



ELLIMAN REPORT

MANHATTAN

- Median rental prices slipped for 4th consecutive month as concessions expanded** The last 4 months of 2013 showed a year-over-year decline in median rent. The median rent was \$3,100 in December, down 1.6% from the same month last year, but was unchanged from the prior month. Average rent and rent per square foot trended 0.9% and 5% higher over the same period respectively. The leveling off of price growth after over two years of gains was consistent with the rise of landlord concessions. Their use was 12.8% of new rentals, up from 4.3% in the same month last year, while the size of the concession held steady at 1 month's equivalent rent.
- Luxury market rents outpaced overall market, as entry market share expanded** Median rental price of the luxury (top 10%) and super luxury (top 5%) expanded 13.8% and 14.2% respectively from the same period last year. The market share of studio and 1-bedroom rentals expanded 2.6% over the past year tempering improvement in the overall market.
- Vacancy rate at second highest level since 2006, yet marketing time slipped** The Manhattan vacancy rate expanded from the same month last year by 1.02% to 2.79%. It was nominally below the November rate of 2.8%, a record high since being tracked from August 2006. Days on market was 3 days faster, falling to 54 days on average. Listing discount followed the same pattern sliding to 5.1% from 5.8% compared to the same period last year.

Manhattan Rental Market	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Average Rental Price	\$4,009	3.1%	\$3,890	0.9%	\$3,973
Rental Price per Square Foot	\$52.36	0.8%	\$51.96	5.0%	\$49.88
Median Rental Price	\$3,100	0.0%	\$3,100	-1.6%	\$3,150
Number of New Rentals	2,109	-11.6%	2,385	-27.3%	2,901
Days on Market (From Original List Date)	54	10.2%	49	-5.3%	57
Listing Discount (From Original List Price)	5.1%		4.8%		5.8%
Listing Inventory	6,409	4.6%	6,127	28.0%	5,007

(Face Rent)

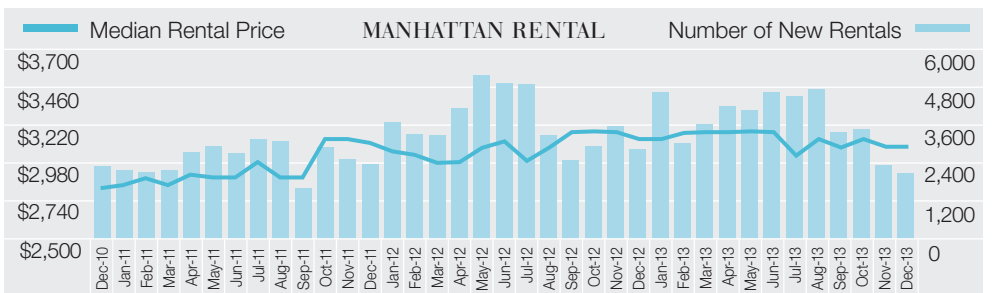
Manhattan Rental w/Concessions	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Average Rental Price	\$3,964	2.6%	\$3,865	0.1%	\$3,960
Rental Price per Square Foot	\$51.78	0.3%	\$51.63	4.2%	\$49.71
Median Rental Price	\$3,065	-0.5%	\$3,080	-2.4%	\$3,139
Number of New Rentals w/Concessions (%)	12.8%		7.2%		4.3%
Free Rent/Owner Paid (Mos)	1.0	-9.1%	1.1	0.0%	1.0

(Net Effective Rent)

Manhattan Vacancy Rate	DEC-13	NOV-13	DEC-12
Manhattan	2.79%	2.80%	1.77%
<i>Downtown</i>	3.25%	3.38%	1.69%
<i>East Side</i>	3.40%	3.61%	1.70%
<i>West Side</i>	2.87%	2.42%	1.57%
<i>Uptown</i>	0.35%	0.35%	2.39%

Manhattan Median Rental Price by Property Type	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Doorman	\$3,600	0.6%	\$3,578	1.4%	\$3,550
Non-Doorman	\$2,518	-1.3%	\$2,550	-0.3%	\$2,525
Loft	\$6,250	21.4%	\$5,150	16.8%	\$5,350
Luxury [Top 10%]	\$9,095	7.0%	\$8,500	13.8%	\$7,995
Super-Luxury [Top 5%]	\$12,691	11.2%	\$11,413	14.2%	\$11,110
New Development	\$4,142	-7.1%	\$4,460	-5.8%	\$4,395

(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 for the region slipped 1.4% to \$3,400 from the same month last year. Average rental price edged 0.5% higher to \$4,234 and rental price per square foot rose to \$54.18 over the same period. The 2-bedroom market posted the largest gain, rising 2% to \$5,195 while the 3-bedroom market posted the largest decline, falling 10.5% to \$6,942.
- Number of new rentals fell from prior year levels** There were 928 new rentals, 22.9% below prior year levels. All individual market size categories showed a similar decline indicating that renewal activity was rising as landlords and tenants became more in sync with the market.
- The Downtown vacancy rate was the 2nd highest region** The vacancy rate in the Downtown region rose to 3.25% from the prior year vacancy rate of 1.69%.

