

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	\$3,742	494	\$7.77	83
1	\$4,620	689	\$6.87	191
2	\$5,070	866	\$5.91	51
3	\$6,000	845	\$6.98	3
4	\$3,500	770	\$4.55	1

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,742	494	\$7.77	83	+0.00%	+0.00%	+0.00%
1	\$4,620	689	\$6.87	191	+0.00%	+0.00%	+0.00%
2	\$5,070	866	\$5.91	51	+0.00%	+0.00%	+0.00%
3	\$6,000	845	\$6.98	3	+0.00%	+0.00%	+0.00%
4	\$3,500	770	\$4.55	1	+0.00%	+0.00%	+0.00%

Filter 2

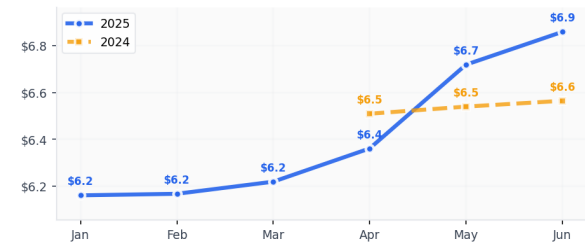
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Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,742	494	\$7.77	83	+0.00%	+0.00%	+0.00%
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2	\$5,070	866	\$5.91	51	+0.00%	+0.00%	+0.00%
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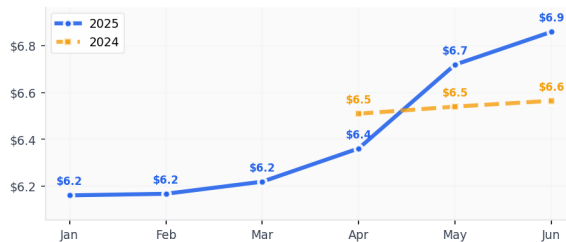
YTD Price Per Square Foot Trends

Full Market Data



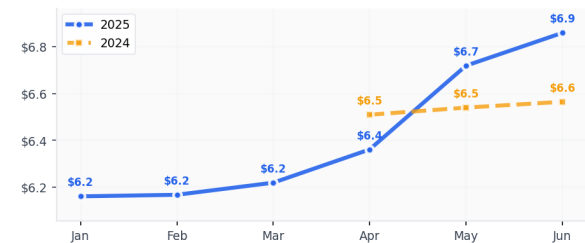
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.16	\$6.17	\$6.22	\$6.36	\$6.72	\$6.86
Prior Year	2024	-	-	-	\$6.51	\$6.54	\$6.56
Variance	Variance	-	-	-	-2.3%	+2.7%	+4.5%

3 Sutton



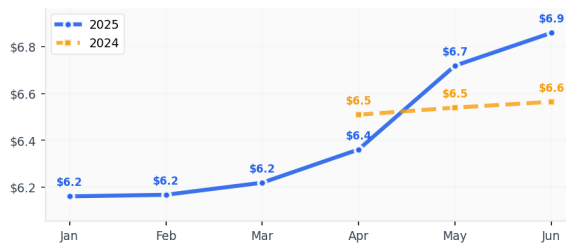
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5 Sutton



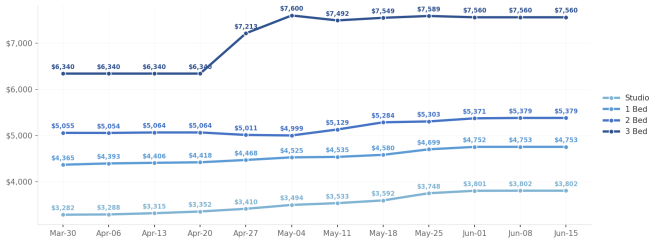
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Variance	Variance	-	-	-	-2.3%	+2.7%	+4.5%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.16	\$6.17	\$6.22	\$6.36	\$6.72	\$6.86
Prior Year	2024	-	-	-	\$6.51	\$6.54	\$6.56
Variance	Variance	-	-	-	-2.3%	+2.7%	+4.5%

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	\$3,282	\$3,288	\$3,315	\$3,352	\$3,410	\$3,494	\$3,533	\$3,592	\$3,748	\$3,801	\$3,802	\$3,802	+0.00%
1 Bed	\$4,365	\$4,393	\$4,406	\$4,418	\$4,468	\$4,525	\$4,535	\$4,580	\$4,699	\$4,752	\$4,753	\$4,753	+0.00%
2 Bed	\$5,055	\$5,054	\$5,064	\$5,064	\$5,011	\$4,999	\$5,129	\$5,284	\$5,303	\$5,371	\$5,379	\$5,379	+0.00%
3 Bed	\$6,340	\$6,340	\$6,340	\$6,340	\$7,213	\$7,600	\$7,492	\$7,549	\$7,589	\$7,560	\$7,560	\$7,560	+0.00%