

# NYC Rental Market Comp Report

Comprehensive Market Analysis

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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

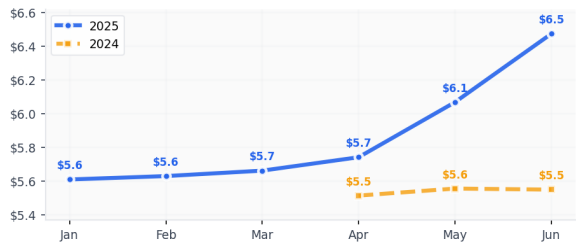
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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## Filter 3

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%

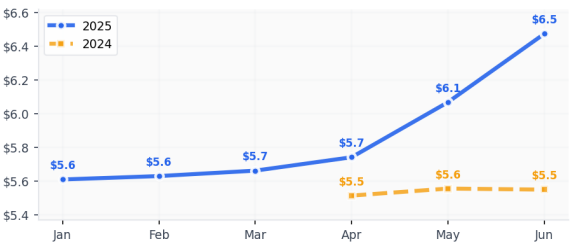
# YTD Price Per Square Foot Trends

Full Market Data



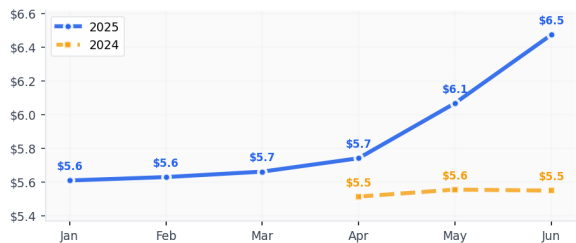
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.61	\$5.63	\$5.66	\$5.74	\$6.07	\$6.47
Prior Year	2024	-	-	-	\$5.51	\$5.55	\$5.55
Variance	Variance	-	-	-	+4.1%	+9.2%	+16.7%

3 Sutton



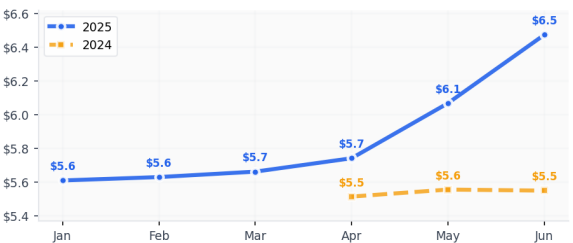
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5 Sutton



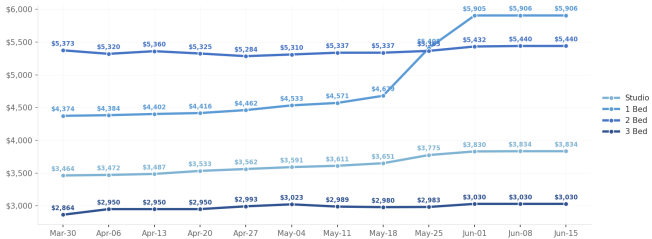
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Variance	Variance	-	-	-	+4.1%	+9.2%	+16.7%

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%