

# NYC Rental Market Comp Report

Comprehensive Market Analysis

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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	\$3,757	512	\$7.61	75
1	\$4,553	707	\$6.55	159
2	\$5,205	872	\$5.99	70
3	\$5,448	896	\$6.33	6
4	\$3,100	956	\$3.24	1

## Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,757	512	\$7.61	75	+0.00%	+0.00%	+0.00%
1	\$4,553	707	\$6.55	159	+0.00%	+0.00%	+0.00%
2	\$5,205	872	\$5.99	70	+0.00%	+0.00%	+0.00%
3	\$5,448	896	\$6.33	6	+0.00%	+0.00%	+0.00%
4	\$3,100	956	\$3.24	1	+0.00%	+0.00%	+0.00%

## Filter 2

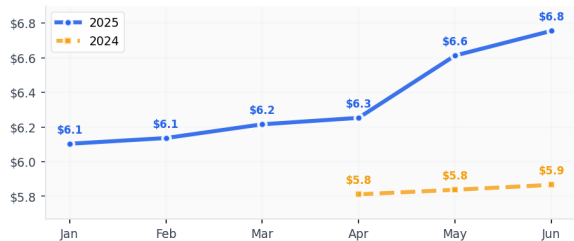
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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## Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,757	512	\$7.61	75	+0.00%	+0.00%	+0.00%
1	\$4,553	707	\$6.55	159	+0.00%	+0.00%	+0.00%
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4	\$3,100	956	\$3.24	1	+0.00%	+0.00%	+0.00%

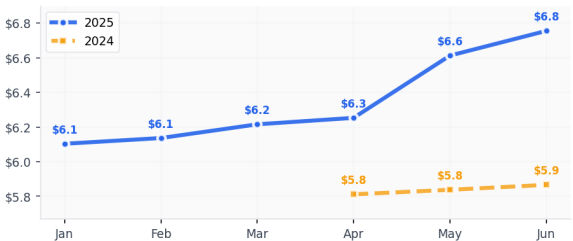
# YTD Price Per Square Foot Trends

Full Market Data



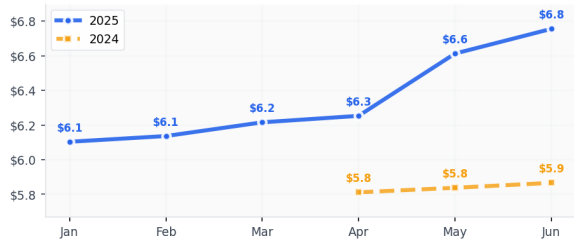
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.10	\$6.14	\$6.22	\$6.25	\$6.61	\$6.75
Prior Year	2024	-	-	-	\$5.81	\$5.84	\$5.87
Variance	Variance	-	-	-	+7.6%	+13.3%	+15.1%

3 Sutton



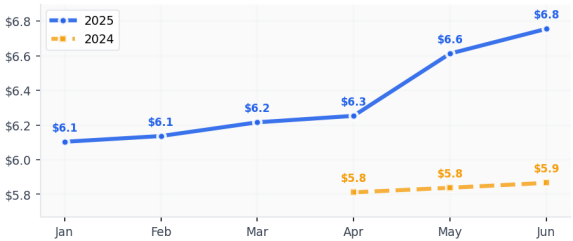
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5 Sutton



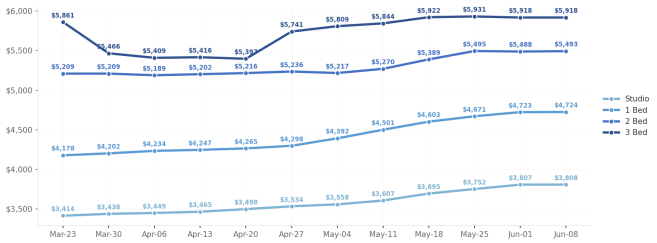
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Prior Year	2024	-	-	-	\$5.81	\$5.84	\$5.87
Variance	Variance	-	-	-	+7.6%	+13.3%	+15.1%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.10	\$6.14	\$6.22	\$6.25	\$6.61	\$6.75
Prior Year	2024	-	-	-	\$5.81	\$5.84	\$5.87
Variance	Variance	-	-	-	+7.6%	+13.3%	+15.1%

# 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	\$3,414	\$3,438	\$3,449	\$3,465	\$3,498	\$3,534	\$3,558	\$3,607	\$3,695	\$3,752	\$3,807	\$3,808	+0.01%
1 Bed	\$4,178	\$4,202	\$4,234	\$4,247	\$4,265	\$4,298	\$4,392	\$4,501	\$4,603	\$4,671	\$4,723	\$4,724	+0.03%
2 Bed	\$5,209	\$5,209	\$5,189	\$5,202	\$5,216	\$5,236	\$5,217	\$5,270	\$5,389	\$5,495	\$5,488	\$5,493	+0.09%
3 Bed	\$5,861	\$5,466	\$5,409	\$5,416	\$5,397	\$5,741	\$5,809	\$5,844	\$5,922	\$5,931	\$5,918	\$5,918	+0.00%