

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	\$3,965	510	\$8.01	87
1	\$4,549	693	\$6.68	170
2	\$5,201	847	\$6.29	65
3	\$6,331	906	\$6.99	9

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,965	510	\$8.01	87	+0.00%	+0.00%	+0.00%
1	\$4,549	693	\$6.68	170	+0.00%	+0.00%	+0.00%
2	\$5,201	847	\$6.29	65	+0.00%	+0.00%	+0.00%
3	\$6,331	906	\$6.99	9	+0.00%	+0.00%	+0.00%

Filter 2

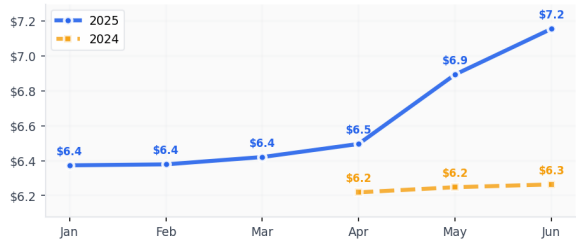
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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Filter 3

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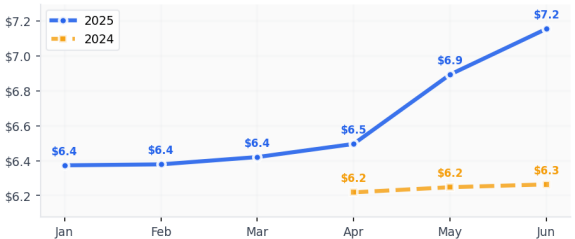
YTD Price Per Square Foot Trends

Full Market Data



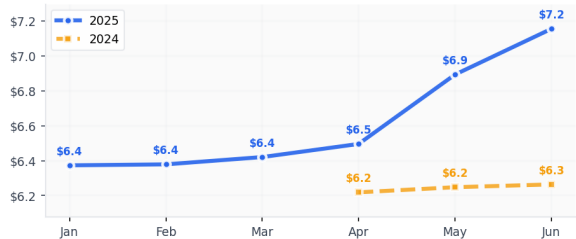
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.37	\$6.38	\$6.42	\$6.50	\$6.89	\$7.16
Prior Year	2024	-	-	-	\$6.22	\$6.25	\$6.26
Variance	Variance	-	-	-	+4.5%	+10.3%	+14.2%

3 Sutton



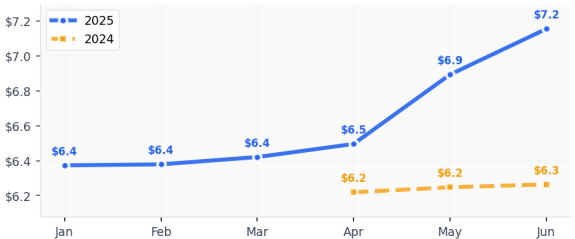
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5 Sutton



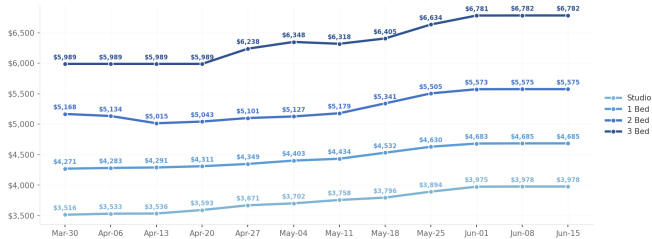
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Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.37	\$6.38	\$6.42	\$6.50	\$6.89	\$7.16
Prior Year	2024	-	-	-	\$6.22	\$6.25	\$6.26
Variance	Variance	-	-	-	+4.5%	+10.3%	+14.2%

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	\$3,516	\$3,533	\$3,536	\$3,593	\$3,671	\$3,702	\$3,758	\$3,796	\$3,894	\$3,975	\$3,978	\$3,978	+0.00%
1 Bed	\$4,271	\$4,283	\$4,291	\$4,311	\$4,349	\$4,403	\$4,434	\$4,532	\$4,630	\$4,683	\$4,685	\$4,685	-0.00%
2 Bed	\$5,168	\$5,134	\$5,015	\$5,043	\$5,101	\$5,127	\$5,179	\$5,341	\$5,505	\$5,573	\$5,575	\$5,575	+0.00%
3 Bed	\$5,989	\$5,989	\$5,989	\$5,989	\$6,238	\$6,348	\$6,318	\$6,405	\$6,634	\$6,781	\$6,782	\$6,782	+0.00%