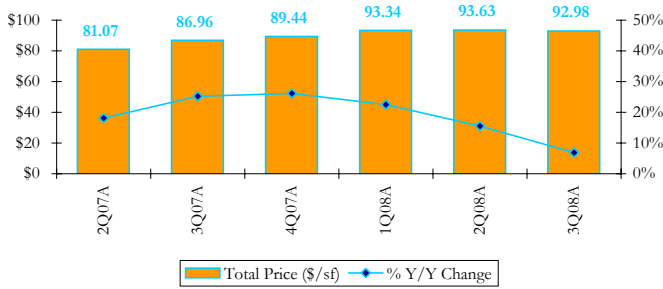


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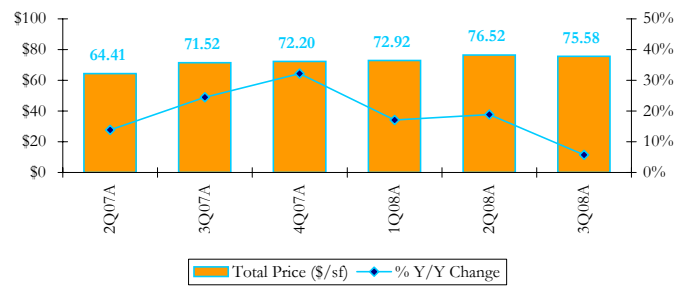
Midtown Office Market Analysis

Total Price (\$/sf) and % Y/Y Change

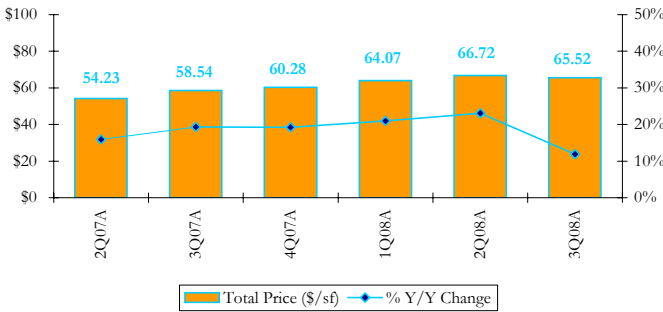
Class A Buildings



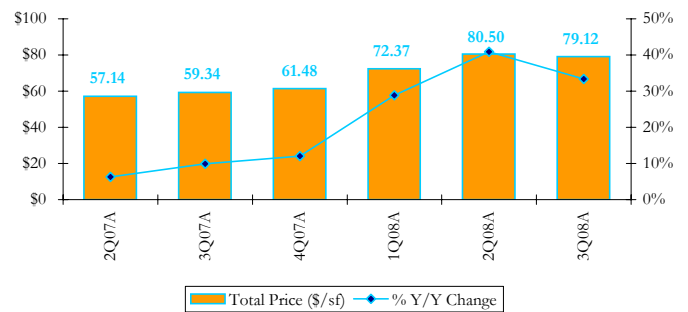
Class B Buildings



Class C Buildings



Class D Buildings

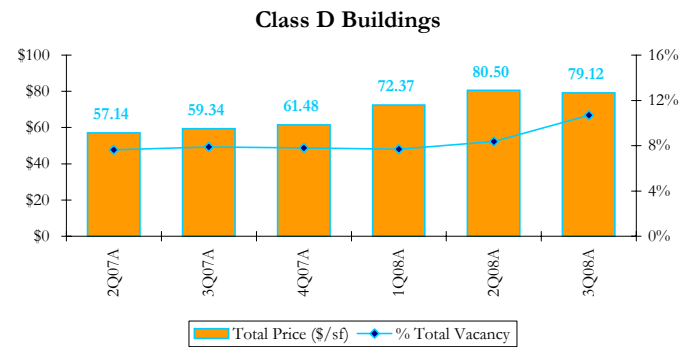
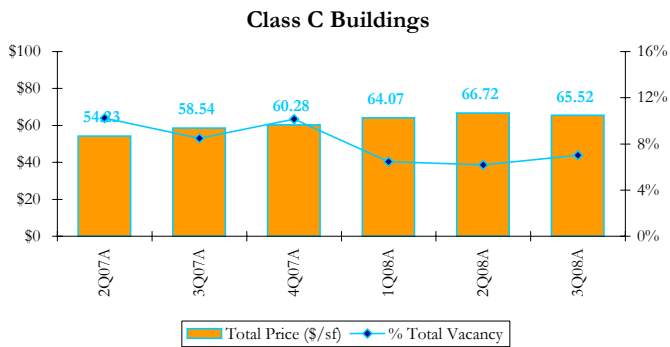
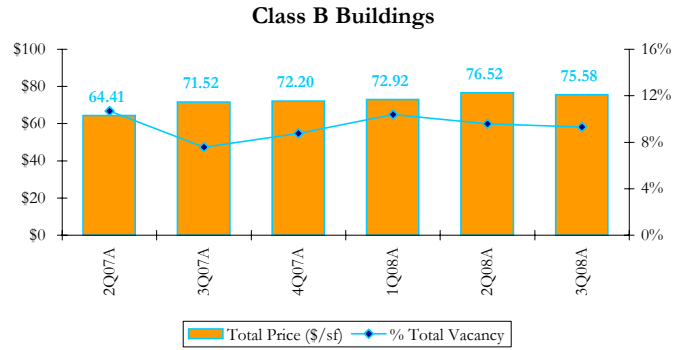
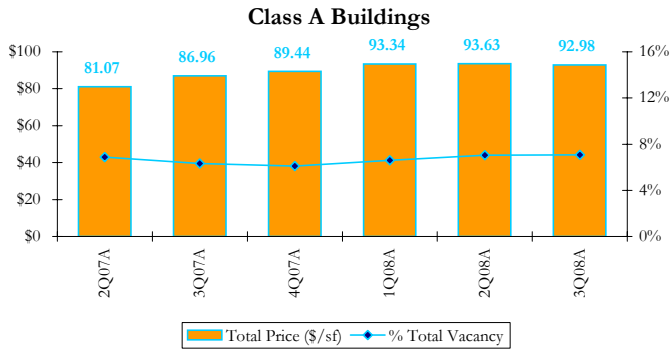


