.40%
	2	1440	13.26%	1631	-27.71%	1179	-1.36%	1163	16.94%	1360	-3.01%	1319	-2.88%	1281	1329	-19.41%	1071	-16.37%
	3	0	-	0	-	2904	-10.61%	2596	-8.55%	2374	5.56%	2506	-5.39%	2371	2520	-33.05%	1687	-28.85%
	4+	0	-	0	-	5247	-	0	-	0	-	0	-	0	0	-	0	-

Manhattan Rentals in Attended Buildings - Neighborhood by Unit Type - Average SF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Greenwich Village	All	906	1.66%	921	-10.71%	823	-2.92%	799	1.59%	811	3.86%	843	-1.66%	829	818	-0.61%	813	-1.93%
	0	535	2.24%	547	-3.47%	528	-3.41%	510	-0.59%	507	1.78%	516	1.74%	525	510	-1.89%	501	-4.66%
	1	851	-4.70%	811	-0.37%	808	0.00%	808	-6.44%	756	3.97%	786	-4.33%	752	752	5.06%	790	5.10%
	2	1333	5.48%	1406	-19.49%	1132	-4.77%	1078	8.63%	1171	4.70%	1226	-1.39%	1209	1191	-3.65%	1147	-5.11%
	3	0	-	0	-	2732	-1.13%	2701	-17.55%	2227	1.08%	2251	-6.53%	2104	2210	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
West Village	All	885	9.34%	968	-2.79%	941	-0.71%	934	6.71%	997	-14.21%	855	6.51%	911	931	-14.15%	799	-12.27%
	0	519	13.29%	588	0.68%	592	13.18%	670	1.64%	681	-27.02%	497	14.08%	567	621	-26.52%	456	-19.53%
	1	909	-2.86%	883	2.94%	909	2.53%	932	-3.43%	900	-9.11%	818	2.57%	839	872	-14.67%	744	-11.33%
	2	1228	16.69%	1433	-7.75%	1322	-9.15%	1201	17.40%	1410	-11.28%	1251	6.08%	1327	1300	-7.90%	1198	-9.76%
	3	1953	6.25%	2075	4.39%	2166	12.60%	2439	-10.37%	2186	-	0	-	2064	2031	0.82%	2047	-0.81%
	4+	0	-	0	-	3980	-9.90%	3586	-26.44%	2638	8.79%	2870	8.36%	3110	3407	-	0	-
All Midtown East	All	849	1.14%	859	-2.87%	834	-4.00%	801	2.41%	820	-2.19%	802	-1.79%	788	794	-1.98%	778	-1.23%
	0	500	15.20%	576	-15.45%	487	1.44%	494	0.00%	494	-1.21%	488	-0.41%	486	490	-1.44%	483	-0.66%
	1	777	0.00%	777	-0.39%	774	-2.71%	753	-1.06%	745	0.00%	745	-0.81%	739	737	-0.63%	733	-0.84%
	2	1271	-3.70%	1224	1.47%	1242	-6.92%	1156	5.71%	1222	-3.93%	1174	-2.98%	1139	1155	-3.08%	1119	-1.73%
	3	1929	-2.38%	1883	-3.40%	1819	-10.17%	1634	8.38%	1771	-5.36%	1676	-5.13%	1590	1483	4.35%	1547	-2.68%
	4+	2797	-6.01%	2629	23.70%	3252	-0.52%	3235	-21.51%	2539	25.29%	3181	-12.32%	2789	2882	-9.65%	2604	-6.64%
Midtown East	All	868	0.35%	871	-1.91%	854	-2.46%	833	6.24%	885	-2.82%	860	-1.59%	846	869	-3.28%	841	-0.64%
	0	504	6.15%	535	-10.47%	479	-1.25%	473	5.29%	498	-3.21%	482	1.45%	489	541	-15.16%	459	-6.11%
	1	806	-5.58%	761	0.79%	767	0.13%	768	4.17%	800	-6.00%	752	2.39%	770	791	-4.47%	756	-1.81%
	2	1293	1.78%	1316	0.00%	1316	-4.41%	1258	7.87%	1357	-0.81%	1346	-4.90%	1280	1276	2.50%	1308	2.16%
	3	1707	3.40%	1765	1.36%	1789	2.07%	1826	-0.49%	1817	-6.82%	1693	4.96%	1777	1722	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Sutton Place	All	892	-2.73%	867	-1.19%	857	4.63%	897	-2.60%	873	-2.18%	854	-4.37%	817	780	11.28%	868	6.25%
	0	542	1.85%	552	-11.23%	490	11.22%	545	-2.75%	530	-1.70%	521	-2.69%	507	486	-0.28%	484	-4.48%
	1	847	-10.15%	761	9.59%	834	-4.92%	793	4.54%	829	-7.24%	769	3.38%	795	769	6.87%	822	3.39%
	2	1286	0.23%	1289	-3.26%	1247	8.42%	1352	-6.73%	1261	0.95%	1273	-9.74%	1149	1086	19.57%	1298	12.96%
	3	1746	4.35%	1822	2.85%	1874	-5.55%	1770	-14.46%	1514	8.52%	1643	-1.46%	1619	1610	-5.56%	1521	-6.06%
	4+	2240	-	0	-	3242	-	0	-	2490	-	0	-	2592	0	-	0	-
Turtle Bay	All	885	0.45%	889	-4.24%	851	-0.86%	844	5.61%	891	-7.85%	821	-2.07%	804	821	-3.85%	789	-1.87%
	0	498	12.65%	561	-15.51%	474	0.21%	475	-0.63%	472	0.64%	475	0.00%	475	478	-4.21%	458	-3.65%
	1	753	4.91%	790	-3.92%	759	-0.66%	754	-0.53%	750	0.67%	755	-0.53%	751	761	0.76%	767	2.09%
	2	1404	-6.27%	1316	0.38%	1321	-1.36%	1303	11.44%	1452	-15.01%	1234	-3.81%	1187	1224	-6.58%	1144	-3.65%
	3	2011	7.06%	2153	-9.89%	1940	-2.11%	1899	15.80%	2199	-14.14%	1888	-3.55%	1821	1686	17.91%	1988	9.15%
	4+	0	-	0	-	3534	-0.37%	3521	-19.14%	2847	9.24%	3110	-21.29%	2448	0	-	2672	9.16%
Murray Hill	All	825	0.28%	827	-0.85%	820	-0.04%	820	-1.18%	810	-0.82%	804	0.71%	809	819	-3.85%	788	-2.66%
	0	501	5.99%	531	-6.78%	495	0.00%	495	-0.20%	494	-1.01%	489	0.41%	491	493	2.46%	505	2.87%
	1	775	2.71%	796	-0.50%	792	-0.13%	791	-1.64%	778	0.51%	782	-3.45%	755	751	-1.89%	736	-2.46%
	2	1199	-3.67%	1155	1.65%	1174	0.00%	1174	-1.28%	1159	-1.64%	1140	3.68%	1182	1214	-7.61%	1122	-5.09%
	3	2027	-16.23%	1698	3.00%	1749	14.47%	2002	-19.38%	1614	4.21%	1682	-6.00%	1581	1539	-7.66%	1421	-10.13%
	4+	0	-	2187	-	0	-	3160	-37.91%	1962	-	0	-	0	0	-	0	-
Kips Bay	All	808	3.01%	832	-9.89%	750	-3.96%	720	1.30%	730	-0.59%	725	-1.19%	717	713	1.59%	725	1.11%
	0	495	20.00%	594	-16.16%	498	-0.40%	496	1.21%	502	-1.59%	494	-1.21%	488	488	-0.62%	485	-0.71%
	1	783	-6.26%	734	-1.77%	721	-4.99%	685	0.29%	687	0.44%	690	-0.29%	688	678	0.86%	684	-0.65%
	2	1146	2.01%	1169	-11.80%	1031	-4.95%	980	2.04%	1000	-0.80%	992	-1.81%	974	975	3.20%	1006	3.27%
	3	0	-	1265	5.38%	1333	-17.63%	1098	5.92%	1163	-0.34%	1159	0.17%	1161	1148	9.14%	1253	7.92%
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Beekman	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	0	-	865	-	0	-	0	-	0	-	0	-	525	0	-	0	-
	1	840	-11.19%	746	-	0	-	848	-6.72%	791	-11.25%	702	9.83%	771	706	-	0	-
	2	0	-	0	-	1497	-19.71%	1202	-8.57%	1099	-	0	-	0	0	-	0	-
	3	0	-	0	-	2544	-	0	-	1086	-	0	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-

