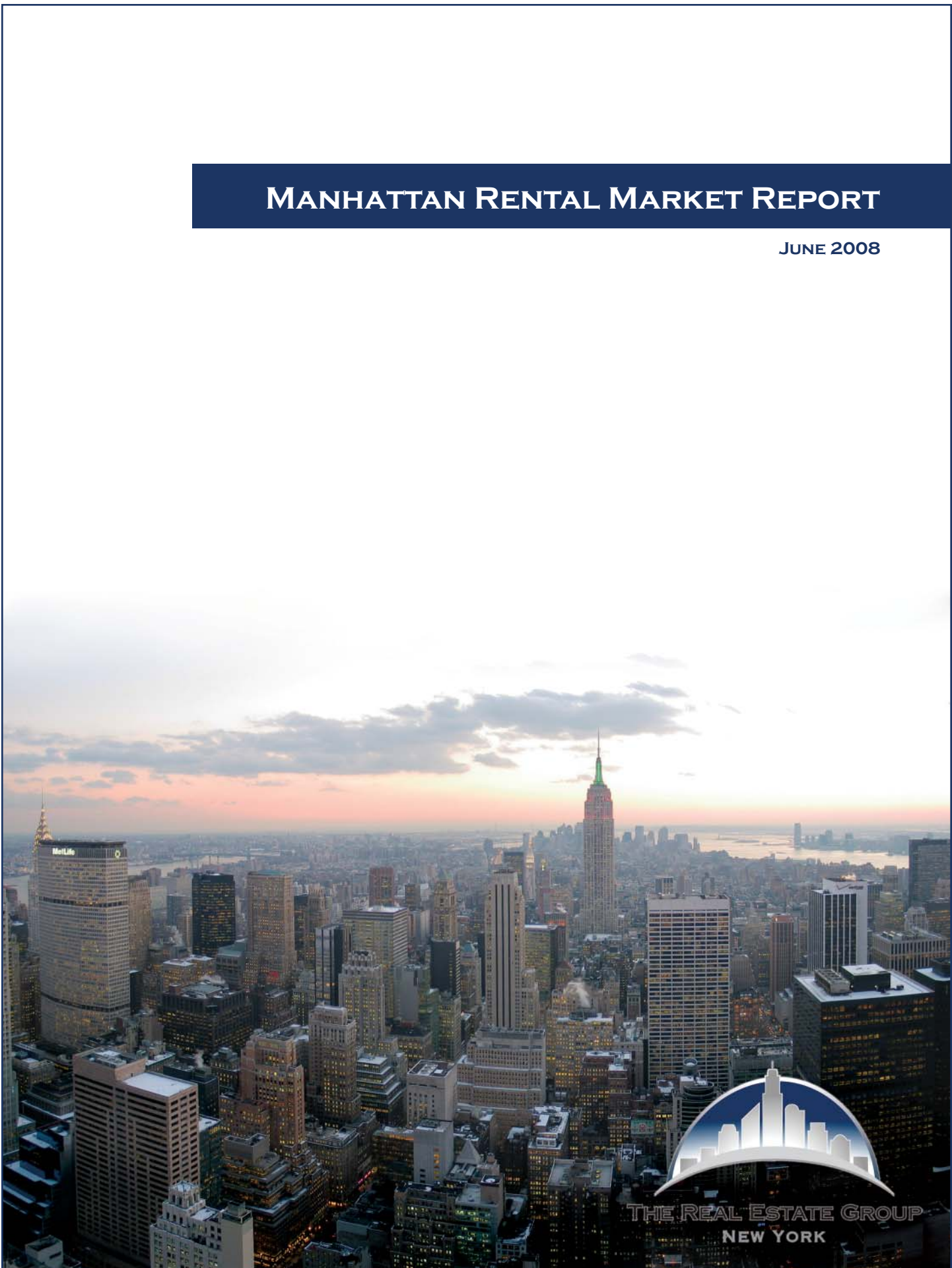


MANHATTAN RENTAL MARKET REPORT

JUNE 2008



THE REAL ESTATE GROUP
NEW YORK

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LETTER FROM OUR CHIEF OPERATING OFFICER



On behalf of The Real Estate Group, I am pleased to present the June 2008 edition of our Manhattan Rental Market Report, the only research on the city's rental rates published on a monthly basis.

This month, the Manhattan rental market is a mixed bag of highs and lows, perpetuating an aura of uncertainty about the current condition of the market and how it will affect the months ahead.

With the same uncertainties mirrored in Manhattan's financial markets, employment levels and overall economic climate, it comes as no surprise that housing inventory is not being consumed as quickly as many would like, and that landlords are taking precautionary measures so as not to be saddled with excess vacancies in the fall. Many property owners are continuing to offer concessions such as owner-paid fees or one month's free rent to provide consumers with a little "relief at the pump" of their own.

In looking back to the beginning of the year, citywide rental prices have remained stagnant, a trend that is unusual for this historically busy time of year. In years past, we saw rental prices begin their ascent in late April and continue through at least mid-August before leveling off into the fall and winter months. This year, however, we are clearly not seeing that same momentum coming into the marketplace.

Almost all neighborhoods experienced both price gains and losses in June, with dramatic hikes for specific apartment sizes and considerable drops in others, leading to very little change in average prices across the board. With landlords adjusting and readjusting prices to gauge the state of the market, it is still unclear how this year's busy season will turn out.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Baum". The signature is fluid and cursive.

Daniel Baum, C.O.O.
The Real Estate Group

A QUICK LOOK

NON-DOORMAN BUILDINGS (AVERAGE PRICES)		
	Most Expensive	Least Expensive
Studios	TriBeCa \$2,987	Harlem \$1,287
One-bedrooms	TriBeCa \$4,177	Harlem \$1,782
Two-bedrooms	TriBeCa \$7,285	Harlem \$2,405

DOORMAN BUILDINGS (AVERAGE PRICES)		
	Most Expensive	Least Expensive
Studios	SoHo \$2,903	Harlem \$1,289
One-bedrooms	SoHo \$4,892	Harlem \$1,810
Two-bedrooms	SoHo \$7,013	Harlem \$2,636

Greatest Changes Since May:

Doorman studios – Battery Park City – **Up 5.6%** (\$149)

Doorman one-bedrooms – SoHo – **Up 9.6%** (\$428)

Doorman two-bedrooms – East Village – **Up 7.4%** (\$390)

Non-doorman studios – Gramercy Park – **Up 11.6%** (\$255)

Non-doorman one-bedrooms – Harlem – **Up 8.1%** (\$134)

Non-doorman two-bedrooms – Lower East Side – **Up 12.2%** (\$384)

Year-over-year Changes*:

NON-DOORMAN CITYWIDE RENTS: JUNE '07 VS. JUNE '08			
	June '07	June '08	Change
Studios	\$2,144	\$2,190	+2.1%
One-bedrooms	\$2,978	\$2,859	-4%
Two-bedrooms	\$4,145	\$4,069	-1.8%

DOORMAN CITYWIDE RENTS: JUNE '07 VS. JUNE '08			
	June '07	June '08	Change
Studios	\$2,647	\$2,642	-0.2%
One-bedrooms	\$3,747	\$3,786	+1%
Two-bedrooms	\$5,761	\$5,700	-1.1%

* Year-over-year comparison does not include Harlem data

A QUICK LOOK

Notable Trends:

Doorman two-bedroom rents in every Manhattan neighborhood increase except for those in Midtown West—

Though rental prices have risen and fallen erratically across the city with fluctuations in inventory and mixed demand for housing, one thing remains clear: There is a consistent need for two-bedrooms, possibly driven by an increase in the number of young people in Manhattan looking for professional shares. Prices in neighborhoods popular for attracting this particular demographic went up by as much as 7.4% in the East Village and 5% in Murray Hill. TriBeCa doorman two-bedroom units increased in price by 6.4%, and those in other neighborhoods typically saw rents rise between 2% and 4%.

In Midtown West, non-doorman inventory is up, and all prices are down with the exception of doorman one-bedrooms—

Contrary to the positive changes seen in Midtown West non-doorman prices last month, rents in those units, as well as doorman studios and two-bedrooms, are on the downswing once again, with the greatest decrease in non-doorman two-bedrooms at 4.1%. Despite these falling rents, however, doorman one-bedroom prices increased a solid 6.5%, showing that there is still a healthy demand for these apartments that is exceeding the supply.

Harlem prices are on the rise as renters make their way north—Since January, non-doorman rents had steadily been decreasing and, last month, all rental prices went down except for non-doorman two-bedrooms; this month, however, all prices with the exception of doorman studios have bounced back rather significantly. Harlem non-doorman one- and two-bedrooms saw the most pronounced changes, as prices in these units increased by 8.1% and 5.5%, respectively.

TriBeCa and SoHo rents recover from last month's temporary reduction—While renters were encouraged to seek housing deals in these exclusive neighborhoods in May due to their decreased rents, it appears they did just that, causing prices to go up once more. TriBeCa non-doorman studio and SoHo doorman one-bedroom rents both increased by 9.6%, with the former's prices reaching their highest point in the last 12 months at \$2,987. SoHo's doorman studio rents are also at a 12-month peak at \$2,903.

Where Prices Decreased:

Harlem—↓ Doorman studios (2.1%)

Upper West Side—↓ Doorman studios (5.2%), doorman one-bedrooms (3.5%)

Upper East Side—↓ Non-doorman studios (2.3%), non-doorman two-bedrooms (4.4%)

Midtown West—↓ Non-doorman studios (1.3%), doorman studios (3.7%), doorman one-bedrooms (1.4%), non-doorman two-bedrooms (4.1%), doorman two-bedrooms (2.9%)

A QUICK LOOK

Midtown East—↓ Doorman studios (2.9%), non-doorman one-bedrooms (1.3%), doorman one-bedrooms (1.9%)

Murray Hill—↓ Non-doorman studios (0.8%), non-doorman two-bedrooms (9.3%)

Chelsea—↓ Doorman studios (4.5%), non-doorman one-bedrooms (4.6%)

Gramercy Park—↓ Doorman studios (2.8%), non-doorman one-bedrooms (3.3%), non-doorman two-bedrooms (6.6%)

Greenwich Village—↓ Non-doorman studios (3.6%), doorman studios (2.8%), non-doorman one-bedrooms (0.9%), doorman one-bedrooms (1.9%), non-doorman two-bedrooms (3.7%)

East Village—↓ Non-doorman studios (1.2%), doorman studios (by 3.2%), non-doorman one-bedrooms (0.1%), doorman one-bedrooms (6.9%), non-doorman two-bedrooms (0.1%)

SoHo—↓ Non-doorman one-bedrooms (3.4%), non-doorman two-bedrooms (4.1%)

Lower East Side—↓ Doorman studios (5%), doorman one-bedrooms (2.4%)

TriBeCa—↓ Non-doorman one-bedrooms (0.9%)

Financial District—↓ Doorman studios (2.9%), non-doorman one-bedrooms (3.6%)

Battery Park City—↓ Doorman one-bedrooms (2%)

Where Prices Increased:

Harlem—↑ Non-doorman studios (2.9%), non-doorman one-bedrooms (8.1%), doorman one-bedrooms (3.1%), non-doorman two-bedrooms (5.5%), doorman two-bedrooms (2.4%)

Upper West Side—↑ Non-doorman studios (5.9%), non-doorman one-bedrooms (2%), non-doorman two-bedrooms (2.1%), doorman two-bedrooms (3.4%)

Upper East Side—↑ Doorman studios (3.3%), non-doorman one-bedrooms (2.3%), doorman one-bedrooms (0.3%), doorman two-bedrooms (0.9%)

Midtown West—↑ Doorman one-bedrooms (6.5%)

Midtown East—↑ Non-doorman studios (6.2%), non-doorman two-bedrooms (4.3%), doorman two-bedrooms (2.8%)

A QUICK LOOK

Murray Hill—↑ Doorman studios (0.2%), non-doorman one-bedrooms (2%), doorman one-bedrooms (2.4%), doorman two-bedrooms (5%)

Chelsea—↑ Non-doorman studios (6.1%), doorman one-bedrooms (0.9%), non-doorman two-bedrooms (2.9%)

Gramercy Park—↑ Non-doorman studios (11.6%), doorman one-bedrooms (3.4%), doorman two-bedrooms (4%)

Greenwich Village—↑ Doorman two-bedrooms (3.3%)

East Village—↑ Doorman two-bedrooms (7.4%)

SoHo—↑ Non-doorman studios (5.6%), doorman studios (2%), doorman one-bedrooms (9.6%), doorman two-bedrooms (1.3%)

Lower East Side—↑ Non-doorman studios (0.8%), non-doorman one-bedrooms (0.7%), non-doorman two-bedrooms (12.2%), doorman two-bedrooms (3.6%)

TriBeCa—↑ Non-doorman studios (9.6%), doorman studios (3.2%), doorman one-bedrooms (4.4%), non-doorman two-bedrooms (1.9%), doorman two-bedrooms (6.4%)

Financial District—↑ Non-doorman studios (0.1%), doorman one-bedrooms (1.6%), non-doorman two-bedrooms (8.3%), doorman two-bedrooms (0.1%)

Battery Park City—↑ Doorman studios (5.6%), doorman two-bedrooms (2.4%)

Tips for Renters:

If you're still looking for a professional share, look in Murray Hill. The most notable decrease in rents this month was in Murray Hill non-doorman two-bedrooms, where prices dropped 9.3% (\$374). Prices for all other unit sizes and service levels either increased or remained stable, so act now if you want to beat the crowds and snag a deal.