- 3Q08 represented the fourth full quarter since the onset of the credit in 3Q07 and first quarter in which Midtown saw declines in average asking rates relative to the prior period.
- The Midtown market finished the quarter with an average asking rate of \$85.22 psf, representing a \$1.12 psf decline from last quarter and a deceleration to 9.8% y/y growth from 20.5% y/y growth in 2Q08.
- Quarter over quarter declines in asking rates was seen across all four building classes, with all four showing a simultaneous deceleration in the rate of y/y growth.

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Midtown Office Market Analysis

Total Price (\$/sf) and % Vacancy



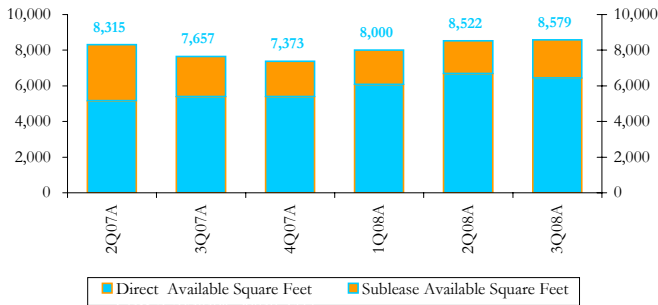
- Vacancy in the market was 7.9%, up from 7.6% in 2Q08 and 7.1% at the end of 2007. Vacancy in the quarter was driven by vacancy increases in vacancy in Class A, C and D properties, partially offset by decreases in Class B vacancy.
- The increase in Class D vacancy was the most significant driver of the total market vacancy increase. Class D vacancy increased to 10.7% from 8.4% last quarter representing a 500K sq ft increase in availability.
- Class A vacancy increased to 7.1%, from 7.0% last quarter, representing a 57K sq ft increase in availability. Class C vacancy increased to 7.0%, from 6.2%, representing a 123K sq ft increase in availability. These increases were partially offset by a decrease in Class B vacancy to 9.3%, from 9.6% last quarter, representing a 101K sq ft decrease in availability.

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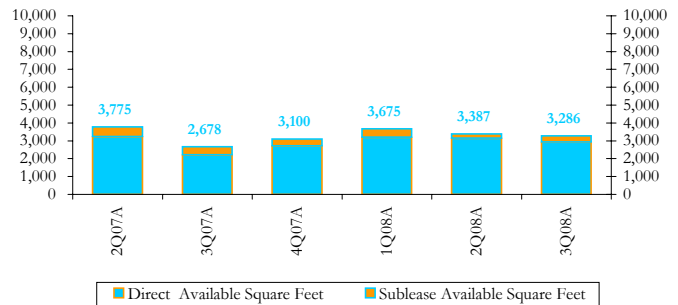
Midtown Office Market Analysis