Manhattan Rentals in Attended Buildings - Neighborhood by Unit Type - Average SF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Central Park South	All	930	2.37%	952	6.51%	1014	-3.52%	978	-0.37%	975	-4.51%	931	4.73%	975	963	3.15%	993	1.88%
	0	515	7.38%	553	12.66%	623	-8.35%	571	-1.05%	565	-4.42%	540	3.33%	558	508	23.07%	625	12.04%
	1	901	0.11%	902	3.66%	935	-1.18%	924	-2.38%	902	-3.55%	870	1.03%	879	884	-2.99%	857	-2.46%
	2	1374	1.97%	1401	5.92%	1484	-2.96%	1440	1.18%	1457	-5.15%	1382	7.60%	1487	1496	0.01%	1496	0.63%
	3	0	-	0	-	2357	-4.37%	2254	-3.46%	2176	-10.29%	1952	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	3446	0	-	0	-
Central Midtown	All	835	2.12%	853	1.80%	868	-0.46%	864	2.58%	886	-4.29%	848	2.40%	869	855	-0.94%	847	-2.50%
	0	540	1.67%	549	-6.38%	514	3.31%	531	5.65%	561	-5.17%	532	5.45%	561	538	-5.76%	507	-9.60%
	1	743	3.50%	769	4.16%	801	0.12%	802	-0.87%	795	-1.89%	780	1.15%	789	793	-2.11%	776	-1.62%
	2	1222	1.47%	1240	3.95%	1289	-2.33%	1259	3.49%	1303	-5.37%	1233	1.87%	1256	1234	1.92%	1257	0.11%
	3	2065	-20.73%	1637	9.35%	1790	-1.12%	1770	-3.62%	1706	-8.03%	1569	26.13%	1979	2103	5.51%	2219	12.12%
	4+	0	-	0	-	3507	14.20%	4005	-34.73%	2614	1.45%	2652	14.59%	3039	3668	-30.19%	2561	-15.75%
Midtown South	All	817	0.94%	825	1.13%	834	-0.52%	830	-0.76%	823	2.02%	840	-0.75%	834	816	0.01%	816	-2.16%
	0	507	12.23%	569	-8.26%	522	-0.96%	517	6.00%	548	-1.28%	541	-2.77%	526	522	3.05%	538	2.19%
	1	738	-0.27%	736	2.04%	751	-4.93%	714	5.88%	756	0.26%	758	0.92%	765	746	4.77%	782	2.22%
	2	1206	-3.07%	1169	5.13%	1229	2.36%	1258	-7.31%	1166	4.72%	1221	-0.90%	1210	1179	-4.34%	1128	-6.82%
	3	1544	9.78%	1695	-12.33%	1486	15.07%	1710	-16.84%	1422	5.20%	1496	2.34%	1531	1220	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Midtown West	All	768	3.30%	793	-4.66%	756	1.85%	770	-0.48%	767	1.09%	775	-2.41%	756	769	-4.24%	737	-2.58%
	0	482	12.03%	540	-9.44%	489	0.00%	489	1.43%	496	2.42%	508	-2.36%	496	495	-0.54%	493	-0.67%
	1	717	0.28%	719	-2.50%	701	1.43%	711	-0.28%	709	0.00%	709	-0.42%	706	718	-4.01%	689	-2.38%
	2	1105	1.45%	1121	-3.75%	1079	2.97%	1111	-1.44%	1095	1.19%	1108	-3.70%	1067	1095	-6.07%	1029	-3.60%
	3	0	-	1432	7.75%	1543	-5.12%	1464	19.95%	1756	-5.58%	1658	6.57%	1767	1943	-19.25%	1569	-11.19%
	4+	0	-	0	-	0	-	0	-	0	-	2501	-8.60%	2286	-	0	-	
Lenox Hill	All	903	0.30%	906	-1.18%	895	1.19%	906	-4.12%	868	2.73%	892	2.35%	913	921	-1.36%	909	-0.47%
	0	515	12.04%	577	-12.31%	506	12.06%	567	-3.35%	548	4.20%	571	-2.10%	559	569	-7.52%	526	-5.87%
	1	824	-1.33%	813	-1.60%	800	-1.25%	790	-0.51%	786	4.07%	818	-0.98%	810	829	-3.06%	804	-0.78%
	2	1370	-3.14%	1327	3.92%	1379	-1.38%	1360	-6.54%	1271	1.26%	1287	6.45%	1370	1366	2.25%	1396	1.92%
	3	1741	13.27%	1972	-8.57%	1803	7.71%	1942	-9.27%	1762	2.33%	1803	5.49%	1902	1992	-12.53%	1742	-8.40%
	4+	2457	15.34%	2834	1.91%	2888	34.59%	3887	-5.56%	3671	-0.52%	3652	-13.50%	3159	2778	-	0	-
Carnegie Hill	All	844	0.36%	847	1.85%	863	-7.88%	795	-9.48%	720	1.20%	728	0.50%	732	767	-4.59%	732	0.00%
	0	513	5.65%	542	0.74%	546	-9.89%	492	0.61%	495	0.40%	497	-0.40%	495	495	4.19%	515	4.13%
	1	811	-5.80%	764	-0.92%	757	-4.76%	721	-7.07%	670	-1.04%	663	1.81%	675	713	-2.39%	696	3.06%
	2	1209	2.23%	1236	4.05%	1286	-8.86%	1172	-15.19%	994	3.12%	1025	0.10%	1026	1094	-9.98%	985	-3.99%
	3	1928	-0.31%	1922	-2.45%	1875	-13.65%	1619	14.14%	1848	-15.37%	1564	-8.06%	1438	1838	-34.04%	1212	-15.71%
	4+	0	-	2781	-1.80%	2731	1.06%	2760	-10.72%	2464	6.33%	2620	26.26%	3308	3049	-23.62%	2329	-29.59%
Upper Carnegie Hill	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	1	0	-	840	-20.95%	664	38.10%	917	-	0	-	842	-4.16%	807	828	-0.96%	820	1.65%
	2	0	-	0	-	0	-	0	-	0	-	1405	5.77%	1486	0	-	1252	-15.74%
	3	0	-	0	-	0	-	0	-	0	-	0	-	1814	0	-	1684	-7.17%
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Upper East Side	All	881	1.85%	897	-5.46%	848	-0.67%	843	-1.74%	828	3.30%	855	-1.29%	844	857	-4.45%	819	-3.04%
	0	573	-12.91%	499	-2.00%	489	-1.23%	483	2.90%	497	-0.40%	495	2.83%	509	528	-19.84%	423	-16.92%
	1	762	15.75%	882	-12.70%	770	-2.08%	754	0.27%	756	4.23%	788	-1.90%	773	761	-1.61%	749	-3.14%
	2	1308	0.23%	1311	-1.91%	1286	0.39%	1291	-4.65%	1231	4.22%	1283	-2.49%	1251	1282	0.19%	1284	2.67%
	3	1828	6.35%	1944	-0.87%	1927	-2.85%	1872	-11.97%	1648	22.51%	2019	-8.02%	1857	2030	-11.09%	1805	-2.82%
	4+	2325	58.41%	3683	-1.44%	3630	-25.40%	2708	26.77%	3433	11.27%	3820	-4.79%	3637	2533	40.45%	3557	-2.20%
Yorkville	All	801	4.04%	833	-6.28%	781	0.85%	787	0.30%	790	-0.38%	787	-2.03%	771	766	-1.78%	753	-2.34%
	0	535	18.50%	634	-20.03%	507	-0.39%	505	2.57%	518	0.77%	522	-3.45%	504	508	0.41%	510	1.21%
	1	732	-0.14%	731	1.92%	745	-3.76%	717	0.98%	724	4.28%	755	-4.11%	724	719	1.38%	729	0.74%
	2	1135	-0.09%	1134	-3.88%	1090	4.59%	1140	-1.14%	1127	-3.90%	1083	0.09%	1084	1071	-4.93%	1019	-6.04%
	3	1535	7.82%	1655	-2.96%	1606	6.60%	1712	-4.38%	1637	-5.31%	1550	7.10%	1660	1761	-5.17%	1670	0.62%
	4+	2784	-	0	-	2308	23.27%	2845	-17.89%	2336	11.22%	2598	-7.24%	2410	2595	-	0	-



