

NYC Rental Market Comp Report

Comprehensive Market Analysis

Generated on June 09, 2025

Comp Report June 09, 2025

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

Market Data

Market	Avg Price	Avg SqFt	Avg PSf	Count
0	\$3,767	522	\$7.55	84
1	\$5,604	701	\$8.40	171
2	\$5,208	835	\$6.42	62
3	\$3,059	841	\$3.66	7

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,767	522	\$7.55	84	+0.00%	+0.00%	+0.00%
1	\$5,604	701	\$8.40	171	+0.00%	+0.00%	+0.00%
2	\$5,208	835	\$6.42	62	+0.00%	+0.00%	+0.00%
3	\$3,059	841	\$3.66	7	+0.00%	+0.00%	+0.00%

Filter 2

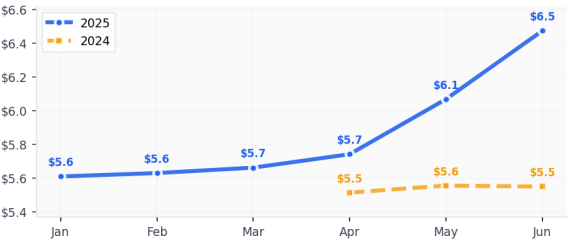
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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Filter 3

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3	\$3,059	841	\$3.66	7	+0.00%	+0.00%	+0.00%

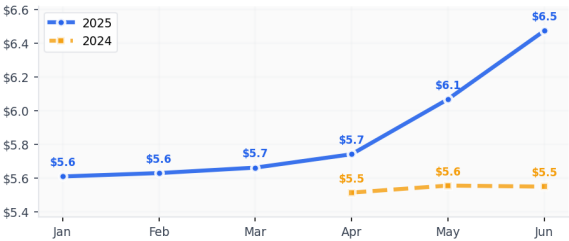
YTD Price Per Square Foot Trends

Full Market Data



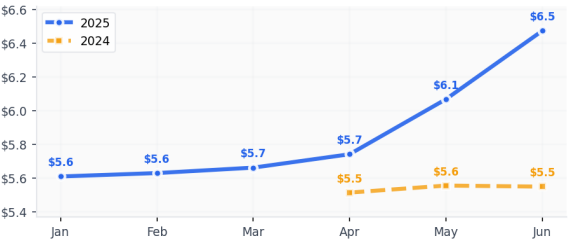
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.61	\$5.63	\$5.66	\$5.74	\$6.07	\$6.47
Prior Year	2024	-	-	-	\$5.51	\$5.55	\$5.55
Variance	Variance	-	-	-	+4.1%	+9.2%	+16.7%

3 Sutton



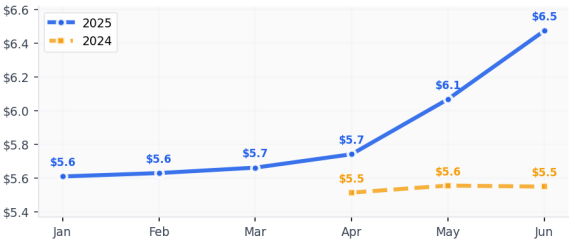
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5 Sutton



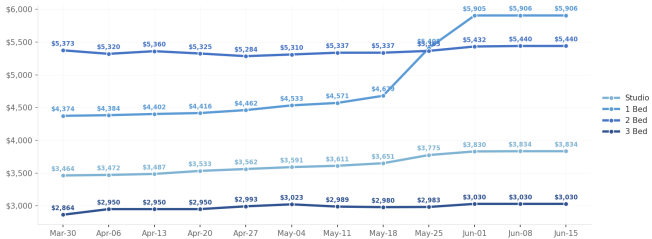
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Variance	Variance	-	-	-	+4.1%	+9.2%	+16.7%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.61	\$5.63	\$5.66	\$5.74	\$6.07	\$6.47
Prior Year	2024	-	-	-	\$5.51	\$5.55	\$5.55
Variance	Variance	-	-	-	+4.1%	+9.2%	+16.7%

