

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	\$3,613	511	\$7.30	86
1	\$4,491	690	\$6.62	174
2	\$4,785	852	\$5.69	53
3	\$5,381	858	\$6.41	6
4	\$3,630	870	\$4.16	2

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,613	511	\$7.30	86	+0.00%	+0.00%	+0.00%
1	\$4,491	690	\$6.62	174	+0.00%	+0.00%	+0.00%
2	\$4,785	852	\$5.69	53	+0.00%	+0.00%	+0.00%
3	\$5,381	858	\$6.41	6	+0.00%	+0.00%	+0.00%
4	\$3,630	870	\$4.16	2	+0.00%	+0.00%	+0.00%

Filter 2

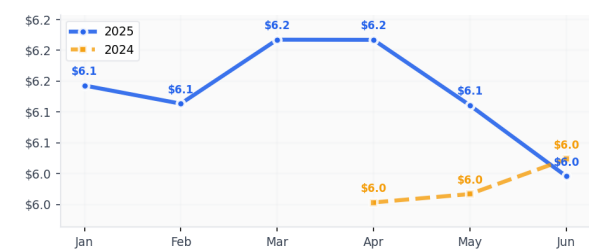
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,613	511	\$7.30	86	+0.00%	+0.00%	+0.00%
1	\$4,491	690	\$6.62	174	+0.00%	+0.00%	+0.00%
2	\$4,785	852	\$5.69	53	+0.00%	+0.00%	+0.00%
3	\$5,381	858	\$6.41	6	+0.00%	+0.00%	+0.00%
4	\$3,630	870	\$4.16	2	+0.00%	+0.00%	+0.00%

Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,613	511	\$7.30	86	+0.00%	+0.00%	+0.00%
1	\$4,491	690	\$6.62	174	+0.00%	+0.00%	+0.00%
2	\$4,785	852	\$5.69	53	+0.00%	+0.00%	+0.00%
3	\$5,381	858	\$6.41	6	+0.00%	+0.00%	+0.00%
4	\$3,630	870	\$4.16	2	+0.00%	+0.00%	+0.00%

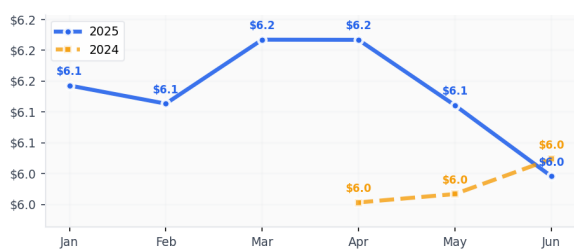
YTD Price Per Square Foot Trends

Full Market Data



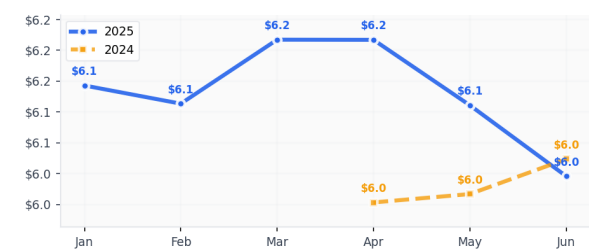
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.14	\$6.11	\$6.22	\$6.22	\$6.11	\$6.00
Prior Year	2024	-	-	-	\$5.95	\$5.97	\$6.02
Variance	Variance	-	-	-	+4.4%	+2.4%	-0.5%

3 Sutton



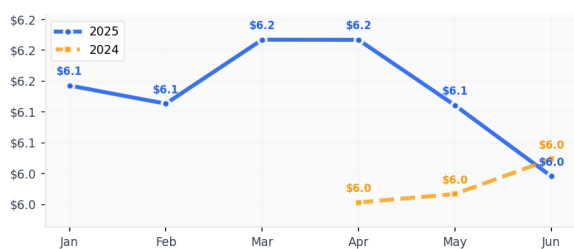
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.14	\$6.11	\$6.22	\$6.22	\$6.11	\$6.00
Prior Year	2024	-	-	-	\$5.95	\$5.97	\$6.02
Variance	Variance	-	-	-	+4.4%	+2.4%	-0.5%

5 Sutton



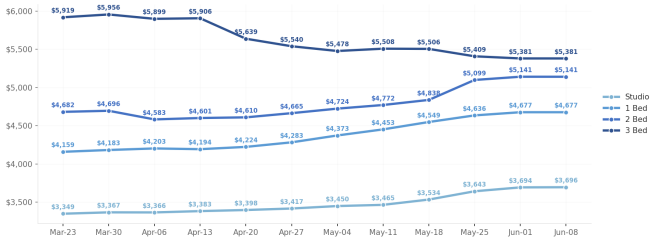
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.14	\$6.11	\$6.22	\$6.22	\$6.11	\$6.00
Prior Year	2024	-	-	-	\$5.95	\$5.97	\$6.02
Variance	Variance	-	-	-	+4.4%	+2.4%	-0.5%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.14	\$6.11	\$6.22	\$6.22	\$6.11	\$6.00
Prior Year	2024	-	-	-	\$5.95	\$5.97	\$6.02
Variance	Variance	-	-	-	+4.4%	+2.4%	-0.5%

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	\$3,349	\$3,367	\$3,366	\$3,383	\$3,398	\$3,417	\$3,450	\$3,465	\$3,534	\$3,643	\$3,694	\$3,696	+0.06%
1 Bed	\$4,159	\$4,183	\$4,203	\$4,194	\$4,224	\$4,283	\$4,373	\$4,453	\$4,549	\$4,636	\$4,677	\$4,677	+0.00%
2 Bed	\$4,682	\$4,696	\$4,583	\$4,601	\$4,610	\$4,665	\$4,724	\$4,772	\$4,838	\$5,099	\$5,141	\$5,141	-0.01%
3 Bed	\$5,919	\$5,956	\$5,899	\$5,906	\$5,639	\$5,540	\$5,478	\$5,508	\$5,506	\$5,409	\$5,381	\$5,381	+0.00%

