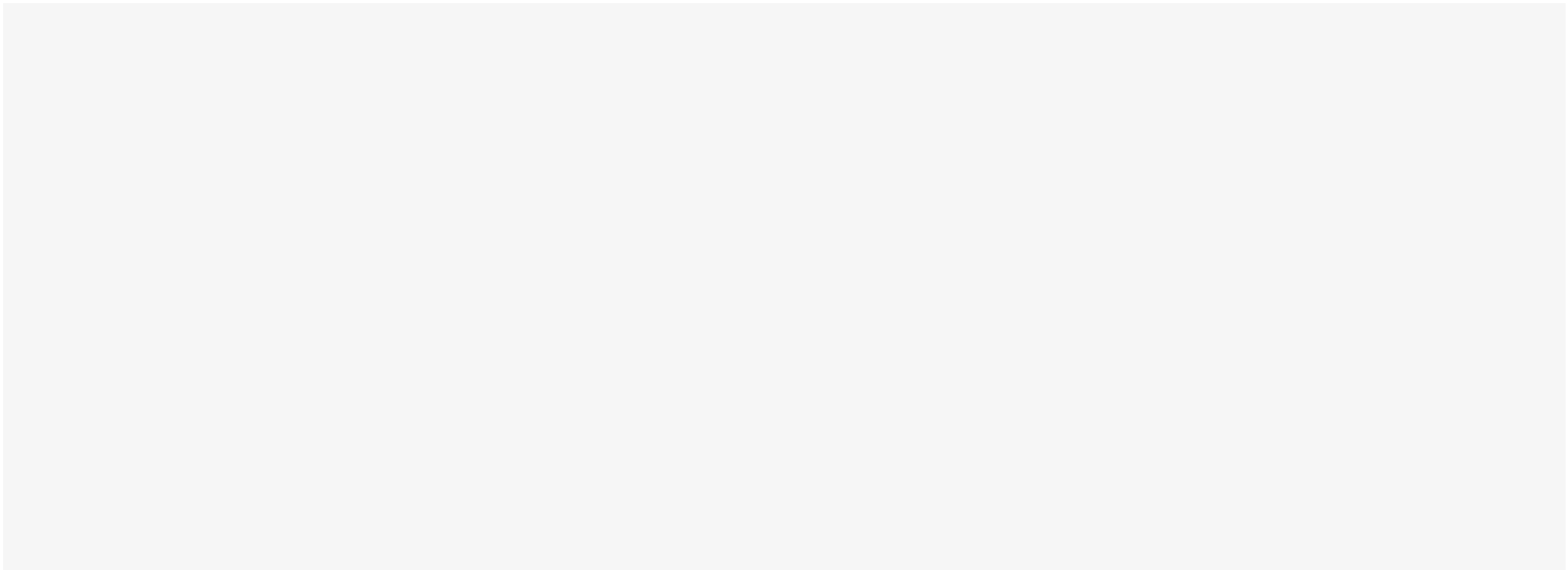


# NYC Rental Market Comp Report

Comprehensive Market Analysis

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Generated on June 06, 2025



Comp Report June 06, 2025

Comped by No Fee listings with elevator, doorman, & laundry

Market Data

Market	Avg Price	Avg SqFt	Avg PSf	Count
0	\$3,754	485	\$7.90	89
1	\$4,629	697	\$6.74	186
2	\$5,368	834	\$6.64	65
3	\$5,196	904	\$5.67	10
4	\$3,100	956	\$3.24	1

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,754	485	\$7.90	89	+0.00%	+0.00%	+0.00%
1	\$4,629	697	\$6.74	186	+0.00%	+0.00%	+0.00%
2	\$5,368	834	\$6.64	65	+0.00%	+0.00%	+0.00%
3	\$5,196	904	\$5.67	10	+0.00%	+0.00%	+0.00%
4	\$3,100	956	\$3.24	1	+0.00%	+0.00%	+0.00%