Weekly Rent Price Trends



Bed	Mar-30	Apr-06	Apr-13	Apr-20	Apr-27	May-04	May-11	May-18	May-25	Jun-01	Jun-08	Jun-15	WoW
Studio	\$3,464	\$3,472	\$3,487	\$3,533	\$3,562	\$3,591	\$3,611	\$3,651	\$3,775	\$3,830	\$3,834	\$3,834	+0.00%
1 Bed	\$4,374	\$4,384	\$4,402	\$4,416	\$4,462	\$4,533	\$4,571	\$4,679	\$5,408	\$5,905	\$5,906	\$5,906	+0.00%
2 Bed	\$5,373	\$5,320	\$5,360	\$5,325	\$5,284	\$5,310	\$5,337	\$5,337	\$5,365	\$5,432	\$5,440	\$5,440	+0.00%
3 Bed	\$2,864	\$2,950	\$2,950	\$2,950	\$2,993	\$3,023	\$2,989	\$2,980	\$2,983	\$3,030	\$3,030	\$3,030	+0.00%

Inventory Report - Available Units

DEBUG: Total Count = 30 | Units Length = 30 | Has Units = YES

Address	Unit	Bed	Bath	SQFT	Status	Gross	Rent	Move Out	Days
TEST: 123 Main Street	4A	2	1.5	1,200	Occupied	\$4,500	\$4,200	07/31/25	25d
TEST: 456 Broadway	2B	1	1.0	850	Vacant	\$3,200	\$3,200	08/15/25	45d
TEST: 789 Park Ave	12F	3	2.0	1,800	Occupied	\$6,800	\$6,500	09/30/25	120d
8009 134th Street	5F	2	1.0	0	Vacant	3597.79	2978.76	06/14/25	4d
207 West 109th Street	2R	3	1.0	0	Occupied	4300.00	4300.00	06/14/25	4d
205 West 109th Street	5E	1	1.0	0	Occupied	2771.25	2771.25	06/15/25	5d
211 West 109th Street	2C	2	1.0	0	Occupied	4100.00	4100.00	06/20/25	10d
215 West 101st Street	6J	3	1.0	0	Occupied	4500.00	4500.00	06/24/25	14d
215 West 101st Street	10H	1	1.0	0	Occupied	3850.00	3850.00	06/30/25	20d
215 West 101st Street	2D	2	1.0	0	Occupied	5000.00	5000.00	06/30/25	20d
318 West 49th Street	2FW	2	1.0	0	Occupied	3857.91	3495.00	06/30/25	20d
324 West 49th Street	5FE	2	1.0	0	Vacant	3552.79	3495.00	06/30/25	20d
212 West 109th Street	1C	2	1.0	0	Occupied	3600.00	3600.00	06/30/25	20d
214 West 109th Street	4C	2	1.0	0	Occupied	3550.00	3550.00	06/30/25	20d
225 West 109th Street	52	4	1.0	0	Occupied	4900.00	4900.00	06/30/25	20d
215 West 101st Street	1B	2	1.0	0	Occupied	4250.00	4250.00	07/14/25	34d
215 West 101st Street	5H	1	1.0	0	Occupied	3800.00	3800.00	07/14/25	34d
203 West 109th Street	2W	2	1.0	0	Vacant	3650.00	3650.00	07/14/25	34d
206 West 109th Street	4A	3	1.0	0	Occupied	4600.00	4600.00	07/14/25	34d
211 West 109th Street	1C	3	1.0	0	Occupied	4250.00	4250.00	07/14/25	34d
25 East 67th Street	7E	1	1.0	0	Occupied	4500.00	4500.00	07/31/25	51d
203 West 109th Street	4R	3	1.0	0	Occupied	4250.00	4250.00	07/31/25	51d
205 West 109th Street	4R	3	1.0	0	Occupied	4400.00	4400.00	07/31/25	51d
212 West 109th Street	5B	3	1.0	0	Vacant	4600.00	4600.00	07/31/25	51d
211 West 109th Street	1D	2	1.0	0	Occupied	3600.00	3600.00	08/02/25	53d
204 West 109th Street	5B	3	1.0	0	Occupied	4650.00	4650.00	08/06/25	57d
25 East 67th Street	8D	0	1.0	0	Occupied	3550.00	3550.00	08/14/25	65d
206 West 109th Street	2D	2	1.0	0	Occupied	3450.00	3450.00	08/14/25	65d
225 West 109th Street	24	2	1.0	0	Occupied	3750.00	3750.00	08/14/25	65d
8009 134th Street	3D	1	1.0	0	Vacant	3064.95	2303.70	08/31/25	82d
204 West 109th Street	3B	3	1.0	0	Occupied	4450.00	4450.00	08/31/25	82d
225 West 109th Street	41	4	2.0	0	Occupied	5050.00	5050.00	08/31/25	82d
2625 4th Street	1001	0	0.0	0	Occupied	9900.00	9900.00	03/16/26	279d