



ELLIMAN REPORT

MANHATTAN

- Median rental price fell for the third consecutive month as concessions expanded** Although rents remain elevated, the median rental price slipped 3% to \$3,100 from the prior year, marking the third consecutive year-over-year monthly decline. Consistent with somewhat weaker rental price trends, the use of concessions by landlords expanded. The market share of transactions with concessions rose to 7.2%, after remaining below 5.5% since January 2012. While concessions are seeing limited use, the rise was consistent with easing in rental price growth and the small rise in the vacancy rate. These results can be attributed to the surge in sales observed over the summer as the threat of rising mortgage rates pulled many renters into the sales market.
- The number of new rentals fell sharply, while inventory expanded** Consistent with the weakening of rental price indicators and the expanded use of concessions, the number of new rentals fell. There were 2,385 new rentals during the past month, 34.4% below the same month last year suggesting a rise in lease renewals. Listing inventory expanded 22.5% to 6,127 over the same period.
- Vacancy rate at highest level in more than 7 years** The Manhattan vacancy rate jumped to 2.8% from 1.59% during the same month last year as the rental market competed with an unusually active sales market.

Manhattan Rental Market	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Average Rental Price	\$3,890	0.7%	\$3,862	-0.6%	\$3,913
Rental Price per Square Foot	\$51.96	4.5%	\$49.71	4.2%	\$49.86
Median Rental Price	\$3,100	-1.6%	\$3,150	-3.0%	\$3,195
Number of New Rentals	2,385	-32.8%	3,551	-34.4%	3,634
Days on Market (From Original List Date)	49	6.5%	46	-15.5%	58
Listing Discount (From Original List Price)	4.8%		4.5%		4.5%
Listing Inventory	6,127	5.4%	5,811	22.5%	5,000

(Face Rent)

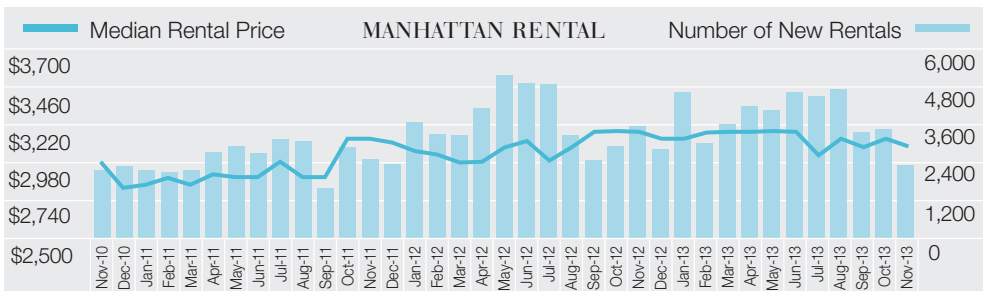
Manhattan Rental w/Concessions	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Average Rental Price	\$3,865	0.4%	\$3,848	-0.9%	\$3,900
Rental Price per Square Foot	\$51.63	4.2%	\$49.53	3.9%	\$49.69
Median Rental Price	\$3,080	-1.9%	\$3,139	-3.3%	\$3,184
Number of New Rentals w/Concessions (%)	7.2%		3.7%		4.2%
Free Rent/Owner Paid (Mos)	1.1	-8.3%	1.2	22.2%	0.9

(Net Effective Rent)

Manhattan Vacancy Rate	NOV-13	OCT-13	NOV-12
Manhattan	2.80%	2.42%	1.59%
Downtown	3.38%	2.33%	1.63%
East Side	3.61%	3.83%	1.04%
West Side	2.42%	2.35%	1.89%
Uptown	0.35%	0.44%	1.95%

Manhattan Median Rental Price by Property Type	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Doorman	\$3,578	0.3%	\$3,567	-0.5%	\$3,595
Non-Doorman	\$2,550	-2.6%	\$2,618	-1.9%	\$2,600
Loft	\$5,150	-1.9%	\$5,248	-10.8%	\$5,776
Luxury [Top 10%]	\$8,500	6.3%	\$7,995	1.2%	\$8,400
Super-Luxury [Top 5%]	\$11,413	1.0%	\$11,303	-3.5%	\$11,831
New Development	\$4,460	10.0%	\$4,055	2.5%	\$4,350

(Face Rent)



The Douglas Elliman Report series is recognized as the industry standard for providing the state of the residential real estate market in the New York City metropolitan region. The report includes an extensive suite of tools to help readers objectively identify and measure market trends, provide historical context to current information and provide comprehensive analysis of the results.