Manhattan Rentals in Attended Buildings - Neighborhood by Unit Type - Average SF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Lincoln Square	All	850	4.28%	886	-1.62%	872	-0.84%	864	-3.09%	838	-2.51%	817	1.47%	829	839	-4.17%	804	-2.94%
	0	494	19.84%	592	-10.64%	529	-1.13%	523	-5.74%	493	-3.65%	475	1.89%	484	502	-2.54%	489	1.06%
	1	777	0.39%	780	3.72%	809	-2.97%	785	-2.55%	765	-1.05%	757	0.26%	759	759	-3.10%	736	-3.06%
	2	1278	0.63%	1286	-0.70%	1277	0.63%	1285	-2.33%	1255	-2.95%	1218	2.05%	1243	1257	-5.46%	1188	-4.42%
	3	1888	8.90%	2056	-11.96%	1810	0.11%	1812	1.66%	1842	-0.33%	1836	-5.17%	1741	1730	2.35%	1771	1.72%
	4+	4108	-30.19%	2868	6.73%	3061	7.45%	3289	-2.46%	3208	-15.59%	2708	-3.95%	2601	2595	9.19%	2834	8.95%
Upper West Side	All	838	1.55%	851	-7.88%	784	3.53%	811	-2.18%	794	-1.43%	782	-1.11%	774	769	-0.42%	766	-1.01%
	0	532	-1.69%	523	-5.93%	492	2.03%	502	-6.57%	469	-3.62%	452	3.32%	467	467	-0.52%	464	-0.57%
	1	750	3.20%	774	-3.88%	744	0.81%	750	-3.47%	724	-1.93%	710	1.69%	722	710	1.12%	718	-0.61%
	2	1231	1.95%	1255	-11.16%	1115	6.01%	1182	0.51%	1188	-0.25%	1185	-4.47%	1132	1131	-1.34%	1116	-1.46%
	3	1756	2.68%	1803	-6.21%	1691	11.24%	1881	-8.51%	1721	3.14%	1775	0.17%	1778	1797	-1.59%	1768	-0.56%
	4+	2408	0.33%	2416	4.72%	2530	-8.42%	2317	6.65%	2471	-2.27%	2415	2.61%	2478	2772	-12.25%	2433	-1.83%
Hamilton Heights	All	-	-	-	-	-	-	-	-	-	-	768	-	-	-	-	-	-
	0	0	-	0	-	0	-	0	-	0	-	459	-	0	0	-	0	-
	1	0	-	0	-	733	1.64%	745	-13.42%	645	4.50%	674	19.58%	806	821	0.30%	824	2.22%
	2	0	-	0	-	1028	6.52%	1095	4.38%	1143	2.36%	1170	4.27%	1220	1105	5.92%	1171	-4.03%
	3	0	-	0	-	0	-	0	-	0	-	0	-	1186	0	-	1234	4.06%
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
All Washington Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	1	0	-	0	-	812	-6.90%	756	1.59%	768	-11.46%	680	18.38%	805	839	-7.44%	777	-3.50%
	2	0	-	0	-	979	3.27%	1011	-0.20%	1009	-1.09%	998	-8.12%	917	0	-	0	-
	3	1270	-	0	-	1517	-	0	-	1672	-18.06%	1370	8.18%	1482	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Washington Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	1	0	-	0	-	812	-6.90%	756	3.84%	785	-	0	-	805	856	-	0	-
	2	0	-	0	-	979	5.82%	1036	-	0	-	962	-8.00%	885	0	-	0	-
	3	0	-	0	-	1692	-	0	-	0	-	1433	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Hudson Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	1	0	-	0	-	0	-	0	-	0	-	684	17.69%	805	823	-	0	-
	2	0	-	0	-	0	-	0	-	931	-	0	-	0	0	-	0	-
	3	1270	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Central Harlem	All	-	-	781	-	-	-	783	-6.94%	729	1.60%	741	-2.57%	722	729	1.97%	744	3.05%
	0	0	-	641	-	0	-	470	-4.89%	447	9.40%	489	-6.13%	459	461	-1.60%	454	-1.11%
	1	0	-	665	22.41%	814	-10.81%	726	-3.31%	702	-0.28%	700	-1.14%	692	685	1.23%	694	0.27%
	2	886	17.16%	1038	0.96%	1048	10.11%	1154	-10.05%	1038	-0.48%	1033	-1.84%	1014	1041	4.04%	1083	6.82%
	3	0	-	0	-	1569	0.76%	1581	-15.69%	1333	13.28%	1510	3.05%	1556	1509	-3.20%	1461	-6.12%
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
East Harlem	All	-	-	-	-	-	-	789	-1.82%	775	-9.68%	700	-4.34%	669	-	-	-	-
	0	0	-	0	-	0	-	499	2.61%	512	-3.71%	493	1.42%	500	0	-	0	-
	1	0	-	0	-	651	8.29%	705	2.27%	721	-10.54%	645	5.27%	679	663	4.86%	695	2.36%
	2	0	-	0	-	1262	-7.84%	1163	-6.19%	1091	-11.92%	961	-13.74%	829	882	8.70%	959	15.65%
	3	0	-	0	-	0	-	1182	-	0	-	0	-	1216	1223	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Manhattan Valley	All	775	6.41%	825	-11.28%	732	5.28%	770	-9.61%	696	-3.11%	675	4.50%	705	-	-	702	-0.49%
	0	382	17.54%	449	9.13%	490	2.24%	501	-15.37%	424	-7.31%	393	9.16%	429	0	-	448	4.53%
	1	684	7.02%	732	-11.61%	647	2.01%	660	3.18%	681	-4.85%	648	6.17%	688	684	-0.27%	682	-0.82%
	2	1259	2.70%	1293	-18.17%	1058	8.70%	1150	-14.43%	984	-0.10%	983	1.53%	998	893	9.00%	974	-2.42%
	3	2032	2.21%	2077	-22.58%	1608	10.14%	1771	-19.93%	1418	8.25%	1535	-3.71%	1478	1595	17.32%	1871	26.61%
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Morningside Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	834	-	-	-	-
	0	0	-	0	-	0	-	0	-	0	-	0	-	566	0	-	0	-
	1	0	-	0	-	0	-	0	-	744	2.28%	761	-6.04%	715	717	9.03%	781	9.28%
	2	0	-	0	-	0	-	1204	-	0	-	1252	-2.56%	1220	1334	-17.75%	1097	-10.06%
	3	0	-	0	-	0	-	1632	-	0	-	1654	-2.30%	1616	0	-	1498	-7.31%
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Roosevelt Island	All	-	-	-	-	-	-	772	1.21%	781	-	-	-	-	-	-	-	-
	0	0	-	0	-	0	-	525	1.52%	533	-	0	-	0	0	-	0	-
	1	0	-	0	-	782	1.15%	791	-8.09%	727	2.34%	744	-2.28%	727	757	4.09%	788	8.42%
	2	0	-	0	-	0	-	999	8.41%	1083	1.66%	1101	-1.09%	1089	1041	6.58%	1109	1.84%
	3	0	-	0	-	0	-	0	-	1357	-	0	-	1423	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-

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### Brooklyn Rentals in Attended Buildings - Neighborhood by Unit Type - Average Rent