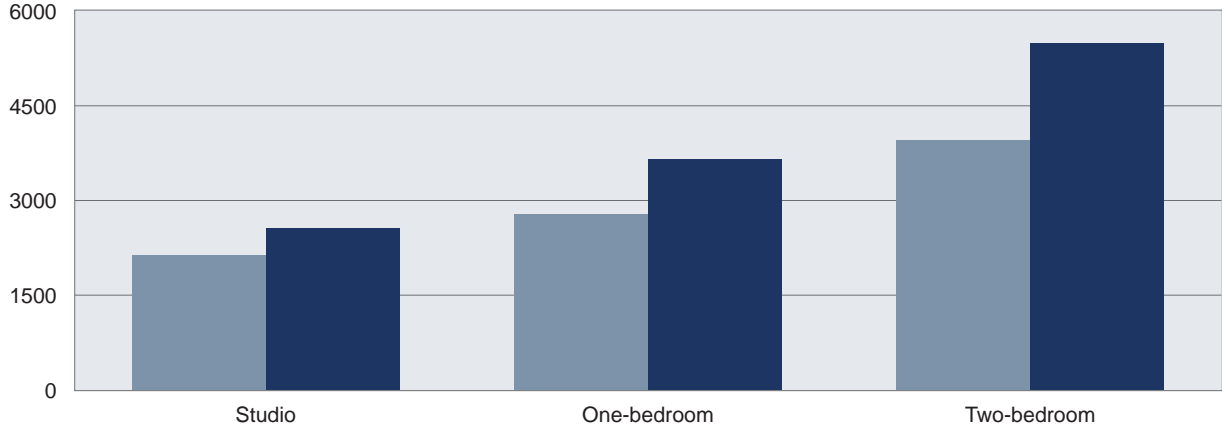
Or, you could try Gramercy Park's non-doorman two-bedrooms. These elegant apartments decreased in price by 6.6% this month, falling below the \$4,000 mark and hitting their lowest point in 12 months. This may be your opportunity to get your hands on one of those coveted keys to the park.

Rent in a luxury building and your fee could be free. Many owners of large luxury buildings are offering owner-paid fees (OPs), in an effort to ensure that they won't be carrying excess inventory into the fall. This is generally only done during down markets, so to be offered incentives in a healthy rental season such as the one we're experiencing currently is a rare treat.

MEAN CITYWIDE RENTAL PRICES

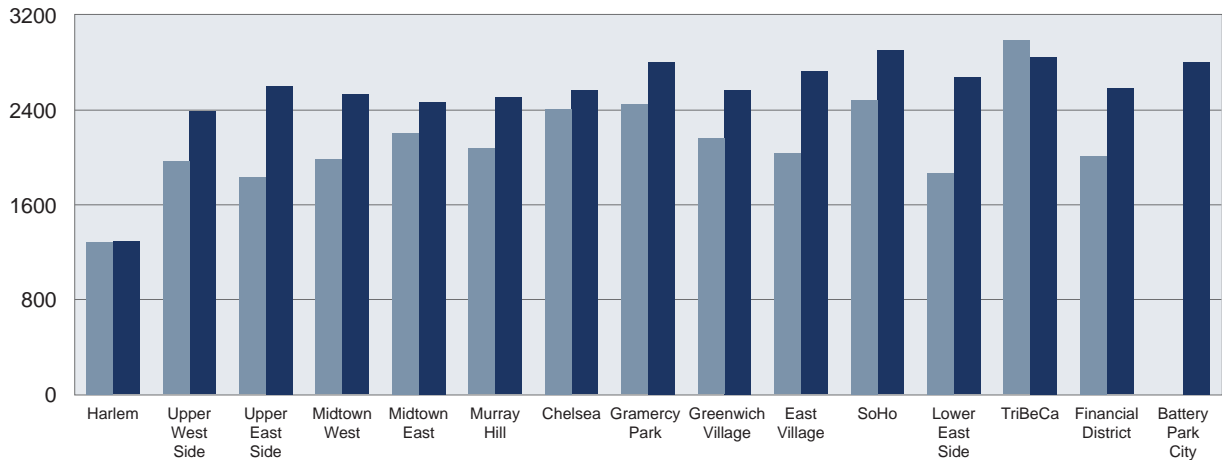
The Mean Rental Price graphs illustrate average monthly rents for studios, one-bedrooms and two-bedrooms in doorman and non-doorman buildings for the month of June 2008. Graphs tracking citywide and neighborhood price changes over a rolling 12-month period follow.

June 2008* Mean Citywide Rental Prices



Doorman	2,552	3,654	5,495
Non-doorman	2,126	2,783	3,950

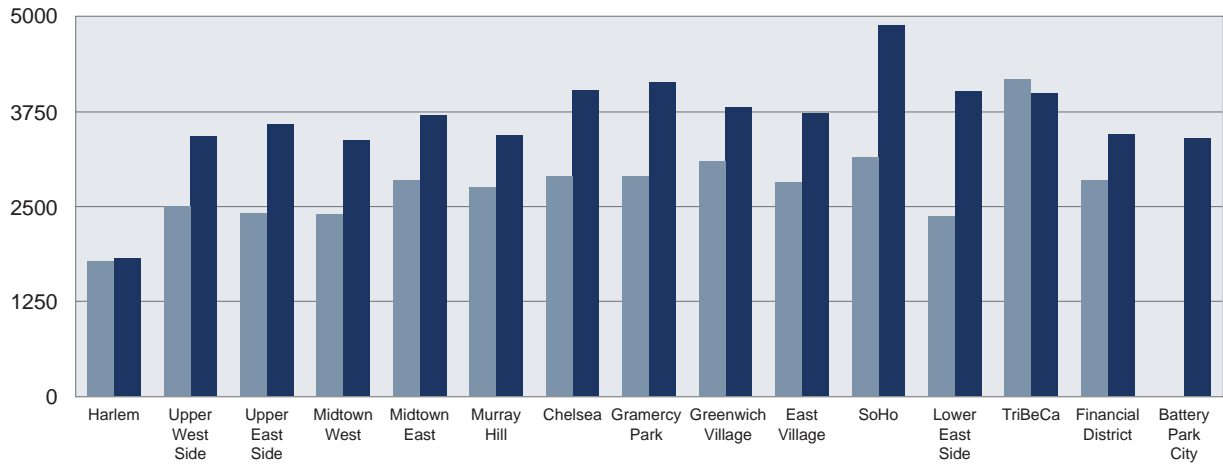
June 2008* Mean Studio Rental Prices



Doorman	1,289	2,386	2,604	2,533	2,468	2,509	2,567	2,808	2,570	2,725	2,903	2,675	2,848	2,582	2,806
Non-doorman	1,287	1,968	1,831	1,984	2,208	2,077	2,409	2,446	2,161	2,032	2,487	1,870	2,987	2,012	-

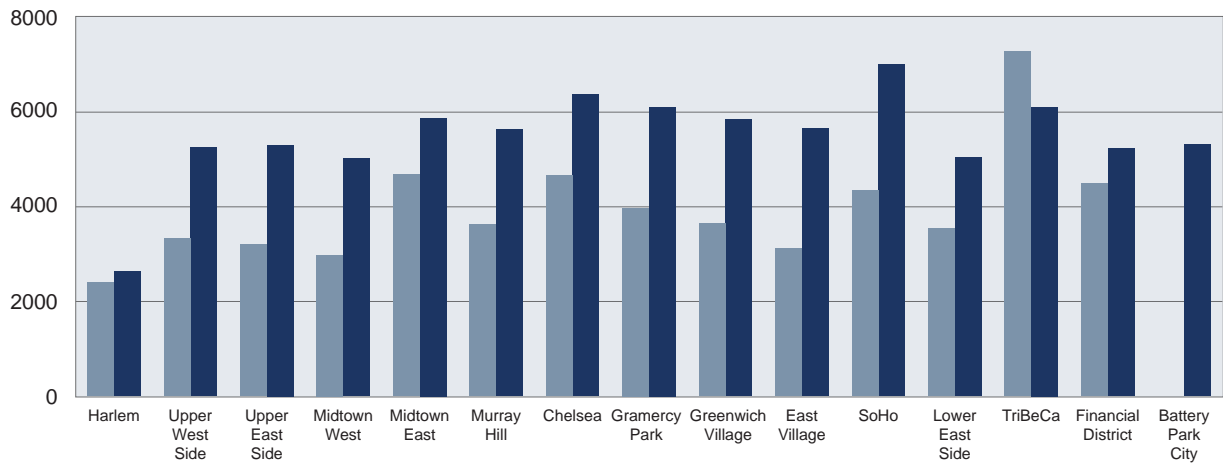
MEAN CITYWIDE RENTAL PRICES

June 2008* Mean One-bedroom Rental Prices



Doorman
 Non-doorman

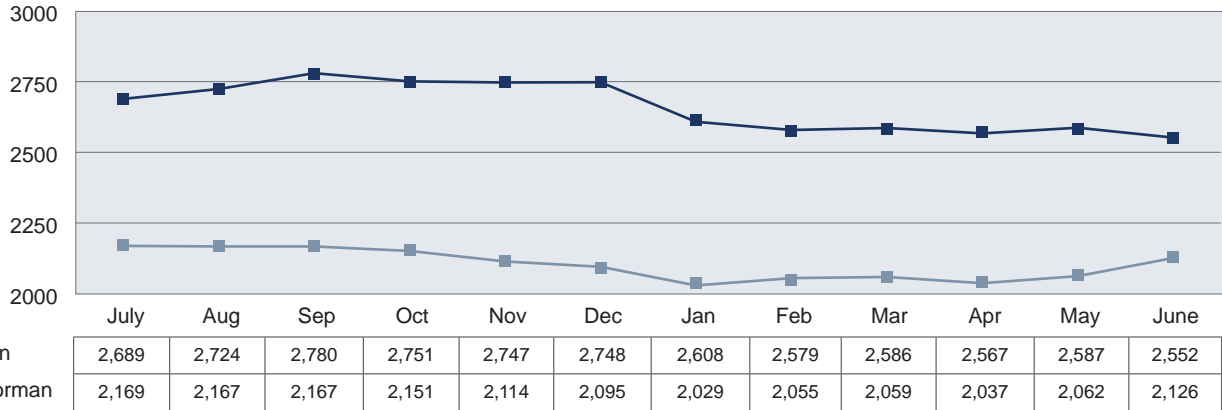
June 2008* Mean Two-bedroom Rental Prices



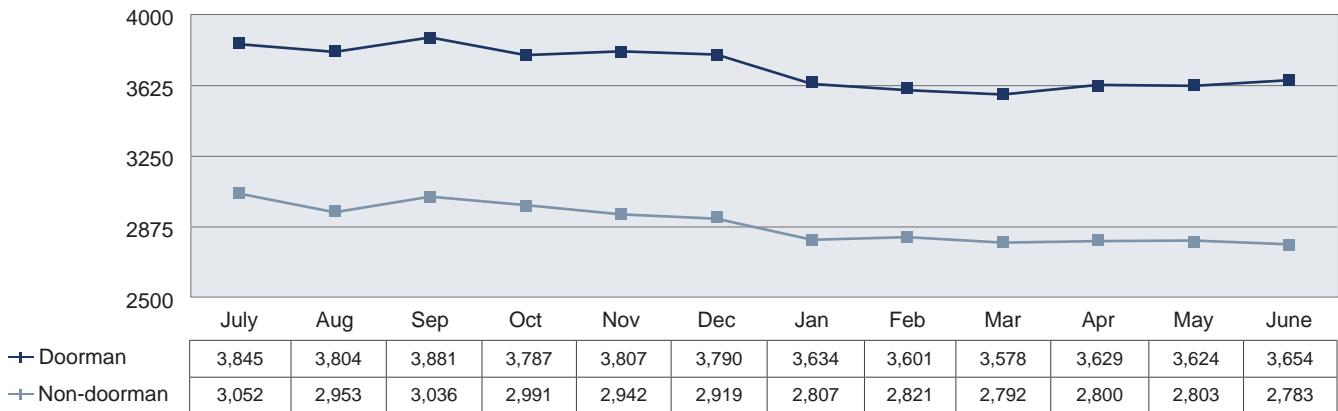
Doorman
 Non-doorman

CITYWIDE PRICE TRENDS

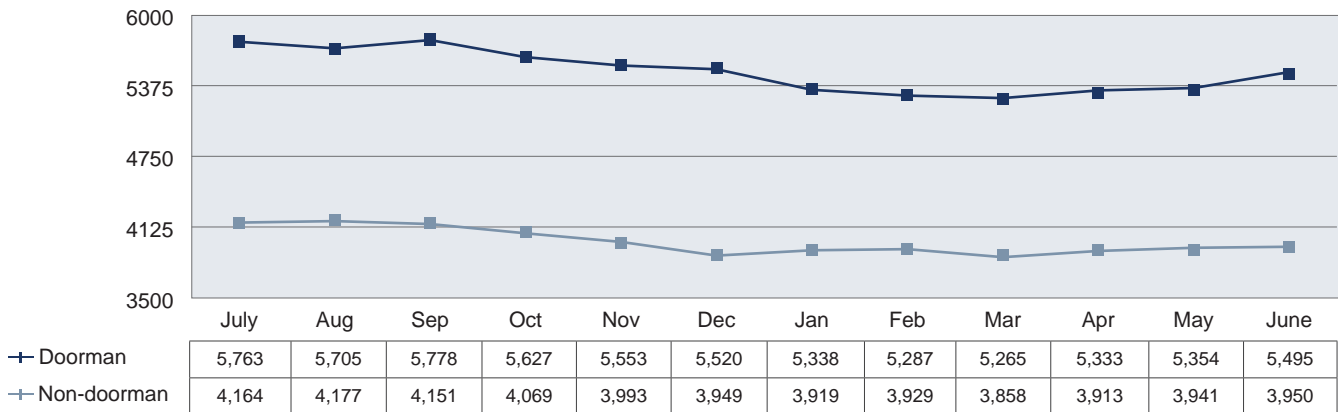
June 2008* Citywide Studio Price Trends Over 12 Months



