

NEW YORK, NY

2022 MARKET AT A GLANCE

Occupancy Rate

97.2%



UP 40 BPS YOY

Effective Rent

\$3,625



UP 5.1% YOY

Rent Share of Wallet

53.0%



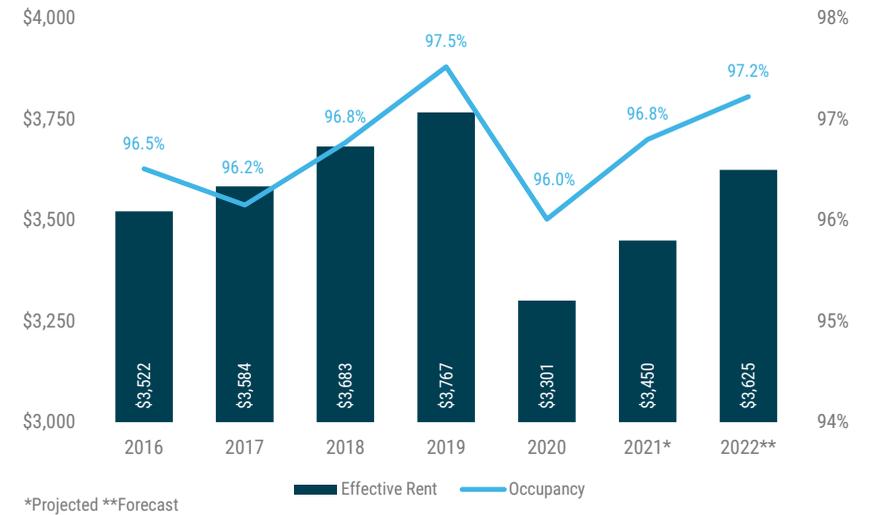
UP 90 BPS YOY

Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2021 are projected values. 2022 figures are forecast projections. The apartment sales information represents transactions of apartment properties with a sales price of \$2.5 million or more, unless otherwise indicated.

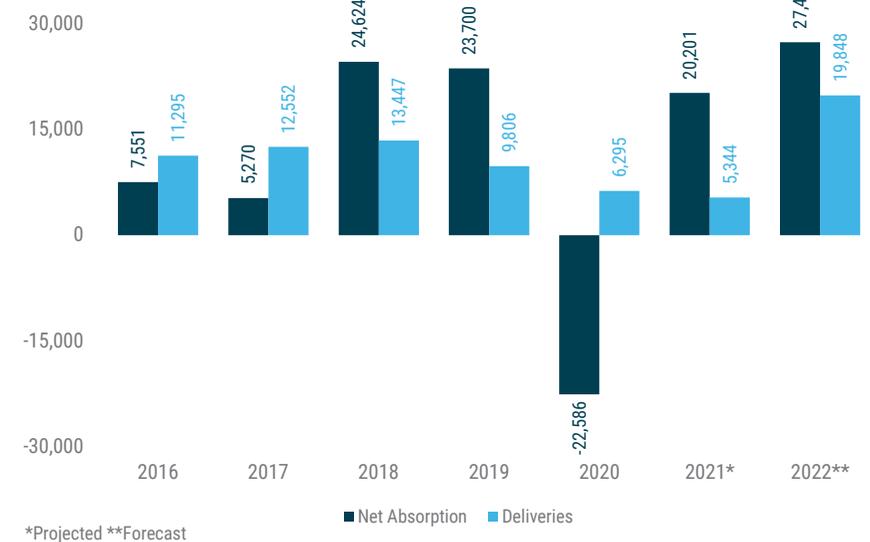
2022 FORECAST

APARTMENT TRENDS

Effective Rent & Occupancy

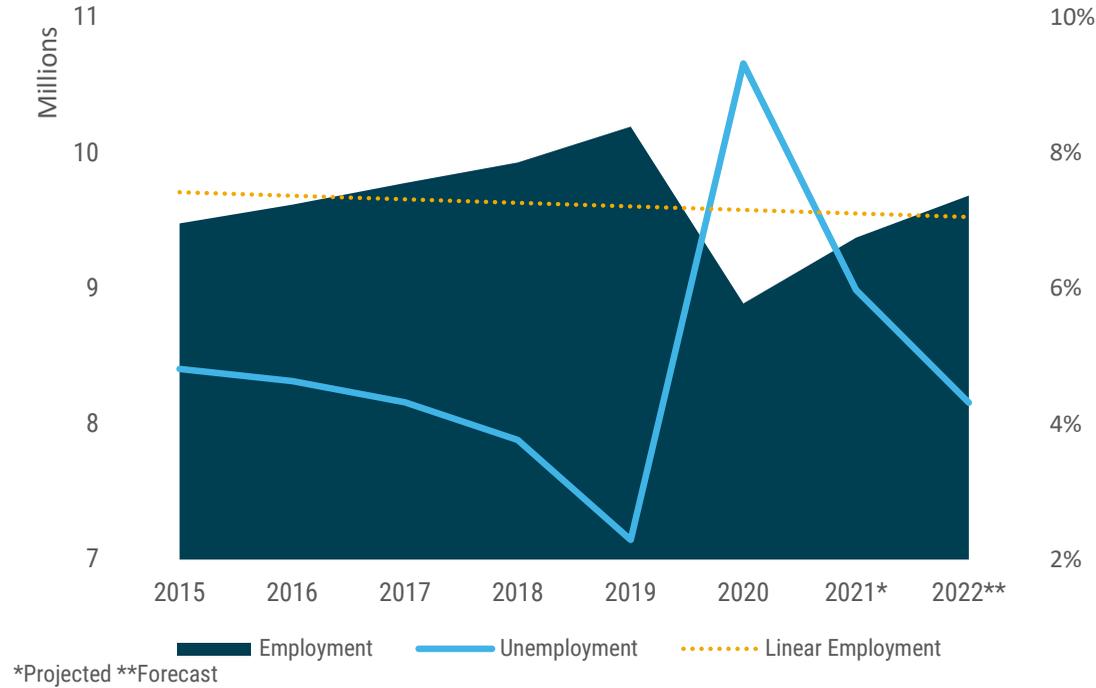


Absorption & Deliveries



EMPLOYMENT TRENDS

Market Employment Trends



SALES TRENDS

Price Per Unit & Cap Rate



Employment

9,685,400



UP 3.3% YOY

Unemployment

4.3%



DOWN 170 BPS YOY

Median Household Income

\$82,130



UP 3.4% YOY

Price Per Unit

\$296,849



UP 5.2% YOY

Cap Rate

5.2%



UNCHANGED YOY