Total Available Square Feet = Direct Available + Sublease Available

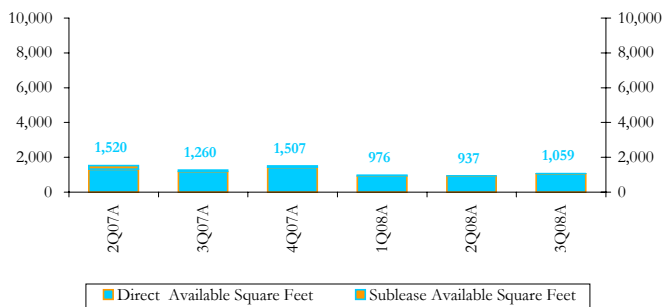
Class A Buildings



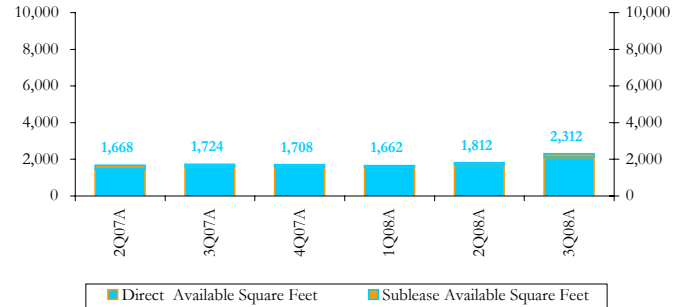
Class B Buildings



Class C Buildings



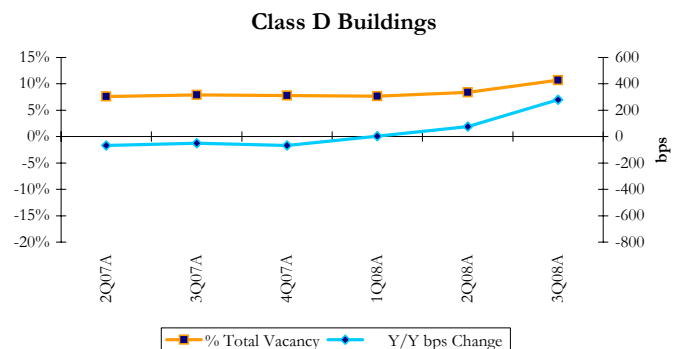
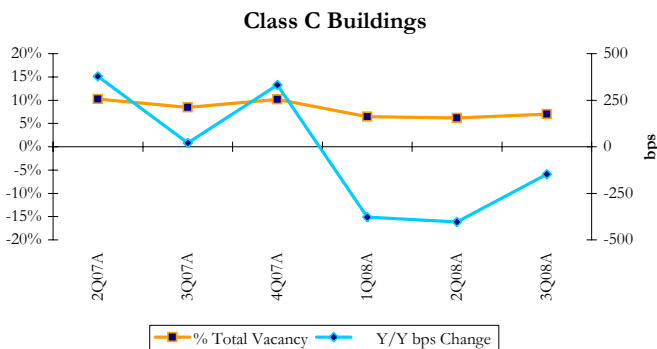
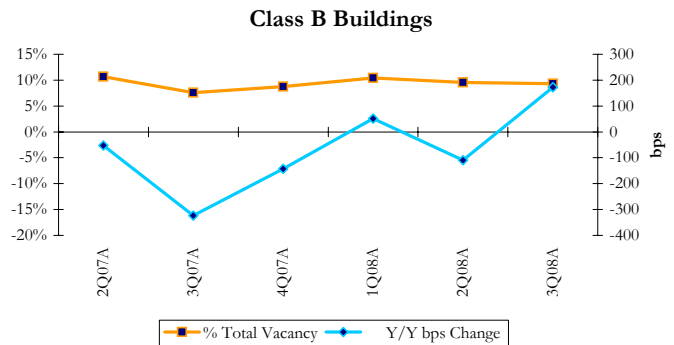
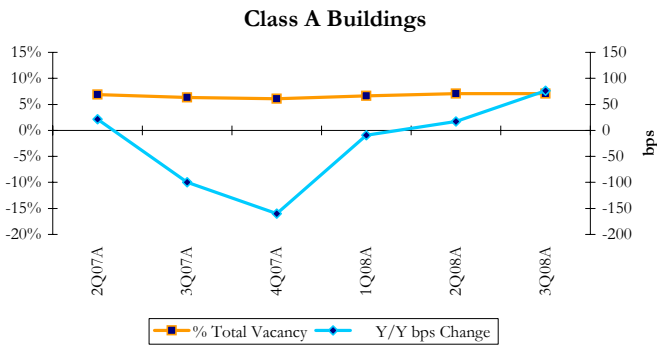
Class D Buildings



- These charts show the relative contribution of each property class to the existing market availability in Midtown. Class A buildings currently account for 56% of total market availability, making them the most significant driver of total market average asking rates.
- The proportion of available space attributable to sublease availability is increasing for the market in general and for Class A and B properties in particular. Sublease availability in the Midtown market increased to 18.1% of total availability in 3Q08, up from 15.3% in 2Q08, representing a 515K sq ft increase in sublease availability. Class A sublease availability drove 311K sq ft of this increase, while Class B sublease availability drove an additional 117K sq ft. As of the end of the quarter, sublease space is offered at a 25% discount to direct space for the market as a whole, and at a 30% discount to direct space for Class A and B properties.

Midtown Office Market Analysis

Total Vacancy and Y/Y bps Change



- This chart illustrates the relationship between total vacancy trends and y/y bps change. 3Q08 is showing vacancy increases for all but Class B properties, though all but Class C properties are showing increases on a y/y basis.
- The submarket as a whole is also showing a y/y bps increase as current vacancy of 7.9% is up 99 bps y/y from the submarket's record low vacancy of 6.9% witnessed in 3Q07. 3Q07 was the last period of significant positive absorption in the submarket before the onset of the credit crisis. During that period, market availability fell almost 2M sq ft in a single quarter.