June 2008* Citywide One-bedroom Price Trends Over 12 Months



June 2008* Citywide Two-bedroom Price Trends Over 12 Months

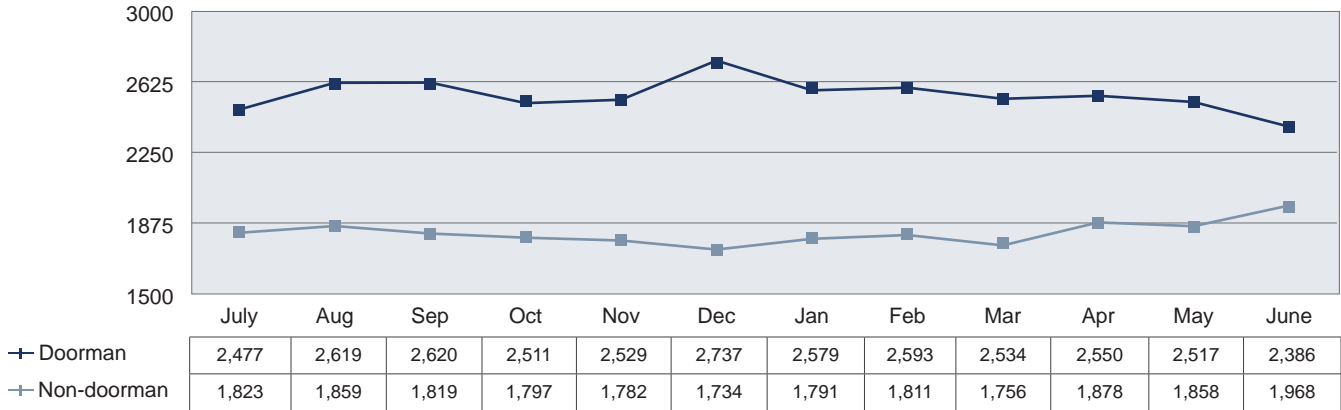


* 2008 data includes Harlem

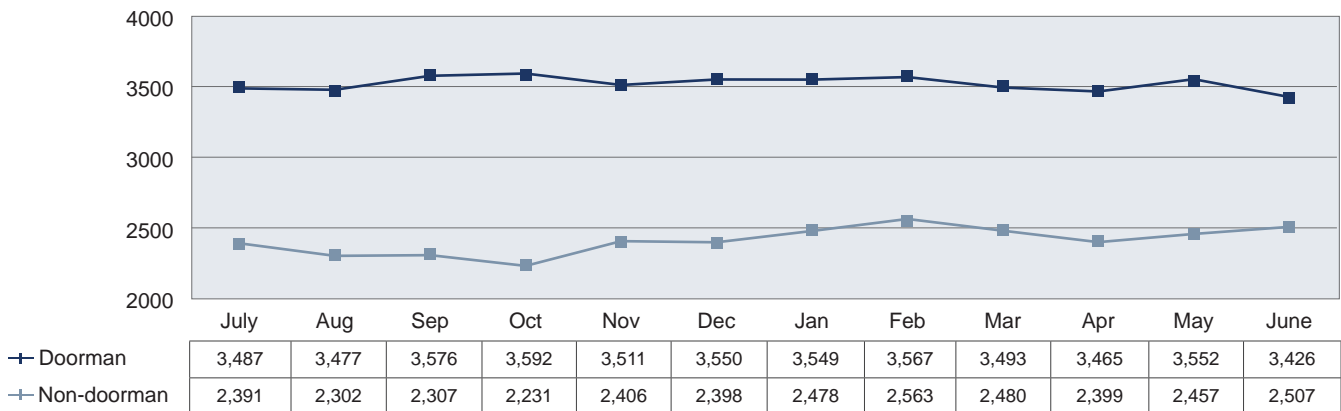
NEIGHBORHOOD PRICE TRENDS

UPPER WEST SIDE

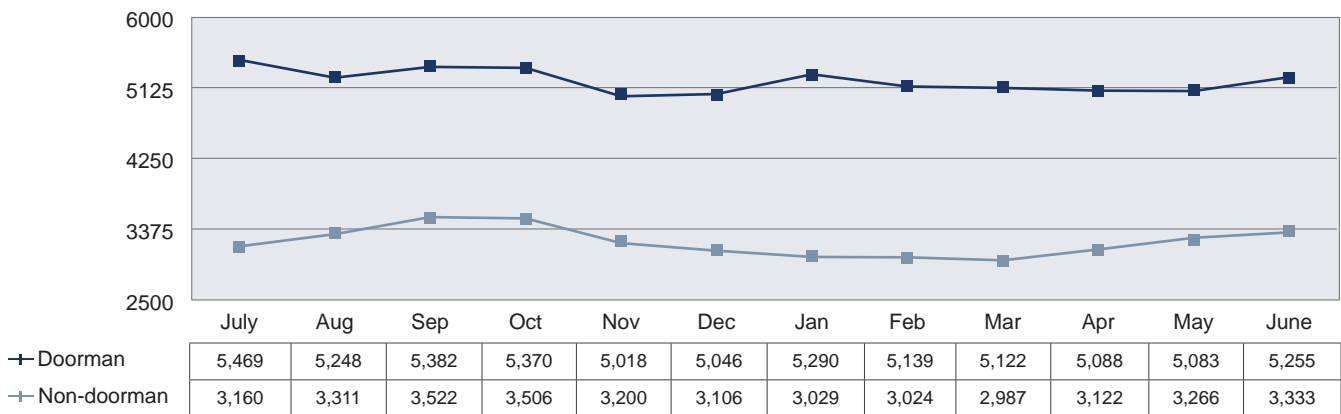
Upper West Side Studio Price Trends Over 12 Months



Upper West Side One-bedroom Price Trends Over 12 Months



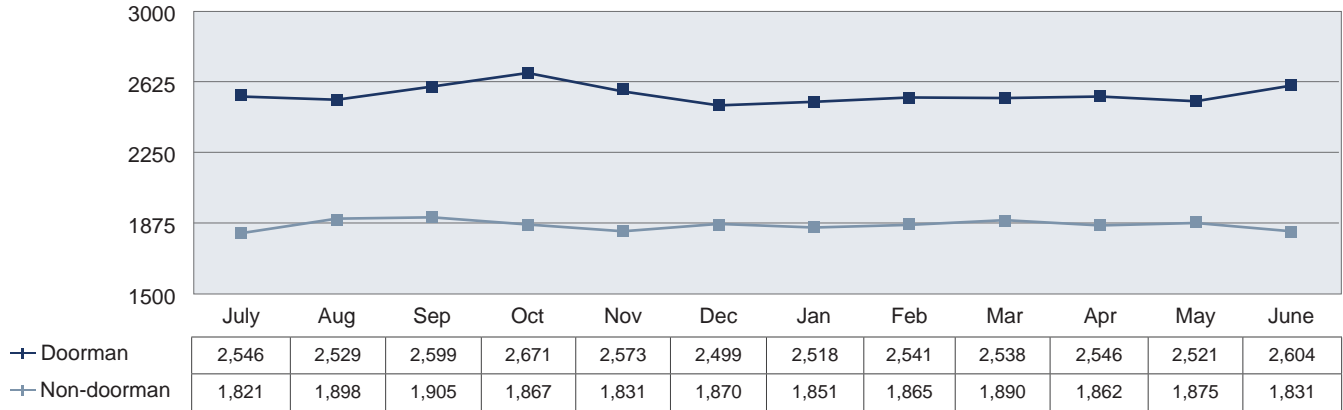
Upper West Side Two-bedroom Price Trends Over 12 Months



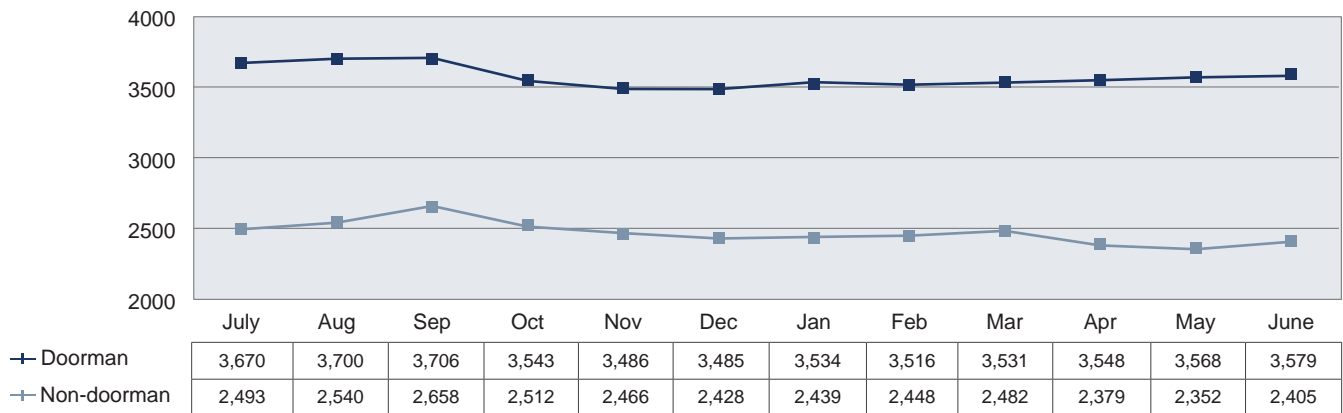
NEIGHBORHOOD PRICE TRENDS

UPPER EAST SIDE

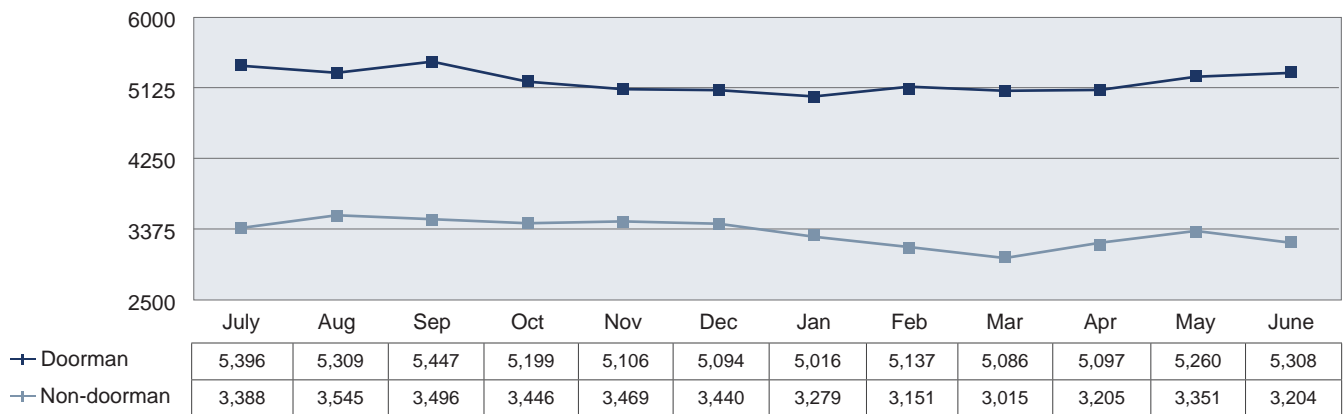
Upper East Side Studio Price Trends Over 12 Months