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Brooklyn	All	\$ 3,221	1.15%	\$ 3,258	-16.21%	\$ 2,730	2.50%	\$ 2,799	9.16%	\$ 3,055	7.33%	\$ 3,279	4.17%	\$ 3,415	\$ 3,384	1.34%	\$ 3,429	0.41%
	0	\$ 2,286	6.28%	\$ 2,430	-20.06%	\$ 1,942	6.29%	\$ 2,065	3.58%	\$ 2,138	9.83%	\$ 2,349	6.52%	\$ 2,502	\$ 2,471	1.48%	\$ 2,508	0.24%
	1	\$ 3,037	2.13%	\$ 3,101	-13.81%	\$ 2,673	1.08%	\$ 2,702	5.55%	\$ 2,852	6.76%	\$ 3,045	3.82%	\$ 3,161	\$ 3,124	1.28%	\$ 3,164	0.10%
	2	\$ 4,342	-2.24%	\$ 4,245	-15.76%	\$ 3,576	1.49%	\$ 3,629	15.01%	\$ 4,174	6.43%	\$ 4,442	3.16%	\$ 4,583	\$ 4,556	1.30%	\$ 4,615	0.72%
	3+	\$ 6,659	-0.80%	\$ 6,605	-21.15%	\$ 5,209	3.60%	\$ 5,396	26.63%	\$ 6,833	-7.98%	\$ 6,288	-2.26%	\$ 6,146	\$ 6,026	15.93%	\$ 6,986	13.68%
Brooklyn Heights	All	\$ 2,835	-	\$ -	-	\$ 2,989	2.40%	\$ 3,061	4.14%	\$ 3,188	14.35%	\$ 3,645	4.02%	\$ 3,791	\$ 4,070	-9.37%	\$ 3,688	-2.72%
	0	\$ 1,829	14.77%	\$ 2,099	1.15%	\$ 2,123	-1.68%	\$ 2,088	-4.52%	\$ 1,993	18.37%	\$ 2,359	14.74%	\$ 2,707	\$ 2,608	-8.33%	\$ 2,391	-11.68%
	1	\$ 2,720	-12.43%	\$ 2,382	19.89%	\$ 2,856	-0.35%	\$ 2,846	7.33%	\$ 3,055	4.12%	\$ 3,181	7.61%	\$ 3,423	\$ 3,569	-5.32%	\$ 3,379	-1.27%
	2	\$ 3,956	-	\$ -	-	\$ 3,988	6.55%	\$ 4,249	6.25%	\$ 4,515	19.49%	\$ 5,394	-2.78%	\$ 5,244	\$ 6,032	-12.22%	\$ 5,295	0.96%
	3+	\$ -	-	\$ -	-	\$ 5,405	7.04%	\$ 5,786	-	\$ -	-	\$ 8,121	4.37%	\$ 8,476	\$ 8,571	-	\$ -	-
All DUMBO	All	\$ 3,511	-0.82%	\$ 3,482	-7.74%	\$ 3,212	6.04%	\$ 3,406	3.78%	\$ 3,535	8.39%	\$ 3,832	2.99%	\$ 3,946	\$ 3,984	-3.20%	\$ 3,856	-2.28%
	0	\$ 2,519	-8.96%	\$ 2,294	0.46%	\$ 2,304	7.08%	\$ 2,468	-3.10%	\$ 2,391	22.42%	\$ 2,927	-7.85%	\$ 2,698	\$ 2,671	-0.54%	\$ 2,656	-1.53%
	1	\$ 3,258	9.78%	\$ 3,577	-9.79%	\$ 3,227	2.78%	\$ 3,317	-0.16%	\$ 3,311	3.35%	\$ 3,422	4.32%	\$ 3,570	\$ 3,578	3.57%	\$ 3,706	3.81%
	2	\$ 4,754	-3.78%	\$ 4,575	-10.26%	\$ 4,105	8.02%	\$ 4,434	10.56%	\$ 4,903	4.95%	\$ 5,146	8.26%	\$ 5,571	\$ 5,703	-8.70%	\$ 5,206	-6.54%
	3+	\$ 9,533	-4.37%	\$ 9,117	-33.43%	\$ 6,069	17.58%	\$ 7,136	19.18%	\$ 8,504	-23.76%	\$ 6,483	6.65%	\$ 6,915	\$ 6,714	12.70%	\$ 7,567	9.43%
Vinegar Hill	All	\$ -	-	\$ -	-	\$ 2,665	-	\$ -	-	\$ 3,138	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	0	\$ -	-	\$ -	-	\$ 2,180	-	\$ -	-	\$ 2,448	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ 2,733	2.55%	\$ 2,803	9.61%	\$ 3,073	1.87%	\$ 3,130	4.90%	\$ 3,283	\$ 3,280	5.00%	\$ 3,444	4.89%
	2	\$ -	-	\$ -	-	\$ 3,080	12.58%	\$ 3,468	12.26%	\$ 3,893	-4.41%	\$ 3,721	6.32%	\$ 3,956	\$ 3,650	14.52%	\$ 4,180	5.66%
	3+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Downtown Brooklyn	All	\$ -	-	\$ 3,263	-30.51%	\$ 2,267	5.15%	\$ 2,384	12.38%	\$ 2,679	6.95%	\$ 2,865	8.44%	\$ 3,107	\$ 3,134	3.02%	\$ 3,229	3.92%
	0	\$ -	-	\$ 2,944	-46.30%	\$ 1,581	17.87%	\$ 1,863	6.99%	\$ 1,994	8.68%	\$ 2,167	7.18%	\$ 2,322	\$ 2,336	2.89%	\$ 2,403	3.49%
	1	\$ 2,822	1.21%	\$ 2,857	-19.12%	\$ 2,311	1.63%	\$ 2,348	9.53%	\$ 2,572	5.62%	\$ 2,717	8.60%	\$ 2,950	\$ 2,983	3.17%	\$ 3,078	4.33%
	2	\$ 3,962	0.66%	\$ 3,988	-27.01%	\$ 2,911	1.04%	\$ 2,941	18.06%	\$ 3,472	6.93%	\$ 3,713	9.06%	\$ 4,049	\$ 4,084	3.00%	\$ 4,206	3.87%
	3+	\$ -	-	\$ -	-	\$ 3,613	26.39%	\$ 4,566	-13.13%	\$ 3,967	20.79%	\$ 4,791	7.97%	\$ 5,173	\$ -	-	\$ -	-
Williamsburg	All	\$ -	-	\$ -	-	\$ 2,851	-0.43%	\$ 2,839	12.51%	\$ 3,194	4.96%	\$ 3,353	2.19%	\$ 3,426	\$ 3,350	2.26%	\$ 3,425	-0.02%
	0	\$ -	-	\$ -	-	\$ 1,970	4.45%	\$ 2,058	11.23%	\$ 2,289	6.70%	\$ 2,442	4.76%	\$ 2,558	\$ 2,583	-1.44%	\$ 2,545	-0.50%
	1	\$ 2,606	15.11%	\$ 3,000	-13.09%	\$ 2,607	2.82%	\$ 2,681	8.56%	\$ 2,910	8.21%	\$ 3,149	1.01%	\$ 3,181	\$ 3,119	0.62%	\$ 3,138	-1.34%
	2	\$ 3,687	3.02%	\$ 3,798	4.70%	\$ 3,977	-4.97%	\$ 3,779	16.02%	\$ 4,384	1.89%	\$ 4,467	1.62%	\$ 4,539	\$ 4,348	5.63%	\$ 4,593	1.17%
	3+	\$ 4,835	-11.66%	\$ 4,271	16.95%	\$ 4,995	13.89%	\$ 5,689	13.84%	\$ 6,477	-2.47%	\$ 6,317	-10.59%	\$ 5,648	\$ 5,296	32.28%	\$ 7,006	24.04%
Fort Greene	All	\$ -	-	\$ -	-	\$ 2,836	-6.12%	\$ 2,662	-1.88%	\$ 2,612	7.16%	\$ 2,799	7.45%	\$ 3,008	\$ 2,912	14.40%	\$ 3,331	10.77%
	0	\$ -	-	\$ -	-	\$ 2,028	-8.59%	\$ 1,853	-16.70%	\$ 1,544	15.91%	\$ 1,789	25.71%	\$ 2,249	\$ 2,158	9.92%	\$ 2,371	5.43%
	1	\$ -	-	\$ 2,625	6.40%	\$ 2,793	-14.63%	\$ 2,384	15.13%	\$ 2,745	-3.20%	\$ 2,657	4.48%	\$ 2,776	\$ 2,852	6.12%	\$ 3,027	9.03%
	2	\$ -	-	\$ 4,042	-8.80%	\$ 3,686	1.69%	\$ 3,748	-5.36%	\$ 3,547	11.37%	\$ 3,951	1.17%	\$ 3,997	\$ 3,727	23.32%	\$ 4,596	14.98%
	3+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Park Slope	All	\$ -	-	\$ -	-	\$ 2,216	5.41%	\$ 2,336	-	\$ -	-	\$ -	-	\$ 2,919	-	-	\$ -	-
	0	\$ -	-	\$ -	-	\$ 1,432	-5.74%	\$ 1,350	-	\$ -	-	\$ -	-	\$ 2,088	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ 2,327	11.93%	\$ 2,605	5.54%	\$ 2,749	-8.57%	\$ 2,513	11.44%	\$ 2,801	\$ -	-	\$ 3,088	10.26%
	2	\$ 2,900	4.31%	\$ 3,025	-4.49%	\$ 2,889	5.68%	\$ 3,053	16.37%	\$ 3,553	18.82%	\$ 4,221	-8.40%	\$ 3,867	\$ -	-	\$ 4,187	8.27%
	3+	\$ -	-	\$ -	-	\$ 4,002	21.20%	\$ 4,850	-	\$ -	-	\$ 5,668	-1.97%	\$ 5,556	\$ -	-	\$ -	-
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	

Brooklyn Rentals in Attended Buildings - Neighborhood by Unit Type - Average Rent

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Crown Heights	All	-	-	-	-	-	-	-	-	\$ 1,594	20.26%	\$ 1,917	8.98%	\$ 2,089	\$ 2,087	10.84%	\$ 2,313	10.75%
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 1,209	20.72%	\$ 1,459	4.67%	\$ 1,527	\$ 1,542	7.89%	\$ 1,663	8.90%
	1	\$ -	-	\$ -	-	\$ -	-	\$ 1,434	9.90%	\$ 1,576	12.07%	\$ 1,766	12.62%	\$ 1,989	\$ 1,939	18.06%	\$ 2,289	15.08%
	2	\$ -	-	\$ -	-	\$ 2,366	-	\$ -	-	\$ 1,997	26.44%	\$ 2,525	8.92%	\$ 2,750	\$ 2,781	7.44%	\$ 2,988	8.65%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 2,357	-	\$ -	-	\$ -	\$ -	-	\$ 3,478	-
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	-
Bedford-Stuyvesant	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ 2,087	-14.12%	\$ 1,792	8.50%	\$ 1,945	1.77%	\$ 1,979	4.28%	\$ 2,064	10.33%	\$ 2,277	\$ 2,334	-0.84%	\$ 2,315	1.66%
	2	\$ -	-	\$ -	-	\$ 2,138	6.60%	\$ 2,280	5.77%	\$ 2,411	-0.33%	\$ 2,403	20.97%	\$ 2,907	\$ -	-	\$ -	-
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
Bushwick	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ -	-	\$ 2,206	-13.32%	\$ 1,912	-8.25%	\$ 1,754	11.64%	\$ 1,958	\$ -	-	\$ 2,033	3.83%
	2	\$ -	-	\$ -	-	\$ -	-	\$ 2,462	-	\$ -	-	\$ 2,048	8.01%	\$ 2,212	\$ 2,230	22.84%	\$ 2,739	23.83%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 2,780	-2.03%	\$ 2,724	\$ -	-	\$ 2,651	-2.65%
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ 3,536	-	
Clinton Hill	All	-	-	-	-	-	-	-	-	\$ 2,697	-	\$ -	-	\$ 2,715	-	-	\$ -	-
	0	\$ -	-	\$ -	-	\$ 1,600	-	\$ -	-	\$ 2,057	-	\$ -	-	\$ 2,157	\$ -	-	\$ -	-
	1	\$ -	-	\$ 2,386	-	\$ -	-	\$ 2,064	24.13%	\$ 2,562	2.90%	\$ 2,636	-8.80%	\$ 2,404	\$ 2,440	4.25%	\$ 2,543	5.80%
	2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 3,473	0.78%	\$ 3,500	2.42%	\$ 3,585	\$ 3,686	-	\$ -	-
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
Greenpoint	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ 2,033	-7.33%	\$ 1,884	17.80%	\$ 2,219	13.29%	\$ 2,514	7.70%	\$ 2,708	\$ 2,727	1.90%	\$ 2,779	2.64%
	2	\$ -	-	\$ -	-	\$ 2,330	0.01%	\$ 2,331	45.85%	\$ 3,399	-2.20%	\$ 3,324	3.43%	\$ 3,439	\$ 3,471	-14.91%	\$ 2,953	-14.11%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 3,989	\$ 4,080	-	\$ -	-
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
Boerum Hill	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ 2,342	-0.59%	\$ 2,328	-	\$ -	-	\$ -	-	\$ 2,345	\$ -	-	\$ 2,634	12.32%
	2	\$ 3,480	-	\$ -	-	\$ 3,191	-3.98%	\$ 3,064	15.55%	\$ 3,540	2.25%	\$ 3,620	10.26%	\$ 3,991	\$ -	-	\$ 3,737	-6.35%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
Midwood	All	-	-	-	-	-	-	-	-	-	-	\$ 1,555	9.85%	\$ 1,708	\$ 1,679	-	\$ -	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 1,110	1.46%	\$ 1,126	\$ 1,104	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 1,504	0.20%	\$ 1,507	4.08%	\$ 1,568	\$ 1,568	9.88%	\$ 1,723	9.88%
	2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 2,117	-3.29%	\$ 2,047	18.64%	\$ 2,429	\$ 2,367	-	\$ -	-
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
Kensington	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ 1,833	-2.05%	\$ 1,796	-0.70%	\$ 1,783	-8.60%	\$ 1,630	23.14%	\$ 2,007	\$ -	-	\$ 2,290	14.09%
	2	\$ -	-	\$ -	-	\$ 2,125	-	\$ -	-	\$ 2,400	-	\$ -	-	\$ 2,322	\$ -	-	\$ -	-
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Brighton Beach	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 1,259	-	\$ -	-	\$ 1,437	\$ 1,389	-	\$ -	-
	2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 1,727	-	\$ -	-	\$ 1,976	\$ 1,779	39.37%	\$ 2,480	25.52%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Bay Ridge	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ -	-	\$ 1,342	-	\$ -	-	\$ -	-	\$ 1,525	\$ 1,481	18.13%	\$ 1,750	14.69%
	2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	3	\$ -	-	\$ -	-	\$ -	-	\$ 2,000	-	\$ -	-	\$ -	-	\$ 2,628	\$ 2,540	7.80%	\$ 2,738	4.17%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-