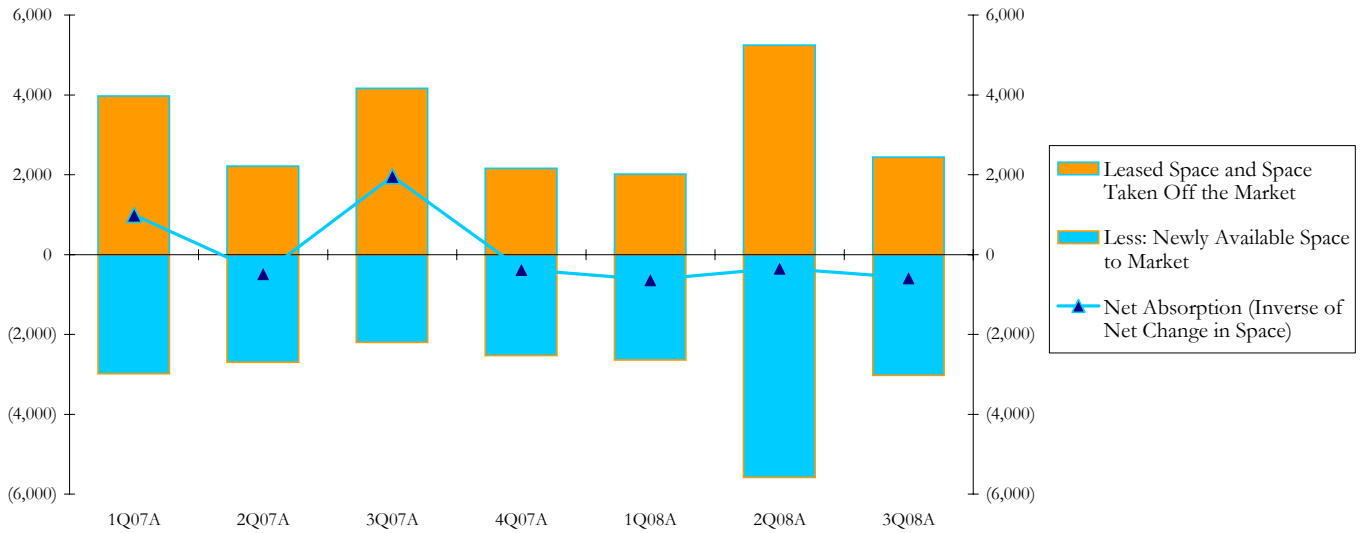
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Midtown Office Market Analysis

Absorption Trend Line

(all square feet in '000s)

| | 2006A | 1Q07A | 2Q07A | 3Q07A | 4Q07A | 2007A | 1Q08A | 2Q08A | 3Q08A |
|---|----------|---------|---------|---------|---------|----------|---------|---------|---------|
| CHANGE IN AVAILABLE SPACE: | | | | | | | | | |
| Total Market Square Feet | 193,199 | 193,199 | 193,199 | 193,199 | 193,199 | 193,199 | 193,242 | 193,242 | 193,242 |
| Beginning Available Square Feet | 15,077 | 15,787 | 14,799 | 15,277 | 13,318 | 15,787 | 13,688 | 14,314 | 14,657 |
| Plus: Newly Available Space to Market | 16,972 | 2,986 | 2,693 | 2,204 | 2,530 | 10,413 | 2,642 | 5,587 | 3,023 |
| Less: | | | | | | | | | |
| Leased Space | (9,442) | (1,810) | (1,634) | (1,987) | (1,494) | (6,925) | (1,686) | (4,366) | (1,324) |
| Space Taken Off Market | (6,821) | (2,163) | (582) | (2,176) | (667) | (5,588) | (330) | (878) | (1,120) |
| Net Change in Space | 710 | (987) | 478 | (1,959) | 369 | (2,100) | 626 | 343 | 579 |
| Ending Available Square Feet | 15,787 | 14,799 | 15,277 | 13,318 | 13,688 | 13,688 | 14,314 | 14,657 | 15,237 |
| % Total Vacancy | 8.2% | 7.7% | 7.9% | 6.9% | 7.1% | 7.1% | 7.4% | 7.6% | 7.9% |
| SUBMARKET ABSORPTION: | | | | | | | | | |
| Leased Space and Space Taken Off the Market | 16,263 | 3,973 | 2,216 | 4,163 | 2,161 | 12,513 | 2,016 | 5,244 | 2,444 |
| Less: Newly Available Space to Market | (16,972) | (2,986) | (2,693) | (2,204) | (2,530) | (10,413) | (2,642) | (5,587) | (3,023) |
| Net Absorption (Inverse of Net Change in Space) | (710) | 987 | (478) | 1,959 | (369) | 2,100 | (626) | (343) | (579) |
| | | -133% | -82% | -189% | -85% | | -76% | -94% | -81% |