Upper East Side One-bedroom Price Trends Over 12 Months



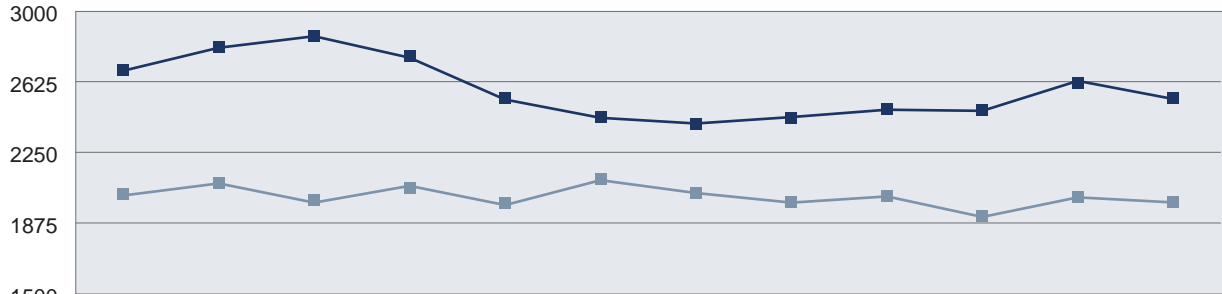
Upper East Side Two-bedroom Price Trends Over 12 Months



NEIGHBORHOOD PRICE TRENDS

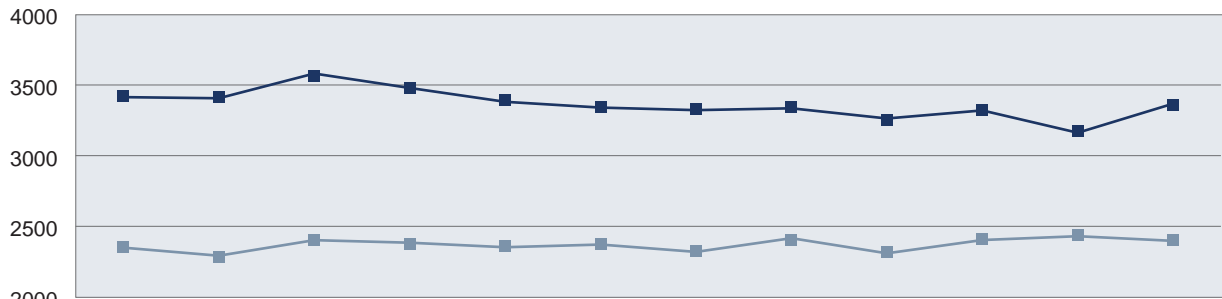
MIDTOWN WEST

Midtown West Studio Price Trends Over 12 Months



	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	2,683	2,805	2,866	2,752	2,530	2,433	2,403	2,437	2,476	2,470	2,629	2,533
+ Non-doorman	2,021	2,085	1,983	2,072	1,970	2,102	2,034	1,983	2,016	1,907	2,011	1,984

Midtown West One-bedroom Price Trends Over 12 Months



	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	3,414	3,406	3,581	3,479	3,381	3,340	3,322	3,335	3,263	3,320	3,162	3,368
+ Non-doorman	2,349	2,292	2,402	2,384	2,352	2,371	2,319	2,416	2,309	2,403	2,430	2,397

Midtown West Two-bedroom Price Trends Over 12 Months

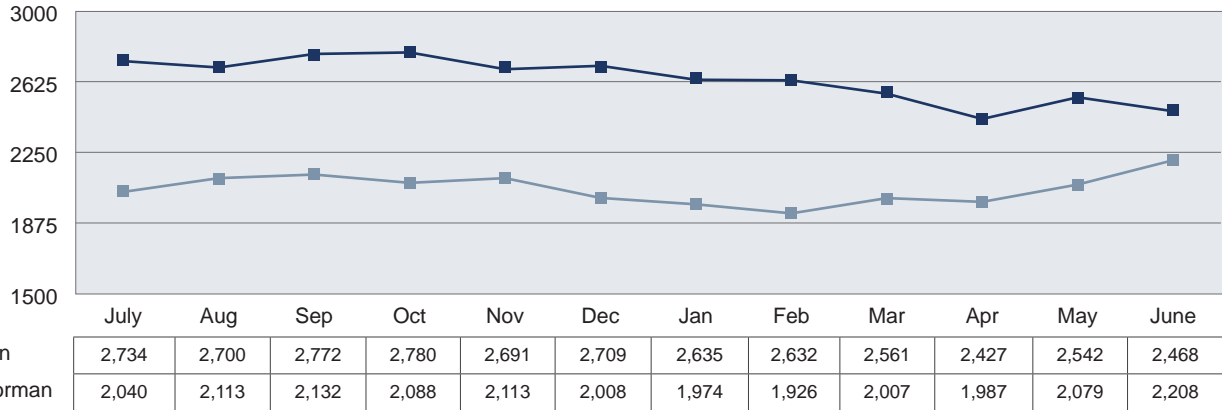


	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	5,371	5,503	5,413	5,382	5,288	5,441	5,199	5,272	5,234	5,184	5,178	5,028
+ Non-doorman	3,188	3,127	3,239	3,231	3,152	3,061	3,124	3,052	2,970	2,982	3,112	2,984

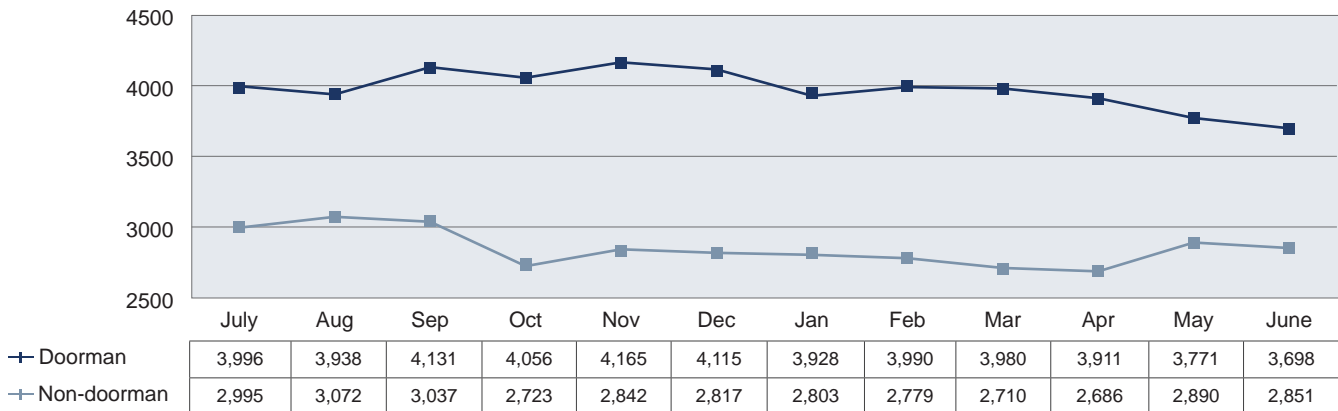
NEIGHBORHOOD PRICE TRENDS

MIDTOWN EAST

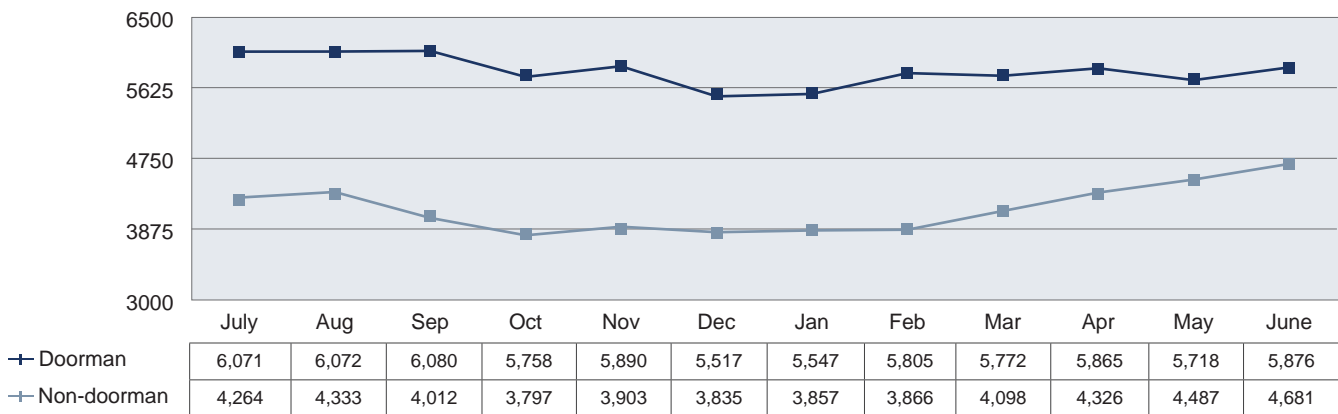
Midtown East Studio Price Trends Over 12 Months



Midtown East One-bedroom Price Trends Over 12 Months



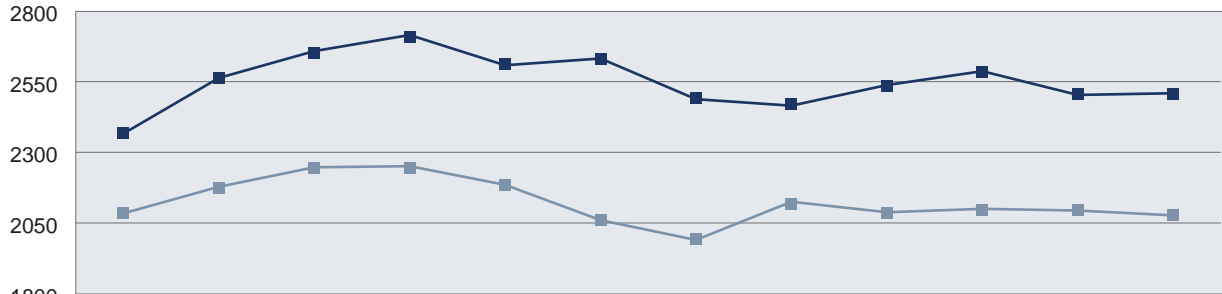
Midtown East Two-bedroom Price Trends Over 12 Months



NEIGHBORHOOD PRICE TRENDS

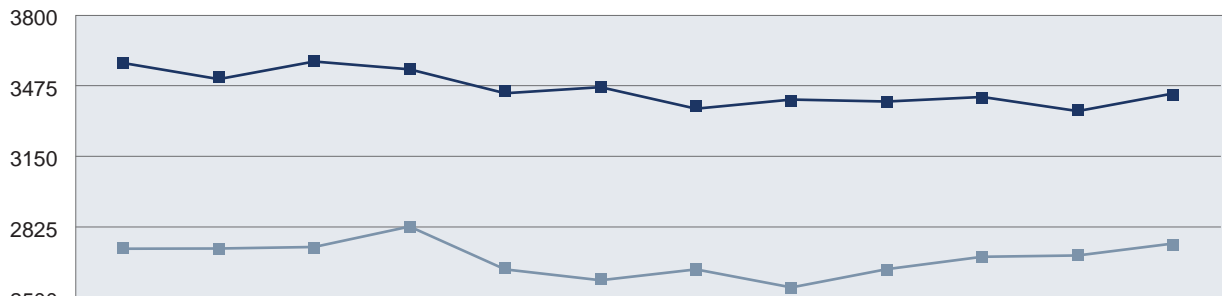
MURRAY HILL

Murray Hill Studio Price Trends Over 12 Months



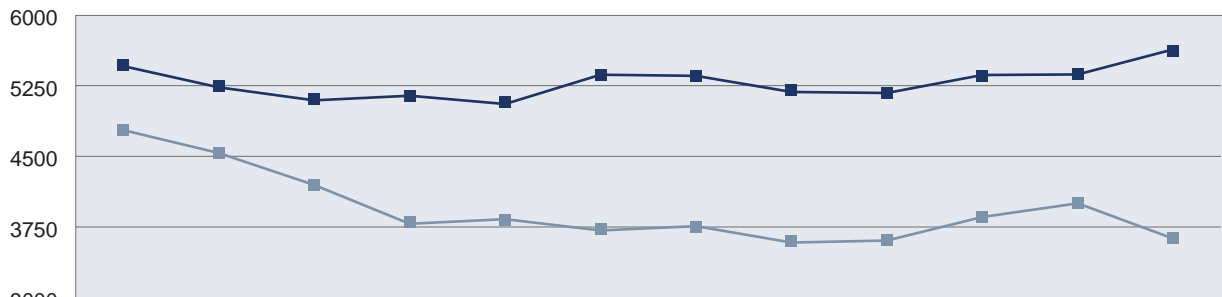
	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	2,366	2,563	2,658	2,715	2,608	2,632	2,488	2,465	2,538	2,587	2,503	2,509
+ Non-doorman	2,084	2,178	2,247	2,251	2,185	2,060	1,990	2,125	2,088	2,100	2,094	2,077

Murray Hill One-bedroom Price Trends Over 12 Months



	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	3,579	3,505	3,586	3,550	3,440	3,468	3,369	3,411	3,402	3,423	3,358	3,439
+ Non-doorman	2,725	2,726	2,733	2,827	2,630	2,580	2,630	2,547	2,631	2,688	2,694	2,749