Filter 2

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,754	485	\$7.90	89	+0.00%	+0.00%	+0.00%
1	\$4,629	697	\$6.74	186	+0.00%	+0.00%	+0.00%
2	\$5,368	834	\$6.64	65	+0.00%	+0.00%	+0.00%
3	\$5,196	904	\$5.67	10	+0.00%	+0.00%	+0.00%
4	\$3,100	956	\$3.24	1	+0.00%	+0.00%	+0.00%

Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,754	485	\$7.90	89	+0.00%	+0.00%	+0.00%
1	\$4,629	697	\$6.74	186	+0.00%	+0.00%	+0.00%
2	\$5,368	834	\$6.64	65	+0.00%	+0.00%	+0.00%
3	\$5,196	904	\$5.67	10	+0.00%	+0.00%	+0.00%
4	\$3,100	956	\$3.24	1	+0.00%	+0.00%	+0.00%

# YTD PPSF Chart

Buildings

Market, 2 Sutton Street

Up to 4 sets

Metrics

GPSF, NPSF, Prev GPSF, Prev NPSF

By bedroom

Timeframe

Year to Date

Monthly

Building	Bedroom	Metric	Jan	Feb	Mar	Apr	May	Jun
Market	0	GPSF	-	-	-	-	-	\$8.34
Market	0	NPSF	-	-	-	-	-	\$6.81
Market	0	Prev GPSF	-	-	-	-	-	-
Market	0	Prev NPSF	-	-	-	-	-	-
Market	1	GPSF	-	-	-	-	-	\$7.22
Market	1	NPSF	-	-	-	-	-	\$6.12
Market	1	Prev GPSF	-	-	-	-	-	-
Market	1	Prev NPSF	-	-	-	-	-	-
Market	2	GPSF	-	-	-	-	-	\$7.78
Market	2	NPSF	-	-	-	-	-	\$5.81
Market	2	Prev GPSF	-	-	-	-	-	-
Market	2	Prev NPSF	-	-	-	-	-	-
Market	3	GPSF	-	-	-	-	-	\$6.42
Market	3	NPSF	-	-	-	-	-	-
Market	3	Prev GPSF	-	-	-	-	-	-
Market	3	Prev NPSF	-	-	-	-	-	-
Market	4	GPSF	-	-	-	-	-	-
Market	4	NPSF	-	-	-	-	-	-
Market	4	Prev GPSF	-	-	-	-	-	-
Market	4	Prev NPSF	-	-	-	-	-	-
2 Sutton Street	0	GPSF	-	-	-	-	-	-
2 Sutton Street	0	NPSF	-	-	-	-	-	-
2 Sutton Street	0	Prev GPSF	-	-	-	-	-	-
2 Sutton Street	0	Prev NPSF	-	-	-	-	-	-

Building	Bedroom	Metric	Jan	Feb	Mar	Apr	May	Jun
2 Sutton Street	1	GPSF	-	-	-	-	-	-
2 Sutton Street	1	NPSF	-	-	-	-	-	-
2 Sutton Street	1	Prev GPSF	-	-	-	-	-	-
2 Sutton Street	1	Prev NPSF	-	-	-	-	-	-
2 Sutton Street	2	GPSF	-	-	-	-	-	-
2 Sutton Street	2	NPSF	-	-	-	-	-	-
2 Sutton Street	2	Prev GPSF	-	-	-	-	-	-
2 Sutton Street	2	Prev NPSF	-	-	-	-	-	-
2 Sutton Street	3	GPSF	-	-	-	-	-	-
2 Sutton Street	3	NPSF	-	-	-	-	-	-
2 Sutton Street	3	Prev GPSF	-	-	-	-	-	-
2 Sutton Street	3	Prev NPSF	-	-	-	-	-	-
2 Sutton Street	4	GPSF	-	-	-	-	-	-
2 Sutton Street	4	NPSF	-	-	-	-	-	-
2 Sutton Street	4	Prev GPSF	-	-	-	-	-	-
2 Sutton Street	4	Prev NPSF	-	-	-	-	-	-