Downtown Studio	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Average Rental Price	\$2,692	-0.4%	\$2,702	0.6%	\$2,675
Rental Price per Square Foot	\$55.38	0.2%	\$55.26	6.0%	\$52.26
Median Rental Price	\$2,595	1.8%	\$2,550	-3.0%	\$2,675
Number of New Rentals	243	5.2%	231	-22.6%	314

Downtown 1-Bedroom	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Average Rental Price	\$3,579	1.2%	\$3,538	1.2%	\$3,538
Rental Price per Square Foot	\$55.96	4.2%	\$53.73	3.8%	\$53.93
Median Rental Price	\$3,452	1.5%	\$3,400	0.9%	\$3,422
Number of New Rentals	440	-6.8%	472	-17.1%	531

Downtown 2-Bedroom	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Average Rental Price	\$5,917	1.8%	\$5,811	6.8%	\$5,538
Rental Price per Square Foot	\$56.77	1.8%	\$55.79	3.0%	\$55.10
Median Rental Price	\$5,195	2.7%	\$5,059	2.0%	\$5,092
Number of New Rentals	193	-21.5%	246	-32.3%	285

Downtown 3+ Bedroom	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Average Rental Price	\$10,739	27.0%	\$8,458	1.9%	\$10,541
Rental Price per Square Foot	\$55.17	-14.1%	\$64.26	-0.2%	\$55.27
Median Rental Price	\$6,942	-0.8%	\$6,995	-10.5%	\$7,759
Number of New Rentals	52	-21.2%	66	-28.8%	73

EAST SIDE

- Overall rental price indicators declined as size categories showed mixed results** Median rental price was \$2,713, down 6.4% from the prior year period. Average rental price and rental price per square foot slipped 3.2% and 4.8% respectively over the same period. The 1-bedroom category showed declines in all price indicators, the remaining categories were mixed.
- There was a decline in the number of new rentals for all size categories.** The overall number of new rentals fell 31.1% to 614 from the same period last year as more tenants opted to renew their leases. All size categories posted similar year-over-year declines.
- The vacancy rate for the East Side was highest of all regions** The vacancy rate expanded 1.7% to 3.4% from the same month last year, the 5th consecutive month above 3%.

East Side Studio	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Average Rental Price	\$2,298	2.5%	\$2,243	-1.0%	\$2,321
Rental Price per Square Foot	\$51.79	58.9%	\$32.60	2.1%	\$50.71
Median Rental Price	\$2,050	-6.6%	\$2,195	1.6%	\$2,018
Number of New Rentals	141	-25.4%	189	-32.9%	210

East Side 1-Bedroom	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Average Rental Price	\$2,921	-1.0%	\$2,951	-0.4%	\$2,932
Rental Price per Square Foot	\$44.71	-6.2%	\$47.67	-6.5%	\$47.81
Median Rental Price	\$2,697	-3.7%	\$2,800	-6.8%	\$2,895
Number of New Rentals	295	-19.6%	367	-27.5%	407

East Side 2-Bedroom	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Average Rental Price	\$5,396	0.2%	\$5,383	5.3%	\$5,124
Rental Price per Square Foot	\$52.85	4.9%	\$50.37	1.1%	\$52.29
Median Rental Price	\$4,976	-0.5%	\$4,999	5.9%	\$4,700
Number of New Rentals	130	-19.3%	161	-37.8%	209

East Side 3+ Bedroom	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Average Rental Price	\$10,961	5.9%	\$10,351	-17.7%	\$13,315
Rental Price per Square Foot	\$70.74	7.2%	\$65.99	23.7%	\$57.19
Median Rental Price	\$8,800	11.4%	\$7,900	2.4%	\$8,595
Number of New Rentals	48	4.3%	46	-26.2%	65

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

- **Price indicators showed strongest gains of all regions**

Overall median rental price expanded 4.5% to \$3,322 from the same period last year. Average rental price and rental price per square foot showed similar patterns rising 7.5% and 18.4% respectively. All price indicators in all size categories showed year-over-year gains.

- **The number of new rentals fell sharply across all size categories**

There were 27.5% fewer new rentals than in the prior year period. All size categories were consistent with the overall trend indicating that tenants and landlords are more in sync as more tenants opt for renewal.

- **Vacancy expanded from the prior year level**

The West Side vacancy rate rose 1.3% to 2.87% from the prior year period, the 7th consecutive month above the 2% threshold.