Note 1: Brooklyn is defined as Brooklyn Heights, All DUMBO, Downtown Brooklyn, and Williamsburg

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### Brooklyn Rentals in Attended Buildings - Neighborhood by Unit Type - Average PSF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Brooklyn	All	\$ 45	3.47%	\$ 47	-13.25%	\$ 40	-0.42%	\$ 40	16.12%	\$ 47	8.57%	\$ 51	5.41%	\$ 54	\$ 53	6.40%	\$ 57	5.66%
	0	\$ 47	0.76%	\$ 48	-11.26%	\$ 42	-1.90%	\$ 42	18.59%	\$ 49	10.77%	\$ 55	4.32%	\$ 57	\$ 56	8.97%	\$ 61	7.57%
	1	\$ 45	3.01%	\$ 46	-11.67%	\$ 41	-0.74%	\$ 41	13.02%	\$ 46	8.57%	\$ 50	5.12%	\$ 53	\$ 52	5.15%	\$ 55	4.64%
	2	\$ 43	6.96%	\$ 46	-16.93%	\$ 38	1.58%	\$ 39	16.72%	\$ 45	6.16%	\$ 48	6.97%	\$ 51	\$ 51	4.86%	\$ 54	4.60%
	3	\$ 41	16.85%	\$ 48	-17.48%	\$ 39	2.69%	\$ 40	21.57%	\$ 49	3.31%	\$ 51	1.25%	\$ 51	\$ 52	14.40%	\$ 60	16.09%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Brooklyn Heights	All	\$ -	-	\$ -	-	\$ 47	-1.44%	\$ 46	-	\$ -	-	\$ 54	3.58%	\$ 56	\$ -	-	\$ 61	7.68%
	0	\$ -	-	\$ -	-	\$ 43	1.01%	\$ 44	-	\$ -	-	\$ 51	1.26%	\$ 52	\$ -	-	\$ 63	21.56%
	1	\$ 58	-	\$ -	-	\$ 48	-0.55%	\$ 48	7.58%	\$ 52	6.88%	\$ 55	2.16%	\$ 56	\$ 56	6.92%	\$ 60	5.94%
	2	\$ 46	-	\$ -	-	\$ 49	-4.48%	\$ 47	0.86%	\$ 47	19.65%	\$ 56	7.08%	\$ 60	\$ 61	-4.40%	\$ 59	-2.66%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 62	5.40%	\$ 65	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
All DUMBO	All	\$ 45	7.68%	\$ 48	-9.23%	\$ 44	-2.06%	\$ 43	4.31%	\$ 45	15.76%	\$ 52	5.14%	\$ 55	\$ 55	-0.18%	\$ 55	0.07%
	0	\$ 48	4.11%	\$ 50	-7.41%	\$ 46	-6.91%	\$ 43	8.65%	\$ 47	24.73%	\$ 58	-0.66%	\$ 58	\$ 58	1.34%	\$ 59	1.70%
	1	\$ 43	9.04%	\$ 47	-6.85%	\$ 44	-2.45%	\$ 43	1.69%	\$ 44	14.90%	\$ 50	4.80%	\$ 53	\$ 52	0.18%	\$ 52	-0.41%
	2	\$ 44	10.21%	\$ 48	-13.41%	\$ 42	3.67%	\$ 43	2.63%	\$ 45	7.24%	\$ 48	12.55%	\$ 54	\$ 54	-2.15%	\$ 53	-1.21%
	3	\$ -	-	\$ 63	-32.55%	\$ 42	21.62%	\$ 51	8.67%	\$ 56	-12.91%	\$ 49	3.20%	\$ 50	\$ 50	14.09%	\$ 56	12.43%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Vinegar Hill	All	\$ -	-	\$ -	-	\$ 39	-	\$ -	-	\$ 43	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	0	\$ -	-	\$ -	-	\$ 40	-	\$ -	-	\$ 43	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ 40	-1.36%	\$ 40	5.27%	\$ 42	0.79%	\$ 42	10.63%	\$ 47	\$ 48	-3.80%	\$ 46	-1.28%
	2	\$ -	-	\$ -	-	\$ 37	7.10%	\$ 39	10.74%	\$ 44	0.59%	\$ 44	4.90%	\$ 46	\$ 45	0.36%	\$ 45	-2.25%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Downtown Brooklyn	All	\$ -	-	\$ 46	-21.72%	\$ 36	3.94%	\$ 37	17.69%	\$ 44	6.96%	\$ 47	7.33%	\$ 50	\$ 49	13.30%	\$ 56	10.93%
	0	\$ -	-	\$ 46	-18.42%	\$ 38	7.73%	\$ 41	17.71%	\$ 48	10.98%	\$ 53	3.10%	\$ 55	\$ 54	14.58%	\$ 62	12.76%
	1	\$ 49	-8.26%	\$ 45	-19.62%	\$ 36	3.27%	\$ 38	16.71%	\$ 44	4.56%	\$ 46	9.21%	\$ 50	\$ 48	13.02%	\$ 55	9.10%
	2	\$ 46	0.99%	\$ 46	-27.08%	\$ 34	0.42%	\$ 34	18.77%	\$ 40	4.78%	\$ 42	10.61%	\$ 47	\$ 46	12.11%	\$ 52	10.73%
	3	\$ -	-	\$ -	-	\$ 32	11.99%	\$ 36	5.62%	\$ 38	6.44%	\$ 40	15.01%	\$ 46	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Williamsburg	All	\$ -	-	\$ -	-	\$ -	-	\$ 42	20.63%	\$ 50	5.46%	\$ 53	4.98%	\$ 56	\$ 56	2.45%	\$ 57	1.78%
	0	\$ -	-	\$ -	-	\$ -	-	\$ 44	18.83%	\$ 53	8.25%	\$ 57	5.61%	\$ 60	\$ 60	2.32%	\$ 61	1.64%
	1	\$ 34	29.19%	\$ 44	-6.32%	\$ 41	1.35%	\$ 42	16.57%	\$ 49	7.04%	\$ 52	4.65%	\$ 55	\$ 54	1.58%	\$ 55	0.90%
	2	\$ 34	-2.37%	\$ 33	13.65%	\$ 38	3.64%	\$ 39	26.98%	\$ 50	0.97%	\$ 50	4.62%	\$ 53	\$ 52	3.50%	\$ 54	2.83%
	3	\$ 35	-3.90%	\$ 34	15.81%	\$ 39	5.95%	\$ 41	21.09%	\$ 50	7.45%	\$ 54	-5.16%	\$ 51	\$ 52	20.73%	\$ 62	21.89%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Fort Greene	All	\$ -	-	\$ -	-	\$ 41	-6.67%	\$ 38	-0.30%	\$ 38	-	\$ -	-	\$ 46	\$ -	-	\$ -	-
	0	\$ -	-	\$ -	-	\$ 44	-9.36%	\$ 40	-4.10%	\$ 38	-	\$ -	-	\$ 45	\$ -	-	\$ -	-
	1	\$ -	-	\$ 41	-0.97%	\$ 41	-8.02%	\$ 38	6.52%	\$ 40	-0.18%	\$ 40	17.23%	\$ 47	\$ 49	2.14%	\$ 50	6.18%
	2	\$ -	-	\$ 39	-0.89%	\$ 38	-2.19%	\$ 38	-3.16%	\$ 36	3.88%	\$ 38	19.04%	\$ 45	\$ 44	-0.44%	\$ 44	-2.64%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Park Slope	All	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ 49	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 44	-7.28%	\$ 41	\$ -	-	\$ 58	42.33%
	2	\$ -	-	\$ -	-	\$ 34	-	\$ -	-	\$ 44	5.35%	\$ 46	5.23%	\$ 49	\$ -	-	\$ 54	9.78%
	3	\$ -	-	\$ -	-	\$ 37	18.44%	\$ 44	-	\$ -	-	\$ 48	11.11%	\$ 53	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-