Murray Hill Two-bedroom Price Trends Over 12 Months

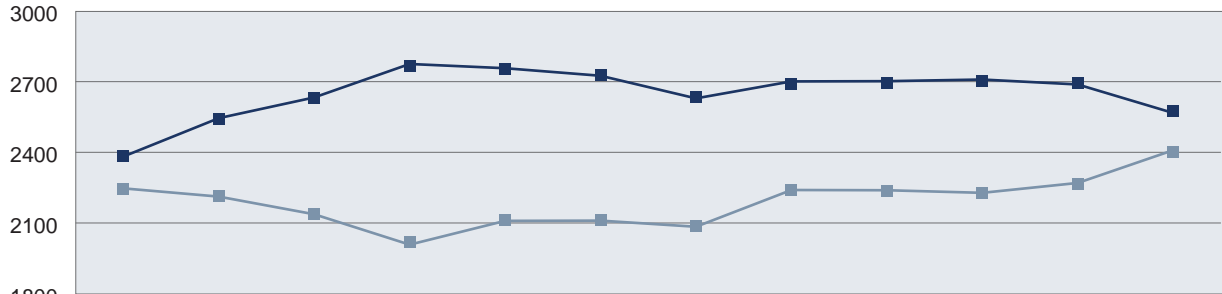


	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	5,457	5,232	5,094	5,143	5,055	5,366	5,354	5,183	5,172	5,363	5,369	5,635
+ Non-doorman	4,778	4,535	4,196	3,784	3,833	3,713	3,759	3,585	3,606	3,856	4,001	3,627

NEIGHBORHOOD PRICE TRENDS

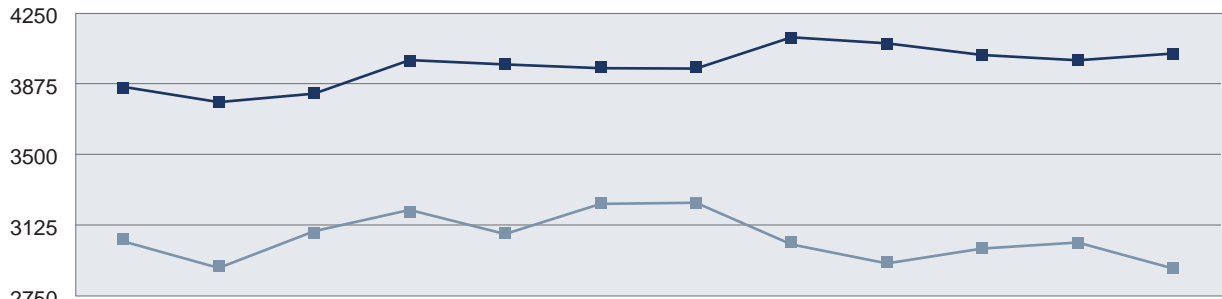
CHELSEA

Chelsea Studio Price Trends Over 12 Months



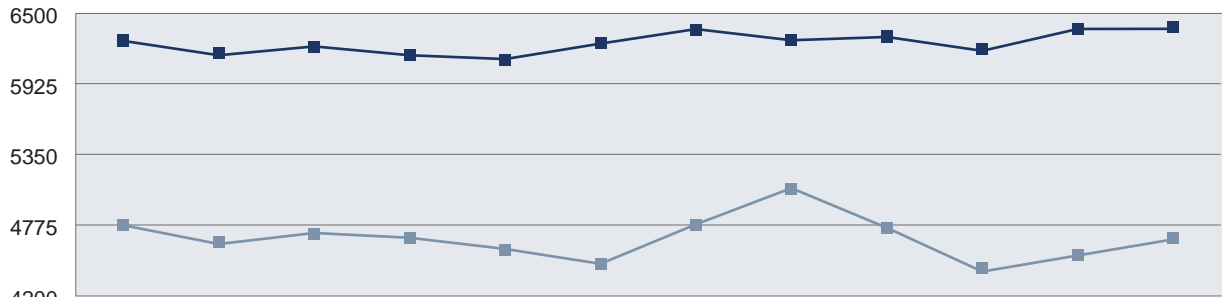
	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	2,382	2,545	2,633	2,775	2,757	2,725	2,629	2,701	2,702	2,709	2,688	2,567
+ Non-doorman	2,247	2,212	2,137	2,008	2,109	2,110	2,084	2,240	2,239	2,228	2,270	2,409

Chelsea One-bedroom Price Trends Over 12 Months



	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	3,858	3,777	3,822	4,000	3,977	3,957	3,955	4,121	4,089	4,027	3,999	4,035
+ Non-doorman	3,038	2,897	3,092	3,205	3,077	3,237	3,243	3,022	2,921	3,000	3,032	2,894

Chelsea Two-bedroom Price Trends Over 12 Months

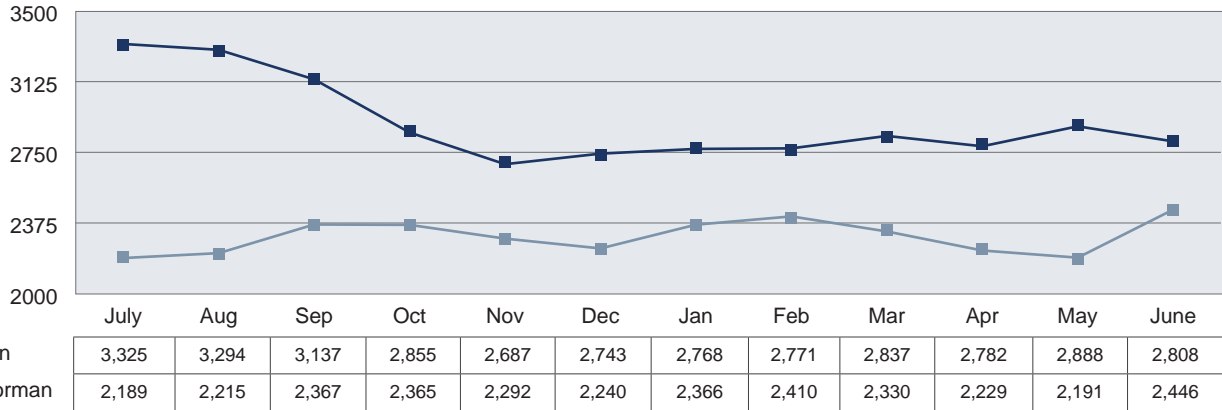


	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	6,273	6,156	6,228	6,156	6,125	6,251	6,369	6,278	6,305	6,192	6,370	6,371
+ Non-doorman	4,773	4,620	4,710	4,671	4,580	4,459	4,780	5,075	4,752	4,396	4,527	4,658

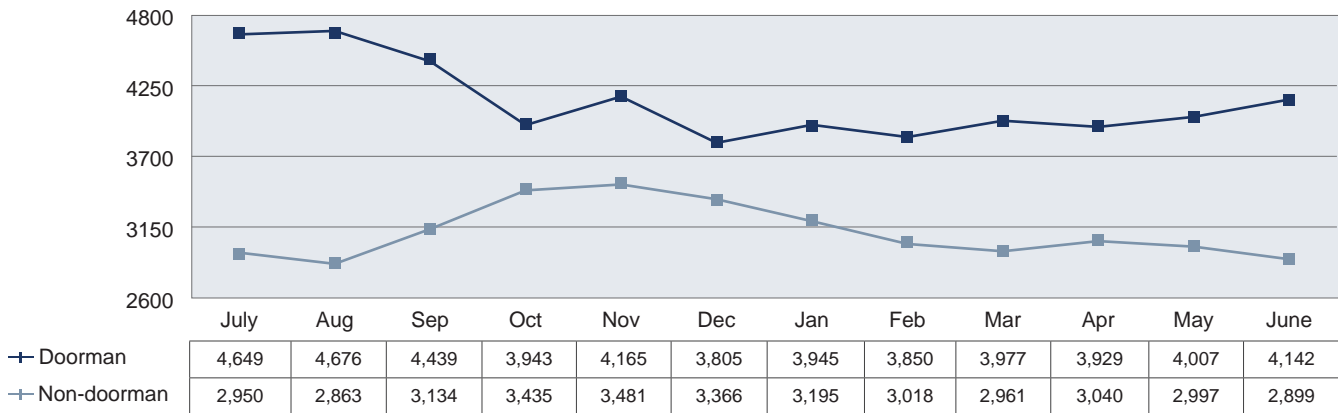
NEIGHBORHOOD PRICE TRENDS

GRAMERCY PARK

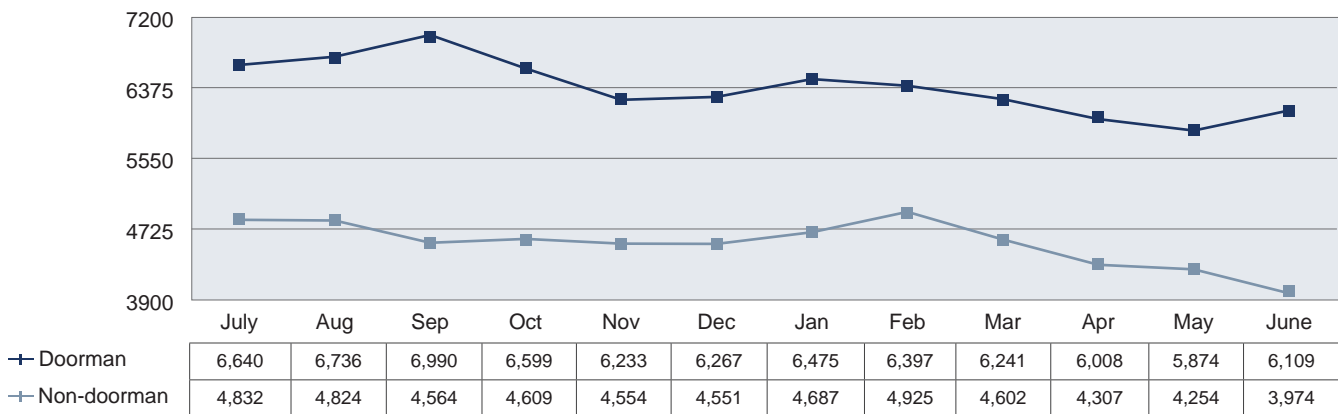
Gramercy Park Studio Price Trends Over 12 Months



Gramercy Park One-bedroom Price Trends Over 12 Months



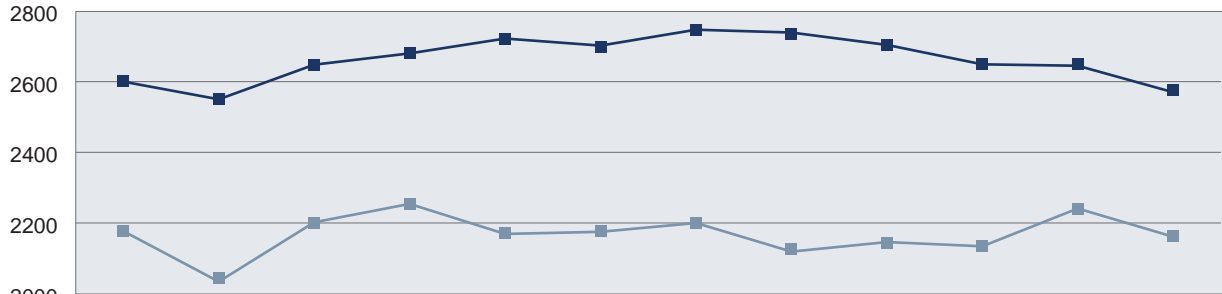
Gramercy Park Two-bedroom Price Trends Over 12 Months