West Side Studio	DEC-13	%Chg (mo)	NOV-13	%Chg (YR)	DEC-12
Average Rental Price	\$2,370	1.4%	\$2,337	4.6%	\$2,266
Rental Price per Square Foot	\$60.13	5.4%	\$57.06	6.2%	\$56.64
Median Rental Price	\$2,350	2.2%	\$2,300	3.7%	\$2,266
Number of New Rentals	99	6.5%	93	-30.8%	143

West Side 1-Bedroom	DEC-13	%Chg (mo)	NOV-13	%Chg (YR)	DEC-12
Average Rental Price	\$3,260	0.1%	\$3,257	0.6%	\$3,241
Rental Price per Square Foot	\$55.11	0.4%	\$54.90	5.1%	\$52.45
Median Rental Price	\$3,209	0.4%	\$3,196	1.0%	\$3,178
Number of New Rentals	208	-1.9%	212	-27.8%	288

West Side 2-Bedroom	DEC-13	%Chg (mo)	NOV-13	%Chg (YR)	DEC-12
Average Rental Price	\$6,010	19.0%	\$5,052	20.8%	\$4,977
Rental Price per Square Foot	\$62.66	7.4%	\$58.35	19.2%	\$52.55
Median Rental Price	\$5,213	6.0%	\$4,916	11.5%	\$4,675
Number of New Rentals	112	12.0%	100	-20.6%	141

West Side 3+ Bedroom	DEC-13	%Chg (mo)	NOV-13	%Chg (YR)	DEC-12
Average Rental Price	\$10,198	-10.8%	\$11,435	3.1%	\$9,892
Rental Price per Square Foot	\$68.70	-11.9%	\$77.95	16.3%	\$59.07
Median Rental Price	\$8,542	0.5%	\$8,500	11.2%	\$7,682
Number of New Rentals	29	-17.1%	35	-37.0%	46

UPTOWN

- **Price indicators were mixed**

Although overall median rental price fell 6.7%, studios, 1-bedrooms and 2-bedrooms expanded above prior year levels. The 3-bedroom size category showed double-digit declines in all price indicators. Overall average rental price fell 11.4% to \$1,930 from the same period last year as rental price per square foot jumped 22.1% to \$31.83.

- **Most size categories showed sharp declines**

The number of new rentals fell 37% in the region. The studio category jumped 25%, while the remaining size categories experienced double-digit declines as more tenants opted to renew.

- **Vacancy remained at unusually low levels**

The vacancy rate has remained below 1% for 4 consecutive months. The Uptown vacancy rate was 0.35%, down from 2.39% in same month last year.

Uptown Studio	DEC-13	%Chg (mo)	NOV-13	%Chg (YR)	DEC-12
Average Rental Price	\$1,398	-6.4%	\$1,493	-12.4%	\$1,596
Rental Price per Square Foot	\$39.36	37.3%	\$28.67	-8.2%	\$42.87
Median Rental Price	\$1,395	-3.8%	\$1,450	2.7%	\$1,358
Number of New Rentals	25	0.0%	25	25.0%	20

Uptown 1-Bedroom	DEC-13	%Chg (mo)	NOV-13	%Chg (YR)	DEC-12
Average Rental Price	\$1,741	1.6%	\$1,713	0.1%	\$1,739
Rental Price per Square Foot	\$29.27	-10.9%	\$32.84	-2.6%	\$30.05
Median Rental Price	\$1,718	1.4%	\$1,695	9.1%	\$1,575
Number of New Rentals	46	-35.2%	71	-35.2%	71

Uptown 2-Bedroom	DEC-13	%Chg (mo)	NOV-13	%Chg (YR)	DEC-12
Average Rental Price	\$2,280	-1.9%	\$2,324	2.3%	\$2,228
Rental Price per Square Foot	\$29.20	-5.9%	\$31.02	10.9%	\$26.33
Median Rental Price	\$2,249	2.5%	\$2,195	7.6%	\$2,090
Number of New Rentals	37	-36.2%	58	-45.6%	68

Uptown 3+ Bedroom	DEC-13	%Chg (mo)	NOV-13	%Chg (YR)	DEC-12
Average Rental Price	\$2,754	-8.6%	\$3,012	-21.3%	\$3,498
Rental Price per Square Foot	\$21.41	-45.5%	\$39.29	-15.7%	\$25.39
Median Rental Price	\$2,577	-11.8%	\$2,922	-21.0%	\$3,262
Number of New Rentals	11	-15.4%	13	-63.3%	30

Brooklyn rental market by **SIZE**

BROOKLYN

• **Rents pressed slightly higher, but pace of growth cooling**

For the third consecutive month, the pace of rental price growth has slowed. Median rental price expanded 0.9% to \$2,660 from the prior year period. After a robust 10.4% rise in September, this indicator expanded 6.8% in October, 3.8% in November and 0.9% in December. The difference in median rental price between Manhattan and Brooklyn expanded to \$450 after hovering near \$300 for most of last fall. Much of the gain was found within the studio market, while the remaining categories saw nominal change from the same period last year.