Brooklyn Rentals in Attended Buildings - Neighborhood by Unit Type - Average PSF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Prospect Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ 31	-	\$ -	-	\$ 28	24.81%	\$ 35	38.64%	\$ 48	-12.41%	\$ 42	\$ 44	-	\$ -	-
	2	\$ -	-	\$ -	-	\$ -	-	\$ 35	-2.24%	\$ 34	7.61%	\$ 37	25.57%	\$ 47	\$ -	-	\$ 42	-8.86%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
Crown Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 35	-	\$ -	\$ -	-	\$ 47	-
	2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 30	-	\$ -	-	\$ 36	\$ 37	1.52%	\$ 37	3.89%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
Bedford-Stuyvesant	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ 33	-3.52%	\$ 32	-10.44%	\$ 28	0.23%	\$ 29	12.39%	\$ 32	12.81%	\$ 36	\$ -	-	\$ 38	4.43%
	2	\$ -	-	\$ -	-	\$ 30	-10.21%	\$ 27	3.57%	\$ 28	2.39%	\$ 28	-	\$ -	\$ -	-	\$ -	-
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
Clinton Hill	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 42	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ -	-	\$ 26	7.45%	\$ 28	-	\$ -	-	\$ 31	\$ -	-	\$ 39	27.23%
	2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 44	-1.17%	\$ 43	\$ -	-	\$ -	-
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
Greenpoint	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ 31	-0.49%	\$ 31	20.36%	\$ 37	15.76%	\$ 43	0.77%	\$ 43	\$ 44	-9.57%	\$ 40	-7.67%
	2	\$ -	-	\$ -	-	\$ 33	-7.62%	\$ 31	40.15%	\$ 43	-10.67%	\$ 39	4.94%	\$ 41	\$ 40	-2.57%	\$ 39	-4.15%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	
Brighton Beach	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 24	\$ 22	-	\$ -	-
	2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 22	\$ 20	50.28%	\$ 30	36.93%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-	

Note 1: Brooklyn is defined as Brooklyn Heights, All DUMBO, Downtown Brooklyn, and Williamsburg

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Brooklyn Rentals in Attended Buildings - Neighborhood by Unit Type - Average SF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Brooklyn	All	897	-0.74%	890	-6.37%	833	-1.04%	825	-4.69%	786	2.04%	802	-0.75%	796	798	0	766	-3.72%
	0	648	-2.78%	630	-4.13%	604	-4.80%	575	-9.04%	523	-1.34%	516	4.07%	537	536	0	500	-6.98%
	1	835	7.66%	899	-13.46%	778	1.54%	790	-6.71%	737	1.09%	745	-2.28%	728	728	0	717	-1.51%
	2	1207	-5.47%	1141	-2.02%	1118	-0.81%	1109	-0.99%	1098	4.28%	1145	-1.92%	1123	1129	0	1083	-3.60%
	3	1768	-8.14%	1624	-3.02%	1575	-2.73%	1532	6.46%	1631	-7.97%	1501	1.53%	1524	1464	0	1455	-4.54%
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Brooklyn Heights	All	-	-	-	-	855	7.64%	920	-	-	-	852	0.51%	856	-	-	781	-8.80%
	0	0	-	0	-	720	2.92%	741	-	0	-	624	6.41%	664	0	-	520	-21.72%
	1	632	-	0	-	786	-2.16%	769	-0.13%	768	-3.65%	740	6.76%	790	923	0	701	-11.26%
	2	1038	-	0	-	1059	18.13%	1251	-7.59%	1156	3.11%	1192	-6.46%	1115	1248	0	1122	0.64%
	3	0	-	0	-	0	-	0	-	0	-	1546	-9.31%	1402	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
All DUMBO	All	952	-7.70%	879	3.19%	907	2.94%	933	2.11%	953	-4.62%	909	-3.74%	875	882	0	869	-0.67%
	0	649	-17.41%	536	15.86%	621	-5.80%	585	7.18%	627	-1.91%	615	-9.27%	558	573	0	561	0.51%
	1	895	9.72%	982	-12.32%	861	9.64%	944	-3.07%	915	-10.16%	822	1.95%	838	823	0	864	3.07%
	2	1312	-14.79%	1118	10.73%	1238	2.67%	1271	3.62%	1317	-2.05%	1290	-4.73%	1229	1250	0	1183	-3.76%
	3	0	-	1907	-5.87%	1795	3.79%	1863	28.34%	2391	-30.91%	1652	4.54%	1727	1621	0	1607	-6.96%
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Vinegar Hill	All	-	-	-	-	847	-	-	-	882	-	-	-	-	-	-	-	-
	0	0	-	0	-	661	-	0	-	685	-	0	-	0	0	-	0	-
	1	0	-	0	-	816	4.66%	854	3.04%	880	1.59%	894	-0.67%	888	871	0	901	1.45%
	2	0	-	0	-	1063	6.68%	1134	-4.76%	1080	-10.00%	972	7.10%	1041	997	0	1147	10.14%
	3	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Downtown Brooklyn	All	-	-	877	-13.72%	757	3.35%	782	-4.82%	744	1.30%	754	0.49%	758	771	0	716	-5.46%
	0	0	-	774	-32.30%	524	2.86%	539	-5.94%	507	-0.99%	502	3.59%	520	531	0	467	-10.23%
	1	690	15.22%	795	-7.80%	733	9.82%	805	-12.30%	706	0.00%	706	-0.85%	700	713	0	686	-2.06%
	2	1095	-3.01%	1062	-4.61%	1013	-1.09%	1002	1.80%	1020	3.33%	1054	-0.09%	1053	1069	0	997	-5.36%
	3	0	-	0	-	1367	-1.32%	1349	-5.11%	1280	13.98%	1459	-7.88%	1344	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Williamsburg	All	-	-	-	-	-	-	821	-4.87%	781	1.62%	794	-1.26%	784	769	0	777	-0.90%
	0	0	-	0	-	0	-	586	-9.73%	529	-3.59%	510	2.94%	525	521	0	519	-1.14%
	1	960	-11.25%	852	-7.39%	789	-5.07%	749	-3.47%	723	3.46%	748	-4.41%	715	702	0	704	-1.50%
	2	1270	11.57%	1417	-8.96%	1290	-12.56%	1128	-3.28%	1091	2.93%	1123	-1.07%	1111	1085	0	1107	-0.40%
	3	1664	-8.53%	1522	1.58%	1546	5.43%	1630	-3.50%	1573	-8.65%	1437	6.12%	1525	1398	0	1438	-5.69%
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Fort Greene	All	-	-	-	-	883	-3.06%	856	-1.28%	845	-	-	-	803	-	-	-	-
	0	0	-	0	-	624	-6.25%	585	-20.00%	468	-	0	-	642	0	-	0	-
	1	0	-	767	10.43%	847	-8.26%	777	10.94%	862	-4.18%	826	-11.74%	729	786	0	693	-5.00%
	2	0	-	1239	-4.84%	1179	2.37%	1207	-0.08%	1206	-2.16%	1180	-12.12%	1037	1003	0	1385	33.57%
	3	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Park Slope	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	0	-	0	-	0	-	323	-	0	-	0	-	0	0	-	0	-
	1	0	-	0	-	0	-	0	-	0	-	704	12.93%	795	0	-	684	-14.01%
	2	0	-	0	-	1069	-	0	-	1190	-9.50%	1077	-9.75%	972	0	-	1012	4.09%
	3	0	-	0	-	1545	-3.37%	1493	-	0	-	1511	-16.15%	1267	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-



Brooklyn Rentals in Attended Buildings - Neighborhood by Unit Type - Average SF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Prospect Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	1	0	-	1070	-	0	-	1191	-5.88%	1121	-30.60%	778	12.21%	873	748	-	0	-
	2	0	-	0	-	0	-	1050	30.38%	1369	-12.93%	1192	-2.85%	1158	0	-	1092	-5.70%
	3	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Crown Heights	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	1	0	-	0	-	0	-	0	-	0	-	616	-	0	0	-	660	-
	2	0	-	0	-	0	-	0	-	1048	-	0	-	999	984	0	1100	10.13%
	3	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Bedford-Stuyvesant	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	1	0	-	742	-6.87%	691	20.84%	835	-0.60%	830	-7.95%	764	-1.57%	752	0	-	754	0.21%
	2	0	-	0	-	866	18.01%	1022	2.15%	1044	-3.74%	1005	-	0	0	-	0	-
	3	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Clinton Hill	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	0	-	0	-	700	-	0	-	625	-	0	-	0	0	-	0	-
	1	0	-	0	-	0	-	1465	16.11%	1701	-	0	-	849	0	-	800	-5.73%
	2	0	-	0	-	0	-	0	-	0	-	1087	3.31%	1123	0	-	0	-
	3	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Greenpoint	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	1	0	-	0	-	790	-7.09%	734	0.41%	737	-1.49%	726	1.93%	740	724	0	736	-0.50%
	2	0	-	0	-	807	12.52%	908	3.85%	943	7.42%	1013	-1.58%	997	1057	0	908	-8.89%
	3	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Ditmas Park	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	1	0	-	0	-	0	-	0	-	0	-	0	-	836	0	-	855	2.27%
	2	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	3	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Brighton Beach	All	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	1	0	-	0	-	0	-	0	-	0	-	0	-	730	745	-	0	-
	2	0	-	0	-	0	-	0	-	0	-	0	-	1068	1063	0	1090	2.06%
	3	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-