TENANTWISE

Midtown Office Market Analysis Market Status Trendline

(all square feet in '000s)

| | 3Q06A | 4Q06A | 2006A | 1Q07A | 2Q07A | 3Q07A | 4Q07A | 2007A | 1Q08A | 2Q08A | 3Q08A |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| CLASS A BUILDINGS: | | | | | | | | | | | |
| Total Square Feet | 121,110 | 121,110 | 121,110 | 121,110 | 121,110 | 121,110 | 121,110 | 121,110 | 121,110 | 121,110 | 121,110 |
| Direct Available Square Feet | 5,582 | 5,449 | 5,449 | 4,861 | 5,146 | 5,390 | 5,385 | 5,385 | 6,072 | 6,686 | 6,432 |
| % Direct Vacancy | 4.6% | 4.5% | 4.5% | 4.0% | 4.2% | 4.5% | 4.4% | 4.4% | 5.0% | 5.5% | 5.3% |
| Y/Y bps Change | (50) | (40) | (40) | (83) | (55) | (16) | (5) | (5) | 100 | 127 | 86 |
| % of Class A Available Square Feet | 63.0% | 58.5% | 58.5% | 59.9% | 61.9% | 70.4% | 73.0% | 73.0% | 75.9% | 78.5% | 75.0% |
| Direct Price (\$/sf) | \$73.49 | \$76.32 | \$76.32 | \$81.40 | \$87.41 | \$92.89 | \$96.17 | \$96.17 | \$98.60 | \$96.99 | \$97.87 |
| % Y/Y Change | 10.2% | 12.9% | 12.9% | 17.5% | 22.3% | 26.4% | 26.0% | 26.0% | 21.1% | 11.0% | 5.4% |
| Number of Direct Listings | 538 | 528 | 528 | 486 | 478 | 445 | 444 | 444 | 467 | 491 | 466 |
| Sublease Available Square Feet | 3,283 | 3,866 | 3,866 | 3,249 | 3,169 | 2,267 | 1,988 | 1,988 | 1,928 | 1,836 | 2,147 |
| % Sublease Vacancy | 2.7% | 3.2% | 3.2% | 2.7% | 2.6% | 1.9% | 1.6% | 1.6% | 1.6% | 1.5% | 1.8% |
| Y/Y bps Change | (4) | 136 | 136 | 113 | 76 | (84) | (155) | (155) | (109) | (110) | (10) |
| % of Class A Available Square Feet | 37.0% | 41.5% | 41.5% | 40.1% | 38.1% | 29.6% | 27.0% | 27.0% | 24.1% | 21.5% | 25.0% |
| Sublease Price (\$/sf) | \$62.57 | \$63.13 | \$63.13 | \$68.17 | \$69.50 | \$68.70 | \$65.32 | \$65.32 | \$68.50 | \$78.04 | \$68.46 |
| % Y/Y Change | 10.0% | 16.8% | 16.8% | 22.8% | 13.6% | 9.8% | 3.5% | 3.5% | 0.5% | 12.3% | -0.3% |
| Number of Sublease Listings | 189 | 214 | 214 | 177 | 180 | 129 | 119 | 119 | 121 | 107 | 120 |
| Class A Available Square Feet | | | | | | | | | | | |
| % Total Vacancy | 8,864 | 9,314 | 9,314 | 8,110 | 8,315 | 7,657 | 7,373 | 7,373 | 8,000 | 8,522 | 8,579 |
| Y/Y bps Change | 7.3% | 7.7% | 7.7% | 6.7% | 6.9% | 6.3% | 6.1% | 6.1% | 6.6% | 7.0% | 7.1% |
| % of Class A Available Square Feet | (53) | 97 | 97 | 29 | 21 | (100) | (160) | (160) | (9) | 17 | 76 |
| Total Price (\$/sf) | \$69.47 | \$70.89 | \$70.89 | \$76.19 | \$81.07 | \$86.96 | \$89.44 | \$89.44 | \$93.34 | \$93.63 | \$92.98 |
| % Y/Y Change | 9.8% | 11.0% | 11.0% | 15.6% | 18.1% | 25.2% | 26.2% | 26.2% | 22.5% | 15.5% | 6.9% |
| Total Number of Listings | 727 | 742 | 742 | 663 | 658 | 574 | 563 | 563 | 588 | 598 | 586 |
| CLASS B BUILDINGS: | | | | | | | | | | | |
| Total Square Feet | 35,353 | 35,353 | 35,353 | 35,353 | 35,353 | 35,353 | 35,353 | 35,353 | 35,353 | 35,353 | 35,353 |
| Direct Available Square Feet | 3,091 | 2,915 | 2,915 | 2,933 | 3,227 | 2,202 | 2,700 | 2,700 | 3,191 | 3,132 | 2,915 |
| % Direct Vacancy | 8.7% | 8.2% | 8.2% | 8.3% | 9.1% | 6.2% | 7.6% | 7.6% | 9.0% | 8.9% | 8.2% |
| Y/Y bps Change | (348) | (273) | (273) | (52) | 30 | (251) | (61) | (61) | 73 | (27) | 202 |
| % of Class B Available Square Feet | 80.9% | 80.9% | 80.9% | 84.0% | 85.5% | 82.2% | 87.1% | 87.1% | 86.8% | 92.5% | 88.7% |
| Direct Price (\$/sf) | \$59.72 | \$55.91 | \$55.91 | \$63.71 | \$66.08 | \$73.40 | \$73.88 | \$73.88 | \$74.51 | \$77.37 | \$76.28 |
| % Y/Y Change | 5.8% | -2.8% | -2.8% | 8.4% | 10.5% | 22.9% | 32.1% | 32.1% | 16.9% | 17.1% | 3.9% |
| Number of Direct Listings | 265 | 261 | 261 | 254 | 276 | 193 | 219 | 219 | 244 | 261 | 242 |
| Sublease Available Square Feet | 729 | 688 | 688 | 561 | 547 | 476 | 400 | 400 | 484 | 255 | 372 |