• **Marketing time and listing discount expanded**

The average number of days to rent a property expanded by 6 days to 51 from the prior year period. Listing discount grew to 7.9% from 6.6% during the same month last year. The slight expansion of these metrics was consistent with the easing of rental price growth.

• **The number of new rentals declined from prior year levels**

There were 209 new rentals during the month, a 10.7% decline from the same period last year. The ease in rental price growth suggests that landlords and tenants were more in sync on the direction of prices, likely increasing the frequency of renewals.

• **Luxury rental price growth surged**

Along with the strength of price growth in the studio market, the top 10% of the rental market surged 25.8% to \$6,073 from the same month in the previous year.

Brooklyn Rental Market	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Average Rental Price	\$3,181	4.0%	\$3,060	10.5%	\$2,880
Rental Price per Square Foot	\$36.31	-2.5%	\$37.25	0.8%	\$36.01
Median Rental Price	\$2,660	-5.0%	\$2,800	0.9%	\$2,637
Number of New Rentals	209	-23.2%	272	-10.7%	234
Days on Market (From Original List Date)	51	21.4%	42	13.3%	45
Listing Discount (From Original List Price)	7.9%		10.2%		6.6%

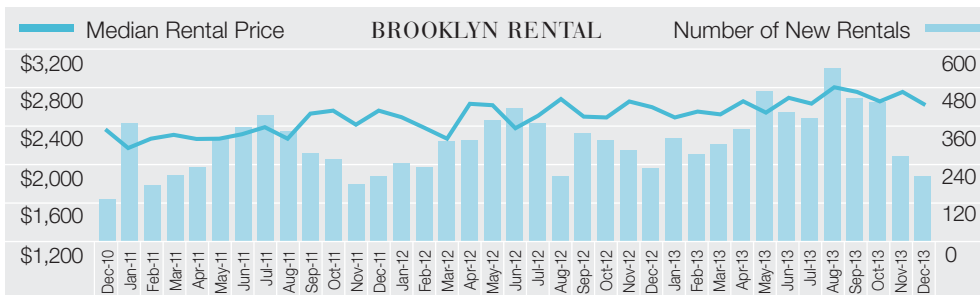
(Face Rent)

Brooklyn Studio Rental Matrix	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Average Rental Price	\$2,361	14.2%	\$2,067	29.4%	\$1,825
Rental Price per Square Foot	\$46.94	12.0%	\$41.92	5.4%	\$44.55
Median Rental Price	\$1,999	4.6%	\$1,912	12.9%	\$1,771
Number of New Rentals	29	-19.4%	36	-14.7%	34

Brooklyn 1-Bedroom Rental Matrix	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Average Rental Price	\$2,501	-1.8%	\$2,546	0.6%	\$2,486
Rental Price per Square Foot	\$36.97	-8.4%	\$40.37	-2.2%	\$37.82
Median Rental Price	\$2,395	-1.3%	\$2,427	-0.2%	\$2,401
Number of New Rentals	77	-26.7%	105	-7.2%	83

Brooklyn 2-Bedroom Rental Matrix	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Average Rental Price	\$3,443	2.6%	\$3,356	3.5%	\$3,325
Rental Price per Square Foot	\$35.75	19.4%	\$29.93	4.3%	\$34.28
Median Rental Price	\$3,143	0.0%	\$3,142	1.4%	\$3,100
Number of New Rentals	76	-20.8%	96	-20.0%	95

3+-Bedroom Rental Matrix	DEC-13	%Chg (mo)	NOV-13	%Chg (yr)	DEC-12
Average Rental Price	\$5,260	10.5%	\$4,759	29.3%	\$4,069
Rental Price per Square Foot	\$34.73	-23.2%	\$45.22	-14.2%	\$40.50
Median Rental Price	\$3,775	-5.8%	\$4,009	-1.2%	\$3,819
Number of New Rentals	27	-20.6%	34	22.7%	22



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

For more information or electronic copies of this report please visit elliman.com/marketreports. Email report author Jonathan Miller at jmiller@millersamuel.com with questions or comments.

Report Methodology:

<http://www.millersamuel.com/research-reports/methodology>

DOUGLAS ELLIMAN REAL ESTATE 575 Madison Avenue, New York, NY 10022 • 212.891.7000 • elliman.com

RENTAL OFFICE 4 Leonard Street, New York, NY 10022 • 212.350.8500 • ellimanrentals.com

MILLER SAMUEL REAL ESTATE APPRAISERS 21 West 38th Street, New York, NY 10018 • 212.768.8100 • millersamuel.com

© 2014 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS ARE DEEMED RELIABLE, BUT SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. ♻️ EQUAL HOUSING OPPORTUNITY.