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Queens Rentals in Attended Buildings - Neighborhood by Unit Type - Average Rent

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Queens	All	\$ 2,757	2.99%	\$ 2,840	-10.91%	\$ 2,530	6.51%	\$ 2,695	7.27%	\$ 2,891	0.04%	\$ 2,892	1.96%	\$ 2,949	\$ 2,958	5.49%	\$ 3,120	5.82%
	0	\$ 2,029	-1.54%	\$ 1,998	-8.44%	\$ 1,829	5.62%	\$ 1,932	8.09%	\$ 2,088	-0.42%	\$ 2,080	7.04%	\$ 2,226	\$ 2,235	2.28%	\$ 2,286	2.70%
	1	\$ 2,550	11.74%	\$ 2,850	-13.09%	\$ 2,477	5.85%	\$ 2,622	5.00%	\$ 2,753	3.37%	\$ 2,846	-2.32%	\$ 2,780	\$ 2,776	2.08%	\$ 2,834	1.95%
	2	\$ 3,692	-0.56%	\$ 3,672	-10.56%	\$ 3,284	7.50%	\$ 3,530	8.51%	\$ 3,831	-2.09%	\$ 3,751	2.40%	\$ 3,841	\$ 3,862	9.81%	\$ 4,241	10.42%
	3	\$ -	-	\$ 4,835	-23.77%	\$ 3,686	21.78%	\$ 4,488	6.91%	\$ 4,799	8.23%	\$ 5,194	-1.00%	\$ 5,142	\$ 5,338	5.12%	\$ 5,611	9.13%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
All Long Island City	All	\$ 2,781	2.20%	\$ 2,843	-10.92%	\$ 2,532	7.26%	\$ 2,716	7.40%	\$ 2,917	1.19%	\$ 2,952	1.70%	\$ 3,002	\$ 3,040	5.16%	\$ 3,197	6.48%
	0	\$ 2,029	-1.54%	\$ 1,998	-8.44%	\$ 1,829	7.00%	\$ 1,958	8.38%	\$ 2,121	0.33%	\$ 2,128	5.26%	\$ 2,240	\$ 2,254	3.88%	\$ 2,342	4.54%
	1	\$ 2,561	11.61%	\$ 2,858	-13.35%	\$ 2,477	6.46%	\$ 2,637	4.76%	\$ 2,762	5.43%	\$ 2,912	-2.46%	\$ 2,841	\$ 2,863	2.52%	\$ 2,936	3.35%
	2	\$ 3,754	-2.20%	\$ 3,672	-10.38%	\$ 3,290	8.01%	\$ 3,554	8.83%	\$ 3,868	-1.36%	\$ 3,815	2.89%	\$ 3,926	\$ 4,002	7.77%	\$ 4,313	9.86%
	3	\$ -	-	\$ 4,835	-23.77%	\$ 3,686	21.78%	\$ 4,488	6.91%	\$ 4,799	8.98%	\$ 5,229	-1.33%	\$ 5,160	\$ 5,338	5.12%	\$ 5,611	8.75%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Long Island City	All	\$ -	-	\$ 2,672	-2.63%	\$ 2,602	-6.81%	\$ 2,425	3.56%	\$ 2,511	18.18%	\$ 2,968	-0.44%	\$ 2,954	\$ 3,069	-2.63%	\$ 2,989	1.16%
	0	\$ -	-	\$ 1,869	-2.33%	\$ 1,826	-11.55%	\$ 1,615	26.08%	\$ 2,036	3.73%	\$ 2,112	7.08%	\$ 2,262	\$ 2,347	-2.13%	\$ 2,297	1.53%
	1	\$ -	-	\$ 2,599	-4.11%	\$ 2,493	-0.97%	\$ 2,468	-4.09%	\$ 2,367	25.37%	\$ 2,968	-6.51%	\$ 2,775	\$ 2,840	0.69%	\$ 2,860	3.06%
	2	\$ -	-	\$ 3,548	-1.72%	\$ 3,487	-8.51%	\$ 3,190	-1.92%	\$ 3,129	22.15%	\$ 3,822	0.12%	\$ 3,827	\$ 4,021	-5.26%	\$ 3,810	-0.45%
	3	\$ -	-	\$ -	-	\$ 3,900	-	\$ -	-	\$ -	-	\$ 5,128	4.97%	\$ 5,382	\$ 5,359	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Hunters Point	All	\$ 2,755	6.35%	\$ 2,930	-15.87%	\$ 2,465	12.00%	\$ 2,761	6.77%	\$ 2,948	-0.09%	\$ 2,945	2.52%	\$ 3,020	\$ 3,024	6.89%	\$ 3,233	7.06%
	0	\$ 2,029	0.61%	\$ 2,042	-10.10%	\$ 1,836	8.68%	\$ 1,995	7.07%	\$ 2,136	-0.18%	\$ 2,132	4.77%	\$ 2,234	\$ 2,229	5.91%	\$ 2,361	5.70%
	1	\$ 2,535	16.03%	\$ 2,942	-17.46%	\$ 2,428	9.38%	\$ 2,656	4.74%	\$ 2,782	3.76%	\$ 2,886	-0.89%	\$ 2,861	\$ 2,871	2.90%	\$ 2,955	3.29%
	2	\$ 3,701	2.86%	\$ 3,807	-17.75%	\$ 3,132	15.98%	\$ 3,632	8.10%	\$ 3,926	-2.77%	\$ 3,818	3.84%	\$ 3,964	\$ 3,973	10.33%	\$ 4,383	10.56%
	3	\$ -	-	\$ 4,982	-29.60%	\$ 3,507	23.35%	\$ 4,326	15.98%	\$ 5,017	6.50%	\$ 5,343	-6.26%	\$ 5,009	\$ 5,290	6.03%	\$ 5,609	11.98%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Astoria	All	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 2,297	3.74%	\$ 2,383	-	-	\$ 2,450	2.82%
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 1,802	8.29%	\$ 1,951	\$ -	-	\$ 1,949	-0.11%
	1	\$ -	-	\$ -	-	\$ -	-	\$ 1,806	2.07%	\$ 1,843	17.17%	\$ 2,160	5.87%	\$ 2,286	\$ 2,209	7.84%	\$ 2,382	4.19%
	2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 2,929	-0.62%	\$ 2,911	\$ 2,746	9.98%	\$ 3,020	3.72%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Rego Park	All	\$ -	-	\$ -	-	\$ -	-	\$ 1,778	6.34%	\$ 1,891	-1.87%	\$ 1,856	3.91%	\$ 1,928	\$ 1,899	-3.16%	\$ 1,839	-4.65%
	0	\$ -	-	\$ -	-	\$ -	-	\$ 1,360	7.04%	\$ 1,455	3.25%	\$ 1,503	1.86%	\$ 1,531	\$ 1,522	-9.91%	\$ 1,371	-10.45%
	1	\$ -	-	\$ -	-	\$ 1,804	-9.56%	\$ 1,631	8.23%	\$ 1,766	1.63%	\$ 1,795	0.58%	\$ 1,805	\$ 1,764	-0.95%	\$ 1,747	-3.20%
	2	\$ -	-	\$ -	-	\$ 3,027	-22.57%	\$ 2,344	4.62%	\$ 2,452	-7.44%	\$ 2,270	7.91%	\$ 2,449	\$ 2,410	-0.52%	\$ 2,398	-2.10%
	3	\$ -	-	\$ -	-	\$ -	-	\$ 2,630	6.84%	\$ 2,809	2.77%	\$ 2,887	12.56%	\$ 3,250	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ 3,090	24.70%	\$ 3,853	-6.81%	\$ 3,591	-	\$ -	\$ -	-	\$ -	-
Forest Hills	All	\$ -	-	\$ -	-	\$ -	-	\$ 1,900	10.23%	\$ 2,094	4.90%	\$ 2,197	-3.89%	\$ 2,112	\$ 2,109	2.18%	\$ 2,155	2.04%
	0	\$ -	-	\$ -	-	\$ -	-	\$ 1,380	7.22%	\$ 1,479	10.74%	\$ 1,638	-4.75%	\$ 1,560	\$ 1,589	6.18%	\$ 1,687	8.14%
	1	\$ -	-	\$ -	-	\$ -	-	\$ 1,788	9.83%	\$ 1,963	14.87%	\$ 2,255	-7.67%	\$ 2,082	\$ 2,072	-0.53%	\$ 2,061	-1.02%
	2	\$ -	-	\$ -	-	\$ -	-	\$ 2,533	12.15%	\$ 2,841	-5.04%	\$ 2,698	-0.22%	\$ 2,692	\$ 2,664	1.91%	\$ 2,715	0.87%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 3,122	-	\$ -	-	\$ 3,336	\$ -	-	\$ 3,127	-6.25%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Flushing	All	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 1,971	\$ -	-	\$ -	-
	2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 2,550	\$ 2,133	35.27%	\$ 2,886	13.17%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-

Queens Rentals in Attended Buildings - Neighborhood by Unit Type - Average Rent

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Jamaica	All	-	-	-	-	-	-	-	-	-	-	-	-	\$ 1,755	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 1,401	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 1,710	\$ 1,661	-1.52%	\$ 1,636	-4.34%
	2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 2,153	\$ -	-	\$ -	-
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-