Manhattan rental market by **SIZE**

DOWNTOWN

- Price indicators were mixed**

Median rental price was unchanged at \$3,495, as compared to the same month last year. 1-Bedroom apartments, comprising the largest size category, posted a 2.9% decline in median rental price to \$3,400 over the same period. The remaining size categories rose from prior year levels. Median rental price for studios increased 4.1%, 2-bedrooms increased 3.4%, 3-bedrooms expanded 2.9%.

- Number of new rentals remained below prior year levels** The number of new rentals in the largest region fell 28.3% to 1,015 from the same month last year. The number of new rentals for the individual size categories fell at a similar rate over the same period.

- The vacancy rate nearly doubled from prior year level** The vacancy rate surged to 3.38% from 1.63% in the prior year month.

Downtown Studio	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Average Rental Price	\$2,702	0.7%	\$2,682	3.4%	\$2,614
Rental Price per Square Foot	\$55.26	2.6%	\$53.86	1.5%	\$54.47
Median Rental Price	\$2,550	-0.4%	\$2,560	4.1%	\$2,450
Number of New Rentals	231	-38.2%	374	-32.8%	344

Downtown 1-Bedroom	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Average Rental Price	\$3,538	-5.8%	\$3,754	-5.3%	\$3,736
Rental Price per Square Foot	\$53.73	-4.1%	\$56.00	-5.3%	\$56.76
Median Rental Price	\$3,400	-4.3%	\$3,551	-2.9%	\$3,500
Number of New Rentals	472	-28.4%	659	-23.1%	614

Downtown 2-Bedroom	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Average Rental Price	\$5,811	10.8%	\$5,246	6.3%	\$5,468
Rental Price per Square Foot	\$55.79	6.4%	\$52.41	7.7%	\$51.78
Median Rental Price	\$5,059	3.4%	\$4,895	3.4%	\$4,895
Number of New Rentals	246	-21.9%	315	-33.0%	367

Downtown 3+ Bedroom	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Average Rental Price	\$8,458	-3.8%	\$8,788	-14.4%	\$9,876
Rental Price per Square Foot	\$64.26	24.8%	\$51.51	20.0%	\$53.57
Median Rental Price	\$6,995	5.5%	\$6,631	2.9%	\$6,800
Number of New Rentals	66	-49.6%	131	-27.5%	91

EAST SIDE

- Overall price indicators declined from prior year levels** Median rental price fell 3.4% to \$2,800 from the prior year month. Average rental price slipped 0.9% to \$3,735 and average rental price per square foot moved 0.6% lower to \$47.76 over the same period.

- Number of new rentals fell from prior year levels** There were 763 new rentals during the month, 27.5% less than the same month last year. Year-over-year declines in the number of new rentals were observed across all size categories. The number of new rentals that were studios fell 30%, 1-bedrooms fell 29%, 2-bedrooms fell 16.6% and 3-bedrooms fell 36.1% from the same month last year.

- The East Side posted the largest regional rise in vacancy** The vacancy rate jumped to 3.61% from 1.04% in the same period last year.

East Side Studio	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Average Rental Price	\$2,243	1.5%	\$2,210	-2.4%	\$2,298
Rental Price per Square Foot	\$32.60	-35.6%	\$50.60	-35.8%	\$50.79
Median Rental Price	\$2,195	3.9%	\$2,112	2.1%	\$2,150
Number of New Rentals	189	-37.8%	304	-30.0%	270

East Side 1-Bedroom	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Average Rental Price	\$2,951	-0.4%	\$2,963	-5.4%	\$3,119
Rental Price per Square Foot	\$47.67	1.2%	\$47.10	-0.3%	\$47.81
Median Rental Price	\$2,800	-0.6%	\$2,816	-5.1%	\$2,950
Number of New Rentals	367	-26.5%	499	-29.0%	517

East Side 2-Bedroom	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Average Rental Price	\$5,383	12.6%	\$4,782	2.7%	\$5,241
Rental Price per Square Foot	\$50.37	-0.5%	\$50.64	-2.3%	\$51.57
Median Rental Price	\$4,999	16.3%	\$4,300	4.3%	\$4,795
Number of New Rentals	161	-29.1%	227	-16.6%	193

East Side 3+ Bedroom	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Average Rental Price	\$10,351	-2.4%	\$10,608	1.7%	\$10,180
Rental Price per Square Foot	\$65.99	-0.5%	\$66.31	6.9%	\$61.74
Median Rental Price	\$7,900	3.3%	\$7,648	-7.9%	\$8,575
Number of New Rentals	46	-30.3%	66	-36.1%	72

Manhattan rental market by **SIZE****WEST SIDE**

- **Price indicators continued to show mixed results**

Median rental price fell 2% to \$3,250 from the same month last year. Studios showed no year-over-year change in median price. The 1-bedroom and 2-bedroom market edged 3.1% and 2.4% higher respectively, while 3-bedrooms fell 4% from the prior year month.