NEIGHBORHOOD PRICE TRENDS

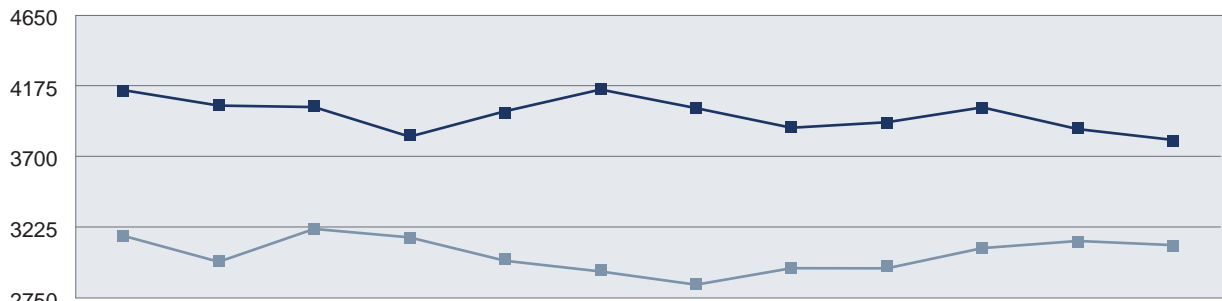
GREENWICH VILLAGE

Greenwich Village Studio Price Trends Over 12 Months



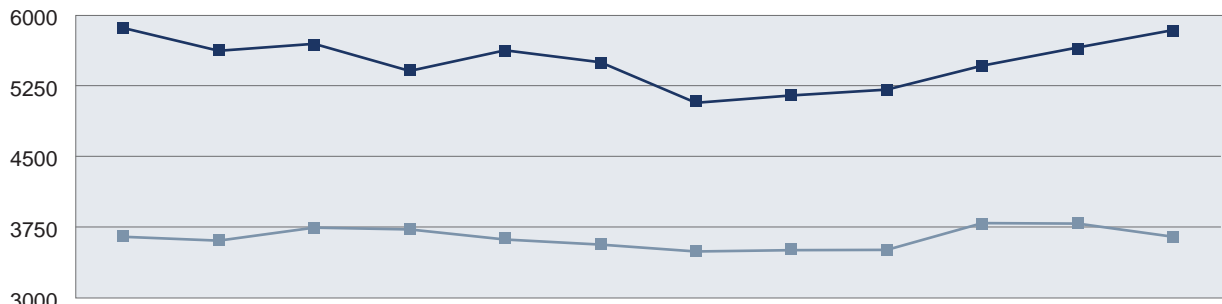
	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	2,600	2,550	2,648	2,680	2,722	2,702	2,747	2,739	2,704	2,649	2,645	2,570
+ Non-doorman	2,177	2,034	2,202	2,254	2,169	2,175	2,200	2,119	2,146	2,134	2,241	2,161

Greenwich Village One-bedroom Price Trends Over 12 Months



	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	4,145	4,041	4,031	3,832	4,003	4,149	4,024	3,892	3,929	4,029	3,883	3,810
+ Non-doorman	3,166	2,991	3,212	3,155	2,998	2,926	2,837	2,948	2,947	3,083	3,131	3,103

Greenwich Village Two-bedroom Price Trends Over 12 Months

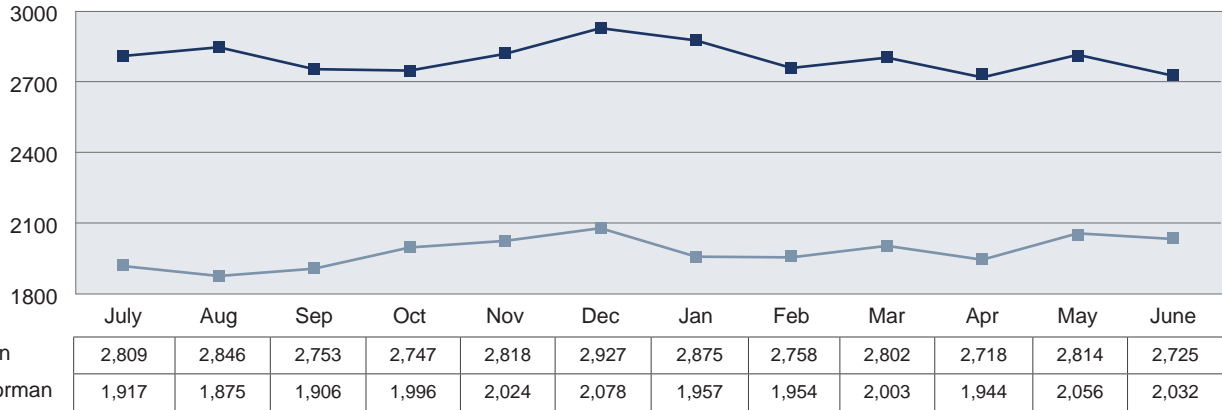


	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	5,862	5,620	5,694	5,406	5,625	5,498	5,068	5,146	5,208	5,462	5,655	5,840
+ Non-doorman	3,646	3,605	3,743	3,724	3,617	3,563	3,490	3,504	3,507	3,791	3,786	3,646

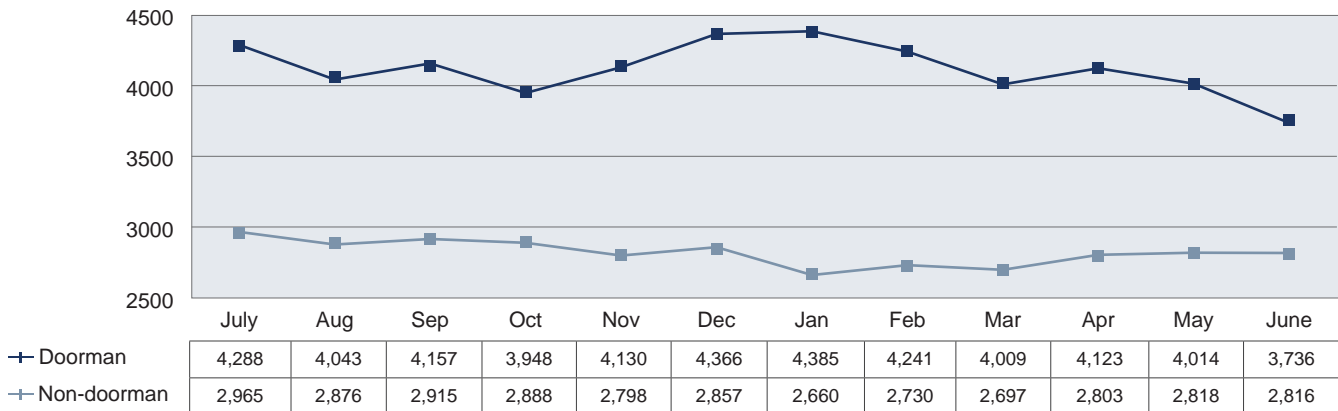
NEIGHBORHOOD PRICE TRENDS

EAST VILLAGE

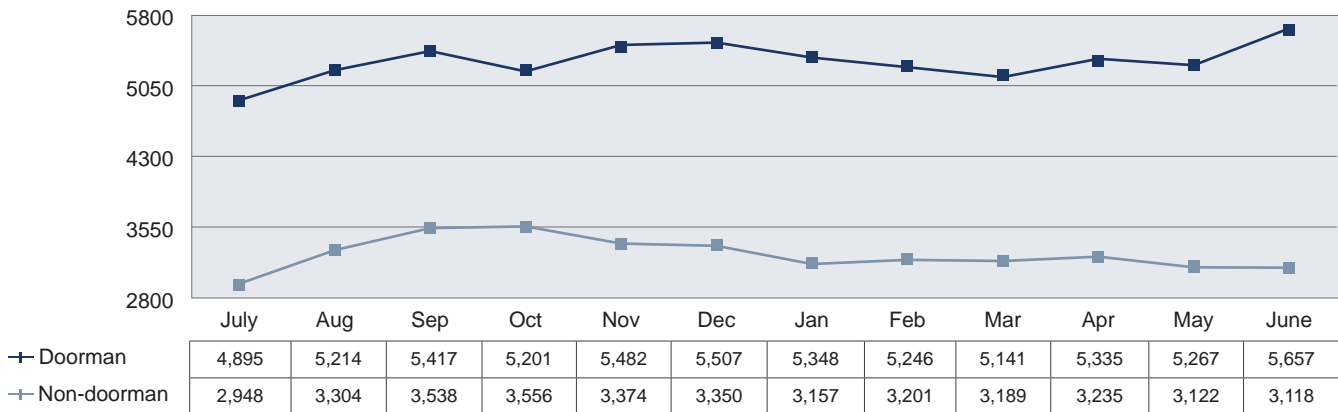
East Village Studio Price Trends Over 12 Months



East Village One-bedroom Price Trends Over 12 Months



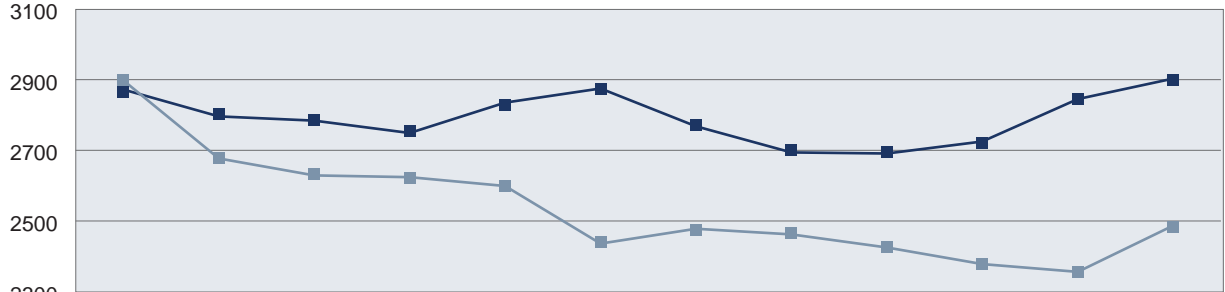
East Village Two-bedroom Price Trends Over 12 Months



NEIGHBORHOOD PRICE TRENDS

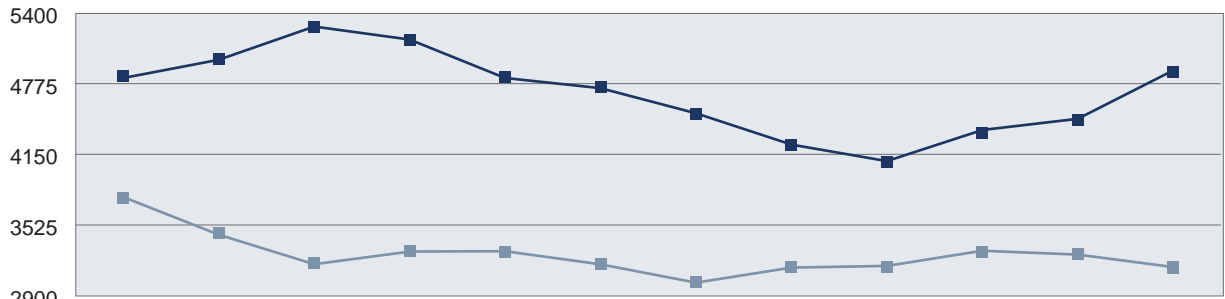
SoHo

SoHo Studio Price Trends Over 12 Months



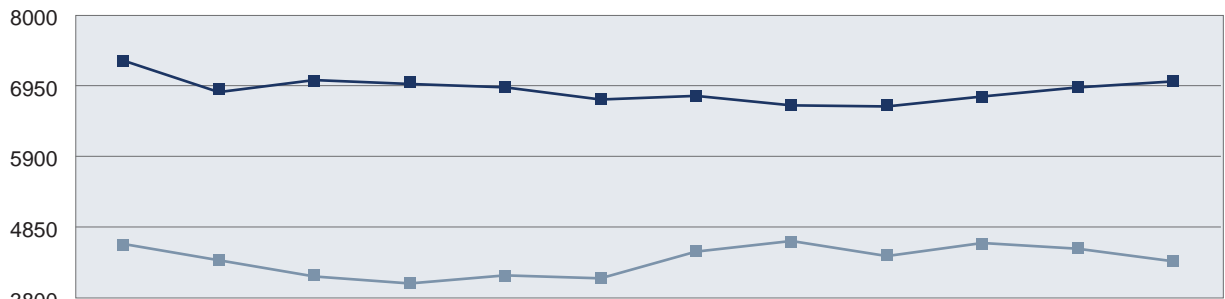
	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Doorman	2,872	2,796	2,784	2,749	2,835	2,875	2,768	2,694	2,691	2,725	2,845	2,903
Non-doorman	2,898	2,677	2,629	2,624	2,599	2,436	2,478	2,462	2,425	2,378	2,356	2,487

SoHo One-bedroom Price Trends Over 12 Months



	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Doorman	4,825	4,986	5,280	5,165	4,825	4,735	4,513	4,236	4,090	4,365	4,464	4,892
Non-doorman	3,772	3,439	3,178	3,290	3,293	3,177	3,015	3,148	3,163	3,297	3,263	3,153

SoHo Two-bedroom Price Trends Over 12 Months

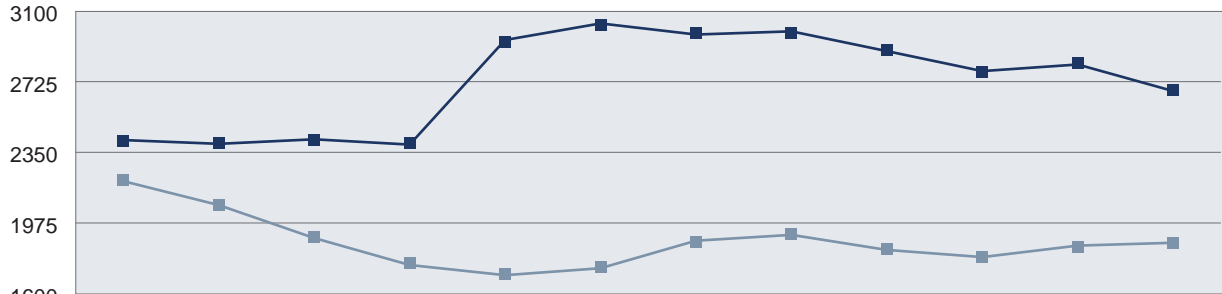


	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Doorman	7,323	6,854	7,033	6,975	6,925	6,744	6,798	6,657	6,641	6,789	6,924	7,013
Non-doorman	4,598	4,356	4,115	4,011	4,131	4,087	4,484	4,642	4,418	4,612	4,527	4,340