Note 1: Queens is defined as Long Island City, Hunters Point, and Astoria

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Queens Rentals in Attended Buildings - Neighborhood by Unit Type - Average PSF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Queens	All	\$ 40	-5.66%	\$ 38	-0.22%	\$ 38	10.50%	\$ 42	4.16%	\$ 44	6.88%	\$ 47	2.12%	\$ 48	\$ 46	3.50%	\$ 48	-0.45%
	0	\$ 42	-9.69%	\$ 38	6.48%	\$ 41	11.38%	\$ 45	6.01%	\$ 48	4.45%	\$ 50	6.81%	\$ 54	\$ 52	1.76%	\$ 53	-1.13%
	1	\$ 39	1.33%	\$ 39	-0.51%	\$ 39	8.79%	\$ 43	3.71%	\$ 44	6.53%	\$ 47	-1.27%	\$ 46	\$ 44	3.30%	\$ 46	-1.44%
	2	\$ 40	-8.15%	\$ 37	-6.84%	\$ 34	11.40%	\$ 38	2.47%	\$ 39	10.23%	\$ 43	0.37%	\$ 44	\$ 42	5.87%	\$ 44	1.45%
	3	\$ -	-	\$ 36	-15.80%	\$ 31	19.10%	\$ 36	7.26%	\$ 39	4.63%	\$ 41	5.43%	\$ 43	\$ 42	-0.21%	\$ 42	-3.35%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
All Long Island City	All	\$ 40	-5.66%	\$ 38	-0.22%	\$ 38	10.73%	\$ 42	5.02%	\$ 44	7.78%	\$ 48	2.01%	\$ 49	\$ 48	2.05%	\$ 49	-0.32%
	0	\$ 42	-9.69%	\$ 38	6.48%	\$ 41	11.96%	\$ 46	6.46%	\$ 49	6.05%	\$ 51	4.40%	\$ 54	\$ 53	0.56%	\$ 53	-1.57%
	1	\$ 39	1.33%	\$ 39	-0.51%	\$ 39	8.87%	\$ 43	4.66%	\$ 45	7.92%	\$ 48	-0.38%	\$ 48	\$ 47	2.41%	\$ 48	-0.08%
	2	\$ 40	-8.15%	\$ 37	-6.84%	\$ 34	11.40%	\$ 38	3.71%	\$ 40	9.75%	\$ 44	1.81%	\$ 44	\$ 43	3.46%	\$ 45	0.94%
	3	\$ -	-	\$ 36	-15.80%	\$ 31	19.10%	\$ 36	7.26%	\$ 39	5.23%	\$ 41	4.83%	\$ 43	\$ 42	-0.21%	\$ 42	-3.35%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Long Island City	All	-	-	-	-	\$ 39	-	-	-	-	-	\$ 46	2.80%	\$ 48	\$ 49	-9.96%	\$ 44	-6.65%
	0	\$ -	-	\$ -	-	\$ 42	-	\$ -	-	\$ -	-	\$ 47	10.20%	\$ 52	\$ 56	-13.95%	\$ 49	-6.75%
	1	\$ -	-	\$ 44	-7.60%	\$ 40	0.93%	\$ 41	-2.78%	\$ 40	21.70%	\$ 48	-0.35%	\$ 48	\$ 49	-9.66%	\$ 44	-8.40%
	2	\$ -	-	\$ 37	-5.68%	\$ 35	7.86%	\$ 38	-14.09%	\$ 32	34.24%	\$ 44	-1.75%	\$ 43	\$ 43	-5.06%	\$ 41	-4.55%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 43	0.71%	\$ 43	\$ 44	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Hunters Point	All	\$ 39	-	-	-	\$ 37	15.11%	\$ 42	5.30%	\$ 45	7.92%	\$ 48	1.41%	\$ 49	\$ 47	6.30%	\$ 50	1.83%
	0	\$ 41	-	\$ -	-	\$ 39	17.14%	\$ 46	5.90%	\$ 49	8.42%	\$ 53	2.04%	\$ 54	\$ 51	8.30%	\$ 55	1.61%
	1	\$ 37	-7.68%	\$ 34	8.19%	\$ 37	15.08%	\$ 43	4.49%	\$ 45	7.33%	\$ 48	-0.32%	\$ 48	\$ 46	5.64%	\$ 49	1.38%
	2	\$ 37	-	\$ -	-	\$ 34	12.79%	\$ 39	5.48%	\$ 41	7.97%	\$ 44	2.56%	\$ 45	\$ 44	4.68%	\$ 46	2.57%
	3	\$ -	-	\$ 36	-11.43%	\$ 32	13.10%	\$ 36	10.80%	\$ 40	-1.60%	\$ 39	10.47%	\$ 43	\$ 38	10.81%	\$ 42	-3.06%
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
Astoria	All	-	-	-	-	-	-	-	-	-	-	\$ 40	-	-	-	-	-	-
	0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 44	-	\$ -	\$ -	-	\$ -	-
	1	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 31	21.82%	\$ 38	-14.10%	\$ 33	\$ 32	13.18%	\$ 36	10.16%
	2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 38	-15.65%	\$ 32	\$ 33	10.51%	\$ 37	15.75%
	3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-
	4+	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	-	\$ -	-

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Queens Rentals in Attended Buildings - Neighborhood by Unit Type - Average SF

	Beds	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012	Δ%	2013	2013 1H	Δ%	2014 1H	1H 14 vs. 2013
Queens	All	852	6.65%	909	-11.33%	806	-2.56%	785	4.07%	817	-7.42%	757	1.01%	764	787	-0.16%	785	2.76%
	0	651	-4.61%	621	-17.07%	515	-1.94%	505	3.17%	521	-5.57%	492	2.44%	504	508.6071429	6.50%	541.6538462	7.47%
	1	777	15.44%	897	-10.70%	801	-8.99%	729	4.25%	760	-3.82%	731	-0.27%	729	767.64	-2.37%	749.4651163	2.81%
	2	1129	7.09%	1209	-8.85%	1102	1.81%	1122	4.37%	1171	-10.59%	1047	1.24%	1060	1083.9375	-1.73%	1065.212963	0.49%
	3	0	-	1614	-11.15%	1434	4.67%	1501	-2.33%	1466	7.16%	1571	-5.86%	1479	1495.294118	9.30%	1634.375	10.51%
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
All Long Island City	All	852	6.65%	909	-11.33%	806	-2.44%	786	4.15%	819	-7.16%	760	-0.09%	760	788	-0.58%	784	3.15%
	0	651	-4.61%	621	-17.07%	515	-1.55%	507	3.16%	523	-5.93%	492	2.44%	504	508.9259259	6.92%	544.1372549	7.96%
	1	777	15.44%	897	-10.70%	801	-8.99%	729	4.53%	762	-3.67%	734	-2.72%	714	753.0096154	-3.15%	729.2857143	2.14%
	2	1129	7.09%	1209	-8.85%	1102	1.91%	1123	4.36%	1172	-9.98%	1055	0.57%	1061	1102.622642	-2.28%	1077.44898	1.55%
	3	0	-	1614	-11.15%	1434	4.67%	1501	-2.33%	1466	6.96%	1568	-5.68%	1479	1495.294118	9.30%	1634.375	10.51%
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Long Island City	All	-	-	-	-	830	-	-	-	-	-	784	-1.62%	771	769	7.50%	827	7.24%
	0	0	-	0	-	511	-	0	-	0	-	537	-2.79%	522	485.7777778	19.04%	578.2941176	10.78%
	1	0	-	788	1.52%	800	-4.00%	768	-9.38%	696	7.61%	749	-6.94%	697	694.3548387	11.95%	777.3333333	11.53%
	2	0	-	1214	-2.80%	1180	-10.59%	1055	11.66%	1178	-9.59%	1065	2.72%	1094	1127.333333	-0.22%	1124.888889	2.82%
	3	0	-	0	-	0	-	0	-	0	-	1475	1.83%	1502	1403.272727	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Hunters Point	All	864	-	-	-	797	-0.67%	792	3.37%	818	-8.27%	751	1.02%	758	807	-3.90%	775	2.21%
	0	678	-	0	-	558	-8.96%	508	2.36%	520	-8.08%	478	3.97%	497	534.3684211	-0.87%	529.7058824	6.58%
	1	780	30.90%	1021	-21.45%	802	-8.73%	732	4.37%	764	-5.10%	725	-0.14%	724	798.7631579	-8.77%	728.7272727	0.65%
	2	1135	-	0	-	1031	10.09%	1135	3.17%	1171	-10.42%	1049	0.48%	1054	1086.40625	-1.81%	1066.775	1.21%
	3	0	-	1678	-21.10%	1324	12.01%	1483	2.56%	1521	10.39%	1679	-12.92%	1462	1851.5	-11.73%	1634.375	11.79%
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
Astoria	All	-	-	-	-	-	-	-	-	-	-	712	-	-	-	-	-	-
	0	0	-	0	-	0	-	0	-	0	-	487	-	0	0	-	0	-
	1	0	-	0	-	0	-	0	-	708	-0.56%	704	18.61%	835	840.0952381	-0.83%	833.1290323	-0.22%
	2	0	-	0	-	0	-	0	-	0	-	944	13.67%	1073	993.9090909	-4.89%	945.3	-11.90%
	3	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-
	4+	0	-	0	-	0	-	0	-	0	-	0	-	0	0	-	0	-

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