- **Number of new rentals posted unusually large declines**

As rental prices began to slip, resistance to rental price levels weakened evidenced by the 52.5% decline in the number of new rentals suggesting an increase in lease renewals. The decline was consistent across all size categories.

- **The vacancy rate rose modestly from the prior year quarter**

The vacancy rate was 2.42%, from 1.89% in the same month last year.

West Side Studio	NOV-13	%Chg (mo)	OCT-13	%Chg (YR)	NOV-12
Average Rental Price	\$2,337	-9.0%	\$2,567	-2.1%	\$2,386
Rental Price per Square Foot	\$57.06	-15.6%	\$67.58	-2.4%	\$58.46
Median Rental Price	\$2,300	-6.7%	\$2,466	0.0%	\$2,300
Number of New Rentals	93	-37.2%	148	-56.5%	214

West Side 1-Bedroom	NOV-13	%Chg (mo)	OCT-13	%Chg (YR)	NOV-12
Average Rental Price	\$3,257	-4.8%	\$3,422	7.7%	\$3,024
Rental Price per Square Foot	\$54.90	-3.3%	\$56.77	9.5%	\$50.15
Median Rental Price	\$3,196	-3.2%	\$3,302	3.1%	\$3,100
Number of New Rentals	212	-41.1%	360	-57.3%	496

West Side 2-Bedroom	NOV-13	%Chg (mo)	OCT-13	%Chg (YR)	NOV-12
Average Rental Price	\$5,052	-4.7%	\$5,299	-2.8%	\$5,200
Rental Price per Square Foot	\$58.35	4.9%	\$55.63	4.8%	\$55.68
Median Rental Price	\$4,916	-1.5%	\$4,990	2.4%	\$4,800
Number of New Rentals	100	-45.4%	183	-60.2%	251

West Side 3+ Bedroom	NOV-13	%Chg (mo)	OCT-13	%Chg (YR)	NOV-12
Average Rental Price	\$11,435	21.0%	\$9,447	25.3%	\$9,127
Rental Price per Square Foot	\$77.95	23.5%	\$63.14	16.2%	\$67.07
Median Rental Price	\$8,500	2.2%	\$8,319	-4.0%	\$8,850
Number of New Rentals	35	-27.1%	48	-42.6%	61

UPTOWN

- **Median price indicators rose above prior year levels**

Median rental price increased 7.5% to \$1,822 from the same month last year and expanded within each bedroom category over the same period. Average rental price and average rental price per square foot also trended higher.

- **Number of new rentals fell from prior year levels**

The number of new rentals fell 30.7% to 167 from the same month last year. Apartments with more bedrooms showed larger declines in the number of new rentals. The number of new rentals for studios fell 21.9%, 1-bedrooms fell 26%, 2-bedrooms fell 36.3% and 3-bedrooms fell 40.9%.

- **The vacancy rate remained unusually low**

For the third consecutive month, the vacancy rate remained below 1%, falling to 0.35% from 1.95% in the prior year month.

Uptown Studio	NOV-13	%Chg (mo)	OCT-13	%Chg (YR)	NOV-12
Average Rental Price	\$1,493	4.9%	\$1,423	3.2%	\$1,447
Rental Price per Square Foot	\$28.67	-40.3%	\$48.01	-30.3%	\$41.13
Median Rental Price	\$1,450	3.9%	\$1,395	11.5%	\$1,300
Number of New Rentals	25	-19.4%	31	-21.9%	32

Uptown 1-Bedroom	NOV-13	%Chg (mo)	OCT-13	%Chg (YR)	NOV-12
Average Rental Price	\$1,713	-6.0%	\$1,822	6.0%	\$1,616
Rental Price per Square Foot	\$32.84	1.3%	\$32.43	22.5%	\$26.80
Median Rental Price	\$1,695	-3.1%	\$1,750	11.3%	\$1,523
Number of New Rentals	71	-34.3%	108	-26.0%	96

Uptown 2-Bedroom	NOV-13	%Chg (mo)	OCT-13	%Chg (YR)	NOV-12
Average Rental Price	\$2,324	-5.7%	\$2,464	6.5%	\$2,182
Rental Price per Square Foot	\$31.02	-3.2%	\$32.05	20.7%	\$25.70
Median Rental Price	\$2,195	-10.4%	\$2,450	6.6%	\$2,060
Number of New Rentals	58	-18.3%	71	-36.3%	91

Uptown 3+ Bedroom	NOV-13	%Chg (mo)	OCT-13	%Chg (YR)	NOV-12
Average Rental Price	\$3,012	3.6%	\$2,907	17.7%	\$2,559
Rental Price per Square Foot	\$39.29	48.0%	\$26.55	81.1%	\$21.70
Median Rental Price	\$2,922	4.4%	\$2,800	22.0%	\$2,395
Number of New Rentals	13	-51.9%	27	-40.9%	22

Brooklyn rental market by **SIZE**

BROOKLYN

- Price indicators pushed above prior year levels** All rental price indicators continued to trend higher than levels seen in the same month last year. Median rental price rose 3.8% to \$2,800, narrowing the spread between all of Manhattan and the north and northwest regions of Brooklyn by \$197. Gains in median price were observed in the entry-level market, as studios and 1-bedrooms expanded 9.3% and 4.9% respectively from last year. The other size categories slipped over the same period.