| % Sublease Vacancy | 2.1% | 1.9% | 1.9% | 1.6% | 1.5% | 1.3% | 1.1% | 1.1% | 1.4% | 0.7% | 1.1% |
| Y/Y bps Change | (20) | (21) | (21) | (39) | (82) | (71) | (81) | (81) | (22) | (83) | (30) |
| % of Class B Available Square Feet | 19.1% | 19.1% | 19.1% | 16.0% | 14.5% | 17.8% | 12.9% | 12.9% | 13.2% | 7.5% | 11.3% |
| Sublease Price (\$/sf) | \$47.54 | \$48.75 | \$48.75 | \$54.41 | \$53.57 | \$57.98 | \$56.96 | \$56.96 | \$56.64 | \$59.91 | \$53.50 |
| % Y/Y Change | 12.4% | 19.9% | 19.9% | 30.2% | 21.7% | 22.0% | 16.8% | 16.8% | 4.1% | 11.8% | -7.7% |
| Number of Sublease Listings | 51 | 50 | 50 | 43 | 46 | 46 | 39 | 39 | 37 | 30 | 32 |
| Class B Available Square Feet | | | | | | | | | | | |
| % Total Vacancy | 3,820 | 3,603 | 3,603 | 3,494 | 3,775 | 2,678 | 3,100 | 3,100 | 3,675 | 3,387 | 3,286 |
| Y/Y bps Change | 10.8% | 10.2% | 10.2% | 9.9% | 10.7% | 7.6% | 8.8% | 8.8% | 10.4% | 9.6% | 9.3% |
| % of Class B Available Square Feet | (368) | (294) | (294) | (91) | (52) | (323) | (142) | (142) | 51 | (110) | 172 |
| Total Price (\$/sf) | \$57.46 | \$54.60 | \$54.60 | \$62.28 | \$64.41 | \$71.52 | \$72.20 | \$72.20 | \$72.92 | \$76.52 | \$75.58 |
| % Y/Y Change | 5.9% | -0.3% | -0.3% | 11.7% | 13.9% | 24.5% | 32.2% | 32.2% | 17.1% | 18.8% | 5.7% |
| Total Number of Listings | 316 | 311 | 311 | 297 | 322 | 239 | 258 | 258 | 281 | 291 | 274 |
| CLASS C BUILDINGS: | | | | | | | | | | | |
| Total Square Feet | 14,845 | 14,845 | 14,845 | 14,845 | 14,845 | 14,845 | 14,845 | 14,845 | 15,126 | 15,126 | 15,126 |
| Direct Available Square Feet | 1,007 | 821 | 821 | 1,344 | 1,311 | 1,172 | 1,419 | 1,419 | 920 | 927 | 1,043 |
| % Direct Vacancy | 6.8% | 5.5% | 5.5% | 9.1% | 8.8% | 7.9% | 9.6% | 9.6% | 6.1% | 6.1% | 6.9% |
| Y/Y bps Change | (39) | (109) | (109) | 420 | 309 | 111 | 403 | 403 | (297) | (270) | (100) |
| % of Class C Available Square Feet | 81.9% | 80.9% | 80.9% | 88.4% | 86.3% | 93.0% | 94.2% | 94.2% | 94.2% | 99.0% | 98.5% |
| Direct Price (\$/sf) | \$49.88 | \$51.71 | \$51.71 | \$54.38 | \$57.22 | \$60.84 | \$61.96 | \$61.96 | \$64.54 | \$66.74 | \$65.52 |
| % Y/Y Change | 11.6% | 13.5% | 13.5% | 16.8% | 19.3% | 22.0% | 19.8% | 19.8% | 18.7% | 16.6% | 7.7% |
| Number of Direct Listings | 194 | 166 | 166 | 191 | 175 | 130 | 200 | 200 | 202 | 180 | 202 |
| Sublease Available Square Feet | 223 | 194 | 194 | 177 | 209 | 88 | 88 | 88 | 57 | 9 | 16 |
| % Sublease Vacancy | 1.5% | 1.3% | 1.3% | 1.2% | 1.4% | 0.6% | 0.6% | 0.6% | 0.4% | 0.1% | 0.1% |
| Y/Y bps Change | 36 | 26 | 26 | 25 | 70 | (91) | (72) | (72) | (82) | (135) | (49) |
| % of Class C Available Square Feet | 18.1% | 19.1% | 19.1% | 11.6% | 13.7% | 7.0% | 5.8% | 5.8% | 5.8% | 1.0% | 1.5% |
| Sublease Price (\$/sf) | \$45.37 | \$45.76 | \$45.76 | \$45.81 | \$42.00 | \$36.24 | \$38.00 | \$38.00 | \$55.97 | \$65.00 | \$0.00 |
| % Y/Y Change | 25.5% | 21.1% | 21.1% | 22.0% | 12.9% | -20.1% | -16.9% | -16.9% | 22.2% | 54.8% | -100.0% |
| Number of Sublease Listings | 19 | 18 | 18 | 14 | 17 | 10 | 9 | 9 | 10 | 3 | 4 |
| Class C Available Square Feet | | | | | | | | | | | |
| % Total Vacancy | 1,230 | 1,015 | 1,015 | 1,520 | 1,520 | 1,260 | 1,507 | 1,507 | 976 | 937 | 1,059 |
| Y/Y bps Change | 8.3% | 6.8% | 6.8% | 10.2% | 10.2% | 8.5% | 10.2% | 10.2% | 6.5% | 6.2% | 7.0% |
| % of Class C Available Square Feet | (3) | (83) | (83) | 445 | 379 | 20 | 332 | 332 | (379) | (405) | (148) |
| Total Price (\$/sf) | \$49.06 | \$50.57 | \$50.57 | \$52.94 | \$54.23 | \$58.54 | \$60.28 | \$60.28 | \$64.07 | \$66.72 | \$65.52 |
| % Y/Y Change | 12.7% | 13.7% | 13.7% | 17.2% | 15.9% | 19.3% | 19.2% | 19.2% | 21.0% | 23.0% | 11.9% |
| Total Number of Listings | 213 | 184 | 184 | 205 | 192 | 140 | 209 | 209 | 212 | 183 | 206 |