NEIGHBORHOOD PRICE TRENDS

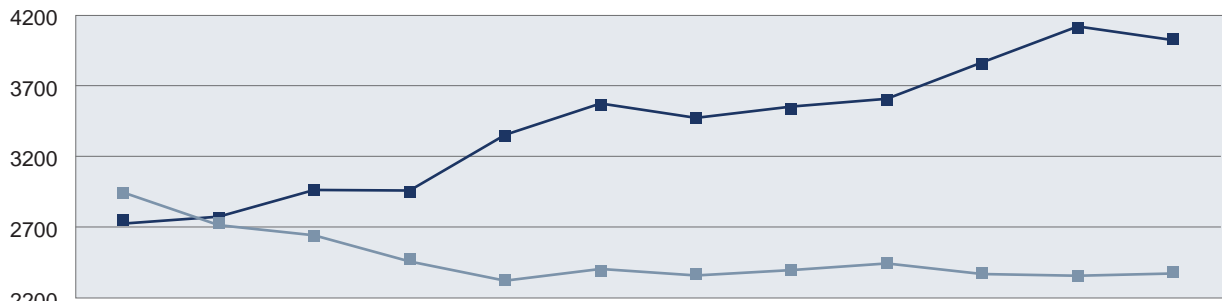
LOWER EAST SIDE

Lower East Side Studio Price Trends Over 12 Months



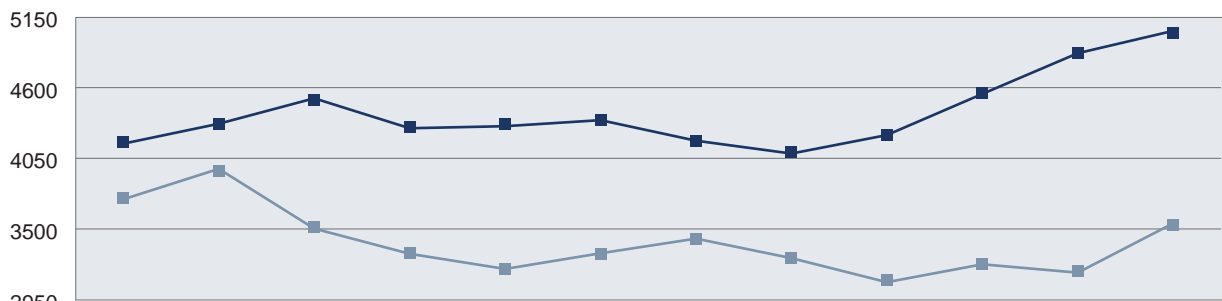
	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	2,415	2,395	2,419	2,391	2,946	3,034	2,975	2,992	2,887	2,781	2,816	2,675
+ Non-doorman	2,197	2,070	1,895	1,752	1,698	1,735	1,881	1,912	1,832	1,794	1,855	1,870

Lower East Side One-bedroom Price Trends Over 12 Months



	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	2,724	2,773	2,962	2,958	3,352	3,574	3,472	3,552	3,607	3,865	4,119	4,022
+ Non-doorman	2,944	2,713	2,641	2,456	2,320	2,403	2,357	2,395	2,442	2,367	2,355	2,371

Lower East Side Two-bedroom Price Trends Over 12 Months

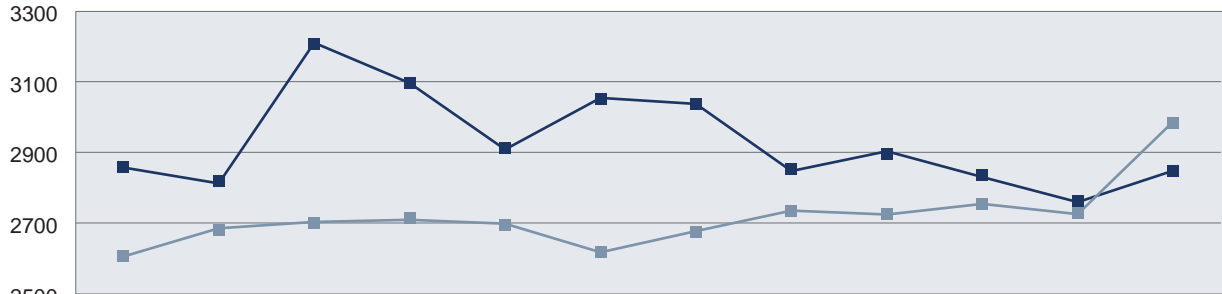


	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	4,164	4,319	4,517	4,284	4,300	4,347	4,187	4,087	4,231	4,551	4,868	5,042
+ Non-doorman	3,731	3,968	3,503	3,307	3,189	3,311	3,425	3,273	3,086	3,225	3,160	3,544

NEIGHBORHOOD PRICE TRENDS

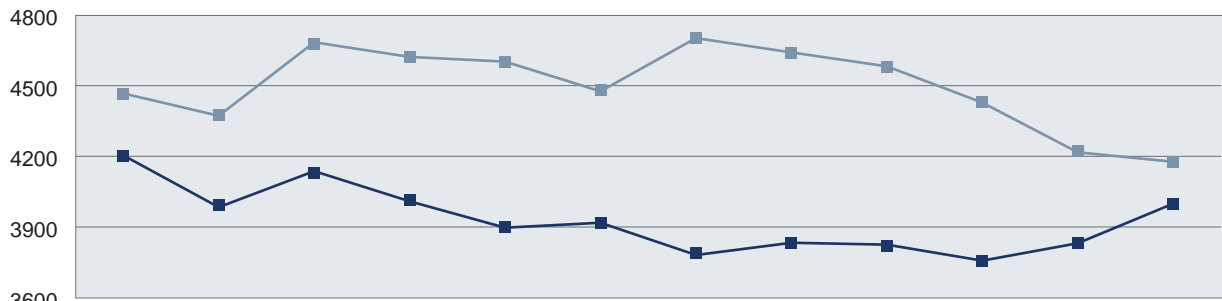
TRIBECA

TriBeCa Studio Price Trends Over 12 Months



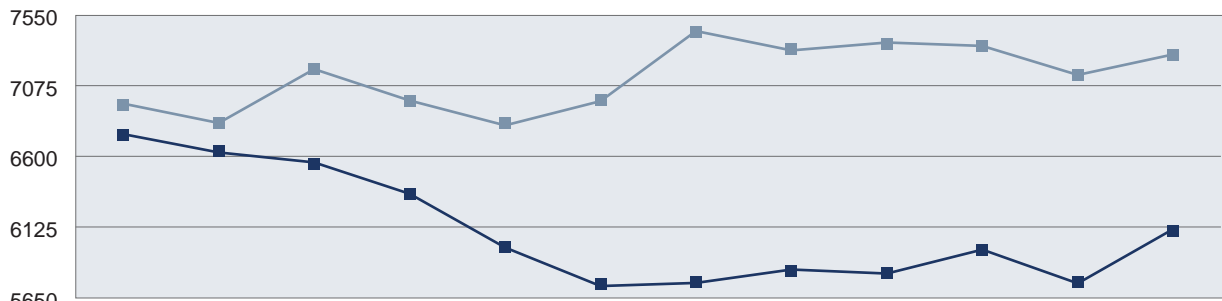
	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	2,857	2,812	3,210	3,096	2,908	3,054	3,037	2,847	2,903	2,830	2,759	2,848
+ Non-doorman	2,605	2,685	2,703	2,709	2,698	2,617	2,677	2,735	2,724	2,754	2,725	2,987

TriBeCa One-bedroom Price Trends Over 12 Months



	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	4,204	3,984	4,137	4,009	3,897	3,918	3,781	3,833	3,825	3,757	3,831	3,999
+ Non-doorman	4,467	4,372	4,684	4,622	4,602	4,476	4,702	4,641	4,582	4,428	4,217	4,177

TriBeCa Two-bedroom Price Trends Over 12 Months

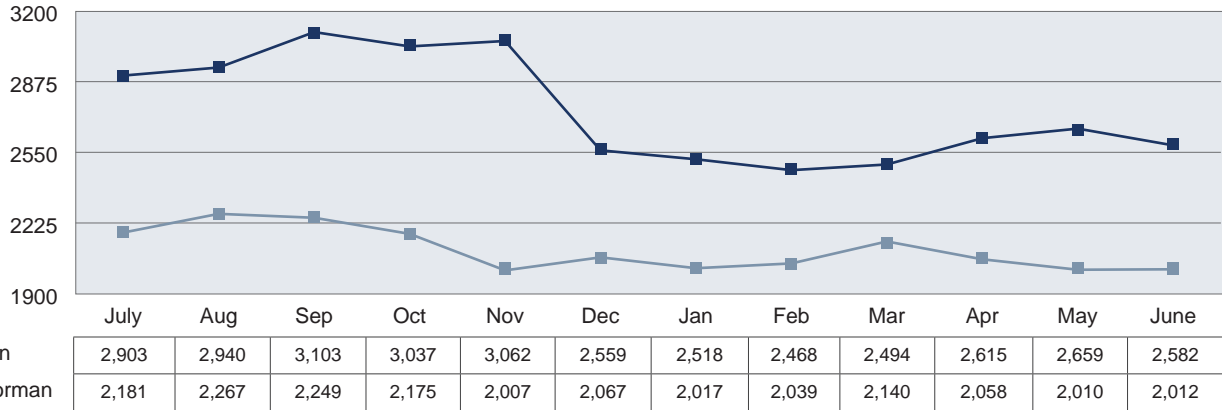


	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
+ Doorman	6,749	6,626	6,559	6,348	5,987	5,728	5,749	5,839	5,812	5,973	5,746	6,111
+ Non-doorman	6,954	6,824	7,186	6,975	6,808	6,971	7,442	7,312	7,365	7,342	7,147	7,285

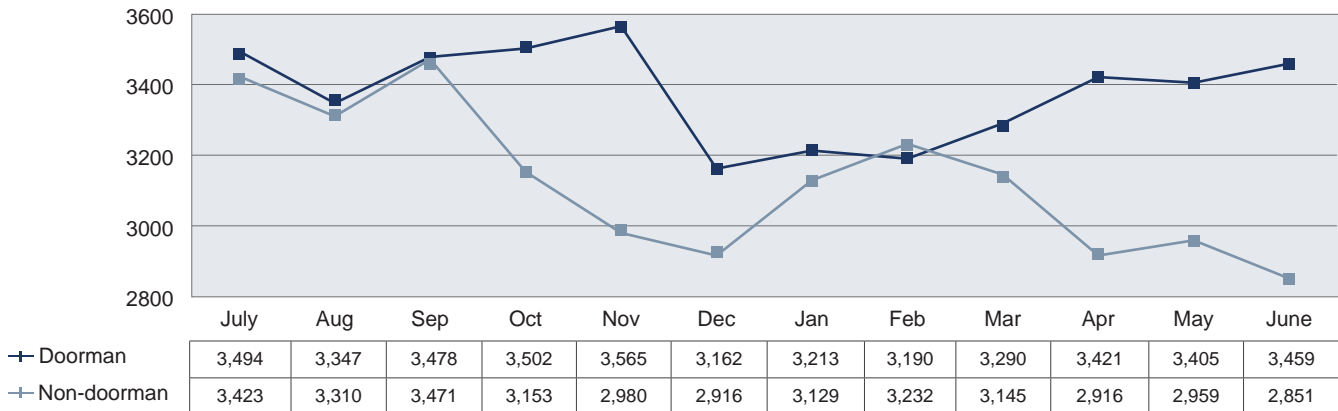
NEIGHBORHOOD PRICE TRENDS

FINANCIAL DISTRICT

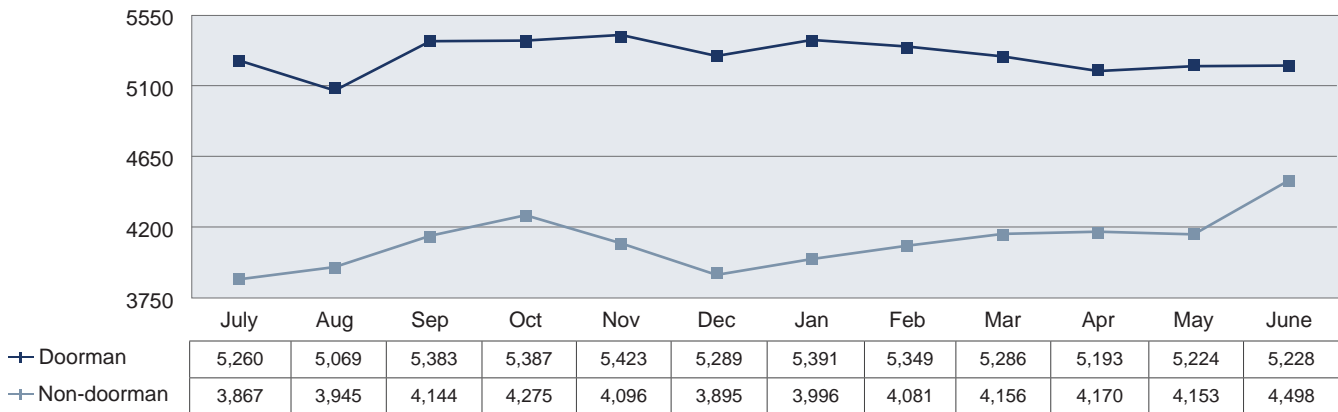
Financial District Studio Price Trends Over 12 Months