- The number of new rentals dropped** The number of new rentals slipped a modest 6.5% to 272 from the same month last year suggesting more parity between lease renewals and new rental activity. Renters likely appear resigned to accept the upward trend in rental prices.

- Marketing time slipped, but the listing discount expanded** Average days on market was 42 days, down nominally from 45 days in the same month last year. Despite the rise in rental price indicators, the average listing discount expanded to 10.2% from 7.4%, suggesting that landlords were overly optimistic in establishing their original asking prices.

- Luxury rental price growth was mixed** Median rental price slipped 5.7% to \$5,000 from the same month last year, consistent with the weaker price trends observed in the 2-bedroom and 3-bedroom markets. The 10% luxury rental threshold began at \$4,450.

Brooklyn Rental Market	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Average Rental Price	\$3,060	-1.9%	\$3,119	1.0%	\$3,031
Rental Price per Square Foot	\$37.25	-14.5%	\$43.57	9.4%	\$34.04
Median Rental Price	\$2,800	3.7%	\$2,699	3.8%	\$2,698
Number of New Rentals	272	-38.6%	443	-6.5%	291
Days on Market (From Original List Date)	42	-12.5%	48	-6.7%	45
Listing Discount (From Original List Price)	10.2%		8.0%		7.4%

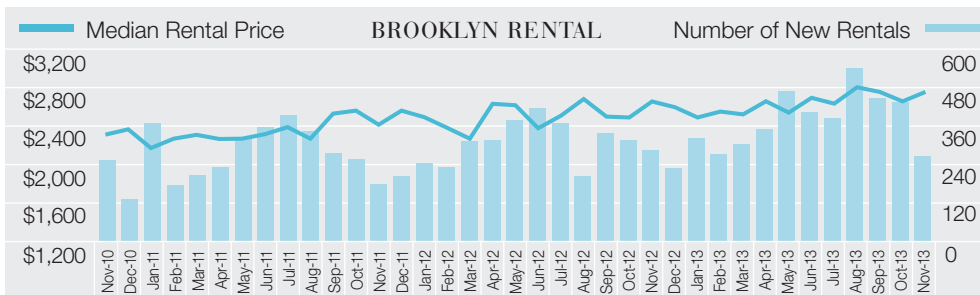
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Brooklyn Studio Rental Matrix	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Average Rental Price	\$2,067	-17.6%	\$2,508	11.6%	\$1,852
Rental Price per Square Foot	\$41.92	1.3%	\$41.37	45.8%	\$28.76
Median Rental Price	\$1,912	-12.4%	\$2,182	9.3%	\$1,750
Number of New Rentals	36	-30.8%	52	16.1%	31

Brooklyn 1-Bedroom Rental Matrix	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Average Rental Price	\$2,546	-0.3%	\$2,553	6.3%	\$2,394
Rental Price per Square Foot	\$40.37	0.0%	\$40.35	10.2%	\$36.64
Median Rental Price	\$2,427	-1.1%	\$2,453	4.9%	\$2,314
Number of New Rentals	105	-48.5%	204	-0.9%	106

Brooklyn 2-Bedroom Rental Matrix	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Average Rental Price	\$3,356	-1.1%	\$3,393	0.9%	\$3,326
Rental Price per Square Foot	\$29.93	-28.5%	\$41.84	-13.8%	\$34.72
Median Rental Price	\$3,142	-0.3%	\$3,150	-0.3%	\$3,151
Number of New Rentals	96	-26.7%	131	-14.3%	112

3+-Bedroom Rental Matrix	NOV-13	%Chg (mo)	OCT-13	%Chg (yr)	NOV-12
Average Rental Price	\$4,759	-6.8%	\$5,107	0.6%	\$4,730
Rental Price per Square Foot	\$45.22	2.3%	\$44.21	32.7%	\$34.08
Median Rental Price	\$4,009	-4.4%	\$4,193	-9.4%	\$4,423
Number of New Rentals	34	-39.3%	56	-19.0%	42



Note: The Brooklyn rental market analysis is comprised of transactions in the north and northwest regions of the borough.

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Report Methodology:

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