TENANTWISE

Midtown Office Market Analysis Market Status Trendline

(all square feet in '000s)

| | 3Q06A | 4Q06A | 2006A | 1Q07A | 2Q07A | 3Q07A | 4Q07A | 2007A | 1Q08A | 2Q08A | 3Q08A |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| CLASS D BUILDINGS: | | | | | | | | | | | |
| Total Square Feet | 21,892 | 21,892 | 21,892 | 21,892 | 21,892 | 21,892 | 21,892 | 21,892 | 21,654 | 21,654 | 21,654 |
| Direct Available Square Feet | 1,592 | 1,633 | 1,633 | 1,474 | 1,459 | 1,591 | 1,562 | 1,562 | 1,564 | 1,671 | 2,092 |
| % Direct Vacancy | 7.3% | 7.5% | 7.5% | 6.7% | 6.7% | 7.3% | 7.1% | 7.1% | 7.2% | 7.7% | 9.7% |
| Y/Y bps Change | 253 | 290 | 290 | (30) | (44) | (1) | (33) | (33) | 49 | 105 | 240 |
| % of Class D Available Square Feet | 86.7% | 88.0% | 88.0% | 88.0% | 87.5% | 92.3% | 91.5% | 91.5% | 94.1% | 92.3% | 90.5% |
| Direct Price (\$/sf) | \$56.96 | \$57.62 | \$57.62 | \$58.72 | \$59.83 | \$60.82 | \$62.79 | \$62.79 | \$73.11 | \$80.77 | \$79.90 |
| % Y/Y Change | 28.5% | 26.9% | 26.9% | 4.5% | 5.1% | 6.8% | 9.0% | 9.0% | 24.5% | 35.0% | 31.4% |
| Number of Direct Listings | 272 | 277 | 277 | 243 | 249 | 216 | 212 | 212 | 213 | 189 | 260 |
| Sublease Available Square Feet | 244 | 222 | 222 | 201 | 209 | 133 | 146 | 146 | 99 | 140 | 220 |
| % Sublease Vacancy | 1.1% | 1.0% | 1.0% | 0.9% | 1.0% | 0.6% | 0.7% | 0.7% | 0.5% | 0.6% | 1.0% |
| Y/Y bps Change | 17 | 29 | 29 | (2) | (22) | (51) | (35) | (35) | (46) | (31) | 41 |
| % of Class D Available Square Feet | 13.3% | 12.0% | 12.0% | 12.0% | 12.5% | 7.7% | 8.5% | 8.5% | 5.9% | 7.7% | 9.5% |
| Sublease Price (\$/sf) | \$35.19 | \$34.98 | \$34.98 | \$35.78 | \$35.97 | \$38.39 | \$43.32 | \$43.32 | \$49.22 | \$62.50 | \$59.64 |
| % Y/Y Change | 1.0% | -0.8% | -0.8% | 1.3% | 3.4% | 9.1% | 23.8% | 23.8% | 37.6% | 73.8% | 55.4% |
| Number of Sublease Listings | 32 | 27 | 27 | 23 | 26 | 21 | 20 | 20 | 13 | 20 | 33 |
| Class D Available Square Feet | | | | | | | | | | | |
| % Total Vacancy | 8.4% | 8.5% | 8.5% | 7.7% | 7.6% | 7.9% | 7.8% | 7.8% | 7.7% | 8.4% | 10.7% |
| Y/Y bps Change | 271 | 319 | 319 | (32) | (67) | (51) | (67) | (67) | 2 | 75 | 280 |
| Total Price (\$/sf) | \$54.00 | \$54.87 | \$54.87 | \$56.18 | \$57.14 | \$59.34 | \$61.48 | \$61.48 | \$72.37 | \$80.50 | \$79.12 |
| % Y/Y Change | 26.3% | 24.8% | 24.8% | 4.5% | 6.3% | 9.9% | 12.1% | 12.1% | 28.8% | 40.9% | 33.3% |