Financial District One-bedroom Price Trends Over 12 Months



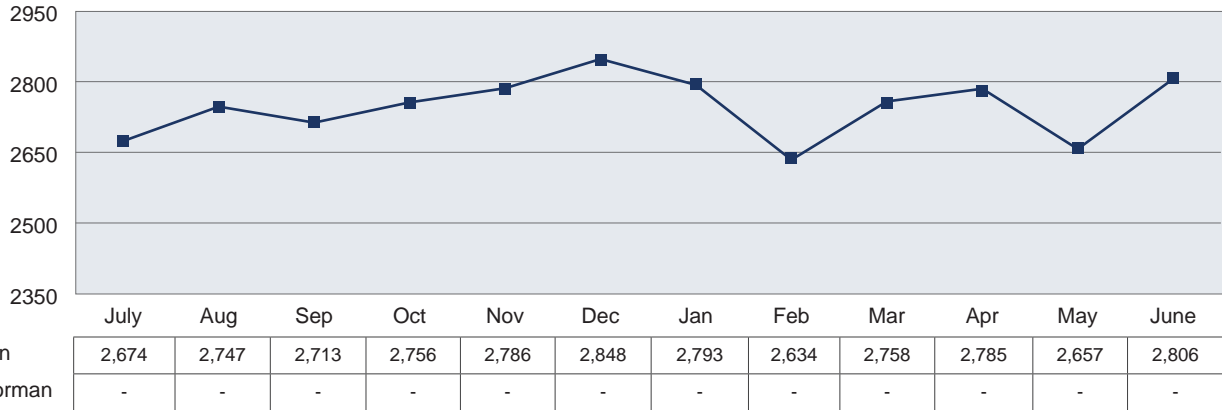
Financial District Two-bedroom Price Trends Over 12 Months



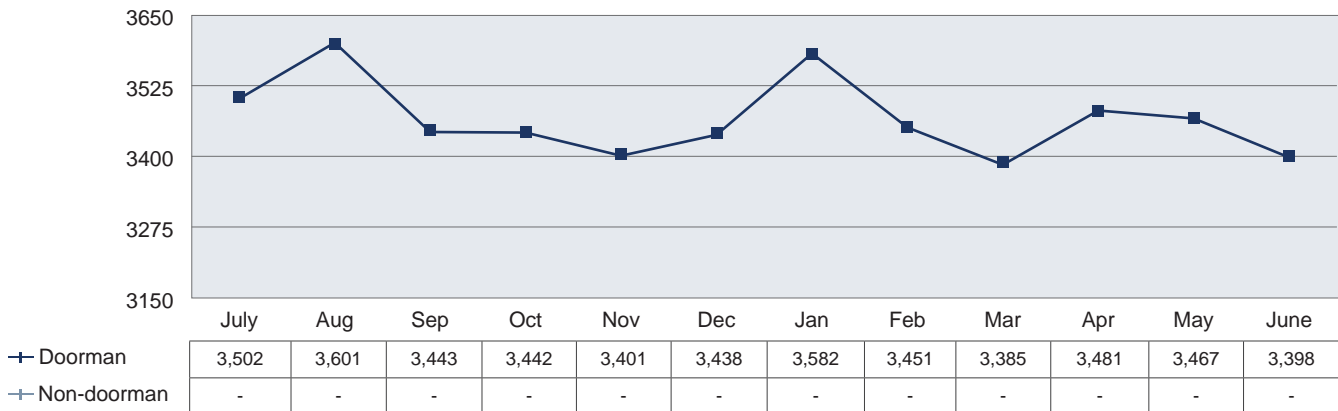
NEIGHBORHOOD PRICE TRENDS

BATTERY PARK CITY

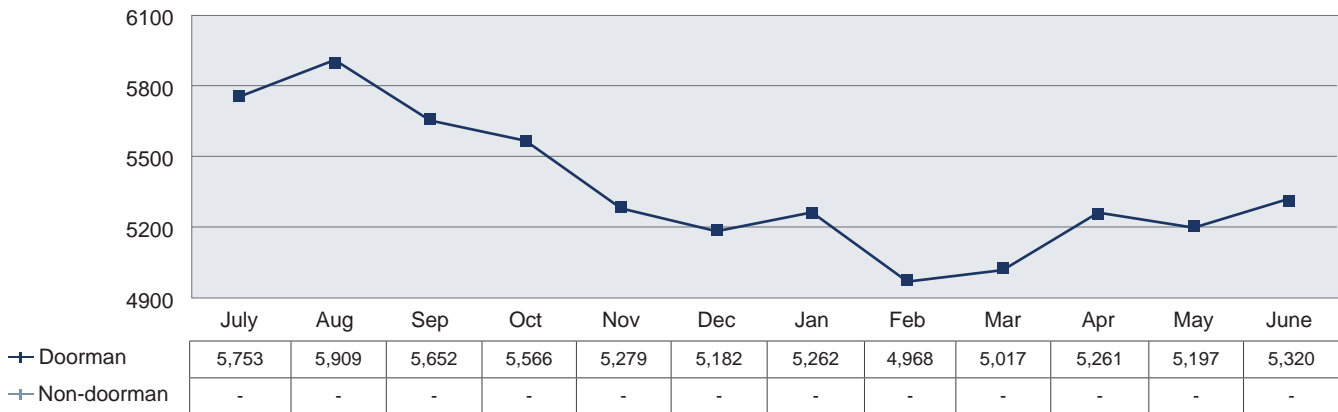
Battery Park City Studio Price Trends Over 12 Months



Battery Park City One-bedroom Price Trends Over 12 Months



Battery Park City Two-bedroom Price Trends Over 12 Months

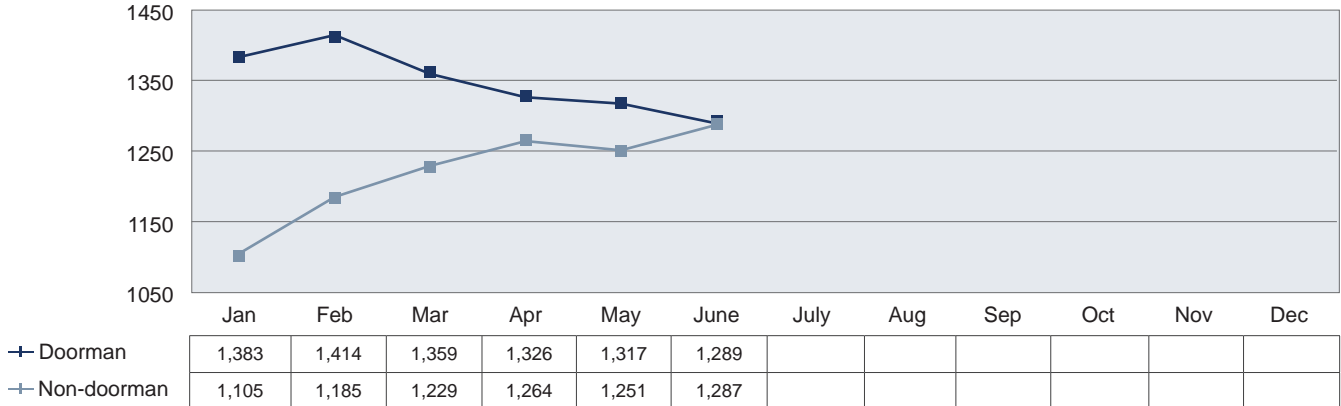


NEIGHBORHOOD PRICE TRENDS

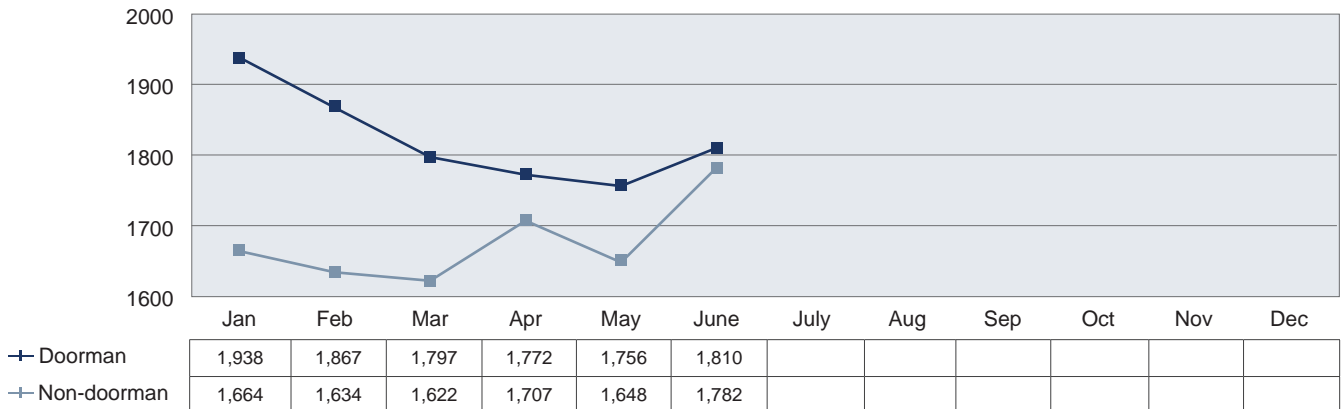
HARLEM

As Harlem's data is new to this report, these graphs only show Harlem rents in 2008 so far.

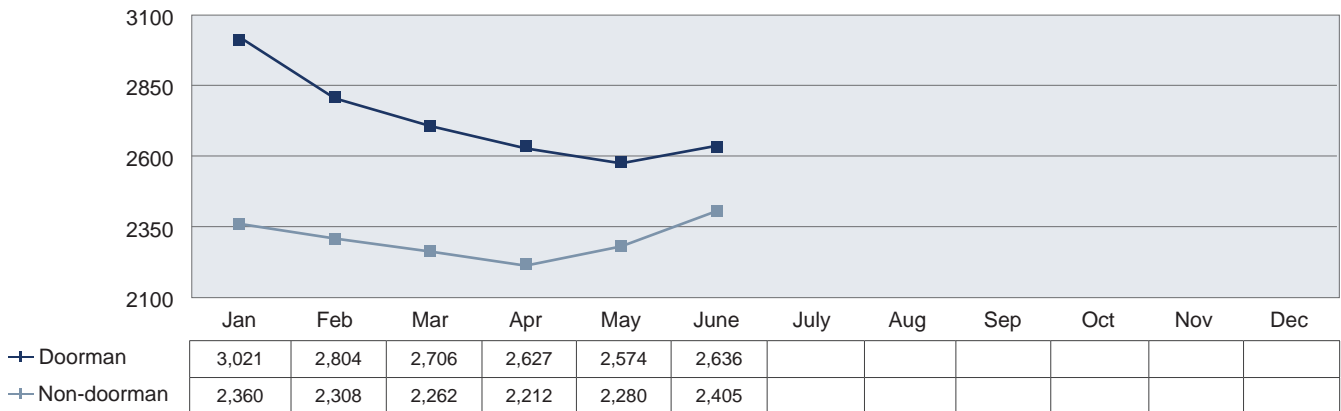
Harlem Studio Price Trends Over 12 Months



Harlem One-bedroom Price Trends Over 12 Months



Harlem Two-bedroom Price Trends Over 12 Months



THE REPORT EXPLAINED

The Manhattan Rental Market Report is the **only report that compares fluctuation in the city's rental data on a monthly basis**. It is an essential tool for potential renters seeking transparency in the NYC apartment market and a benchmark for landlords to efficiently and fairly adjust individual property rents in Manhattan.

The Manhattan Rental Market Report is based on data cross-sectioned from over 10,000 currently available listings located below 155th Street and priced under \$10,000, with ultra-luxury property omitted to obtain a true monthly rental average. Our data is aggregated from the TREGNY proprietary database and sampled from a specific mid-month point to record current rental rates offered by landlords during that particular month. It is then combined with information from the REBNY Real Estate Listings Source (RLS), OnLine Residential (OLR.com) and R.O.L.E.X. (Real Plus).

Contact us now: 212.475.9000

Note: All market data is collected and compiled by The Real Estate Group's marketing department and is overseen by C.O.O. Daniel Baum. The information presented here is intended for instructive purposes only and has been gathered from sources deemed reliable, though it may be subject to errors, omissions, changes or withdrawal without notice.

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