

NYC Rental Market Comp Report

Comprehensive Market Analysis

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	\$3,765	504	\$7.65	85
1	\$4,554	698	\$6.67	171
2	\$4,967	823	\$6.22	62
3	\$4,972	926	\$5.35	7
4	\$5,000	900	\$5.56	1

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,765	504	\$7.65	85	+0.00%	+0.00%	+0.00%
1	\$4,554	698	\$6.67	171	+0.00%	+0.00%	+0.00%
2	\$4,967	823	\$6.22	62	+0.00%	+0.00%	+0.00%
3	\$4,972	926	\$5.35	7	+0.00%	+0.00%	+0.00%
4	\$5,000	900	\$5.56	1	+0.00%	+0.00%	+0.00%

Filter 2

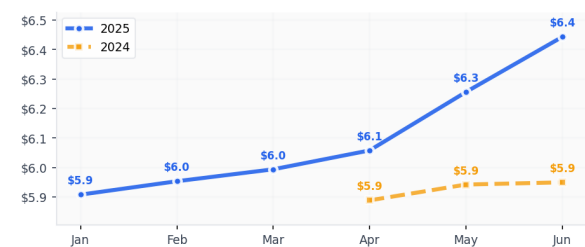
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Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,765	504	\$7.65	85	+0.00%	+0.00%	+0.00%
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4	\$5,000	900	\$5.56	1	+0.00%	+0.00%	+0.00%

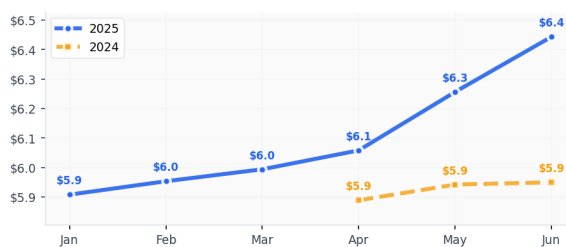
YTD Price Per Square Foot Trends

Full Market Data



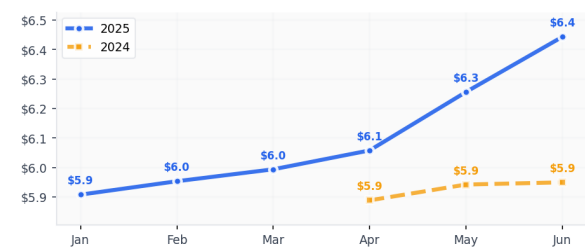
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.91	\$5.95	\$5.99	\$6.06	\$6.26	\$6.44
Prior Year	2024	-	-	-	\$5.89	\$5.94	\$5.95
Variance	Variance	-	-	-	+2.9%	+5.3%	+8.3%

3 Sutton



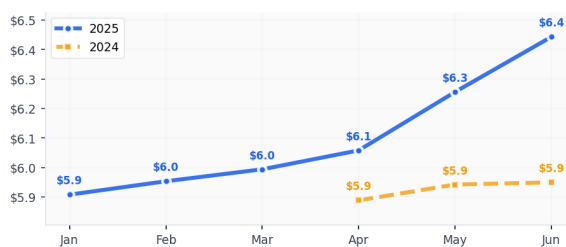
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5 Sutton



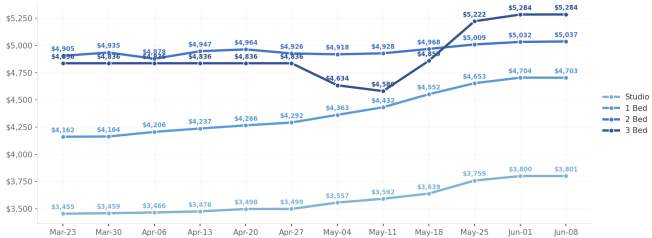
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Variance	Variance	-	-	-	+2.9%	+5.3%	+8.3%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.91	\$5.95	\$5.99	\$6.06	\$6.26	\$6.44
Prior Year	2024	-	-	-	\$5.89	\$5.94	\$5.95
Variance	Variance	-	-	-	+2.9%	+5.3%	+8.3%

Weekly Rent Price Trends



Bed	Mar-23	Mar-30	Apr-06	Apr-13	Apr-20	Apr-27	May-04	May-11	May-18	May-25	Jun-01	Jun-08	WoW
Studio	\$3,455	\$3,459	\$3,466	\$3,476	\$3,498	\$3,499	\$3,557	\$3,592	\$3,639	\$3,759	\$3,800	\$3,801	+0.01%
1 Bed	\$4,162	\$4,164	\$4,206	\$4,237	\$4,266	\$4,292	\$4,363	\$4,432	\$4,552	\$4,653	\$4,704	\$4,703	-0.03%
2 Bed	\$4,905	\$4,935	\$4,878	\$4,947	\$4,964	\$4,926	\$4,918	\$4,928	\$4,968	\$5,009	\$5,032	\$5,037	+0.09%
3 Bed	\$4,836	\$4,836	\$4,836	\$4,836	\$4,836	\$4,836	\$4,634	\$4,580	\$4,859	\$5,222	\$5,284	\$5,284	+0.01%