| Total Number of Listings | 304 | 304 | 304 | 266 | 275 | 237 | 232 | 232 | 226 | 209 | 293 |
| TOTAL MIDTOWN MARKET: | | | | | | | | | | | |
| Total Midtown Square Feet | 193,199 | 193,199 | 193,199 | 193,199 | 193,199 | 193,199 | 193,199 | 193,199 | 193,242 | 193,242 | 193,242 |
| Direct Square Feet | 11,271 | 10,817 | 10,817 | 10,612 | 11,144 | 10,354 | 11,066 | 11,066 | 11,746 | 12,418 | 12,482 |
| % Direct Vacancy | 5.8% | 5.6% | 5.6% | 5.5% | 5.8% | 5.4% | 5.7% | 5.7% | 6.1% | 6.4% | 6.5% |
| Y/Y bps Change | (69) | (50) | (50) | (33) | (10) | (47) | 13 | 13 | 59 | 66 | 110 |
| % of Midtown Available Square Feet | 71.6% | 68.5% | 68.5% | 71.7% | 72.9% | 77.7% | 80.8% | 80.8% | 82.1% | 84.7% | 81.9% |
| Direct Avg. Asking Price (\$/sf) | \$65.89 | \$68.02 | \$68.02 | \$70.66 | \$74.07 | \$80.19 | \$81.63 | \$81.63 | \$86.00 | \$87.60 | \$87.12 |
| % Y/Y Change | 10.0% | 11.6% | 11.6% | 16.2% | 13.7% | 21.7% | 20.0% | 20.0% | 21.7% | 18.3% | 8.6% |
| Number of Direct Listings | 1269 | 1232 | 1232 | 1174 | 1178 | 984 | 1075 | 1075 | 1126 | 1121 | 1170 |
| Sublease Square Feet | 4,479 | 4,969 | 4,969 | 4,187 | 4,134 | 2,964 | 2,621 | 2,621 | 2,567 | 2,240 | 2,754 |
| % Sublease Vacancy | 2.3% | 2.6% | 2.6% | 2.2% | 2.1% | 1.5% | 1.4% | 1.4% | 1.3% | 1.2% | 1.4% |
| Y/Y bps Change | (1) | 87 | 87 | 63 | 35 | (78) | (122) | (122) | (84) | (98) | (11) |
| % of Midtown Available Square Feet | 28.4% | 31.5% | 31.5% | 28.3% | 27.1% | 22.3% | 19.2% | 19.2% | 17.9% | 15.3% | 18.1% |
| Sublease Avg. Asking Price (\$/sf) | \$57.89 | \$59.66 | \$59.66 | \$61.48 | \$64.30 | \$64.65 | \$61.91 | \$61.91 | \$65.25 | \$74.95 | \$65.35 |
| % Y/Y Change | 10.3% | 20.9% | 20.9% | 24.9% | 18.4% | 11.7% | 3.8% | 3.8% | 6.1% | 16.6% | 1.1% |
| Number of Sublease Listings | 291 | 309 | 309 | 257 | 269 | 206 | 187 | 187 | 181 | 160 | 189 |
| Total Available Square Feet | | | | | | | | | | | |
| % Total Vacancy | 8.2% | 8.2% | 8.2% | 7.7% | 7.9% | 6.9% | 7.1% | 7.1% | 7.4% | 7.6% | 7.9% |
| Y/Y bps Change | (70) | 37 | 37 | 32 | 25 | (126) | (109) | (109) | (25) | (32) | 99 |
| Total Avg. Asking Price (\$/sf) | \$63.64 | \$65.44 | \$65.44 | \$67.97 | \$71.67 | \$77.59 | \$78.84 | \$78.84 | \$83.67 | \$86.33 | \$85.22 |
| % Y/Y Change | 9.8% | 12.0% | 12.0% | 16.5% | 14.4% | 21.9% | 20.5% | 20.5% | 23.1% | 20.5% | 9.8% |
| Total Number of Listings | 1,560 | 1,541 | 1,541 | 1,431 | 1,447 | 1,190 | 1,262 | 1,262 | 1,307 | 1,281 | 1,359 |