

Comp Report June 09, 2025

Comped by No Fee listings with elevator, doorman, & la

SqFt	Avg PSf	Count
0	\$7.57	71
1	\$7.00	169
2	\$5.96	58
3	\$5.60	7

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,695	499	\$7.57	71	+0.00%	+0.00%	+0.00%
1	\$4,756	693	\$7.00	169	+0.00%	+0.00%	+0.00%
2	\$4,880	842	\$5.96	58	+0.00%	+0.00%	+0.00%
3	\$4,900	893	\$5.60	7	+0.00%	+0.00%	+0.00%

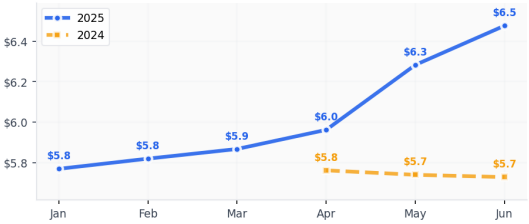
nt	Price Variance	Avg SqFt Var	Avg PSf Var
	+0.00%	+0.00%	+0.00%
	+0.00%	+0.00%	+0.00%
	+0.00%	+0.00%	+0.00%
	+0.00%	+0.00%	+0.00%

Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,695	499	\$7.57	71	+0.00%	+0.00%	+0.00%
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2	\$4,880	842	\$5.96	58	+0.00%	+0.00%	+0.00%
3	\$4,900	893	\$5.60	7	+0.00%	+0.00%	+0.00%

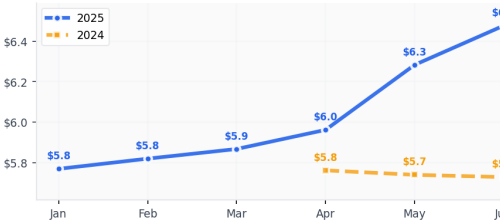
YTD Price Per Square Foot Trends

Full Market Data



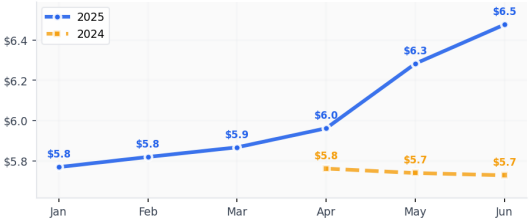
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.77	\$5.82	\$5.87	\$5.96	\$6.28	\$6.48
Prior Year	2024	-	-	-	\$5.76	\$5.74	\$5.73
Variance	Variance	-	-	-	+3.5 %	+9.5 %	+13.1 %

3 Sutton



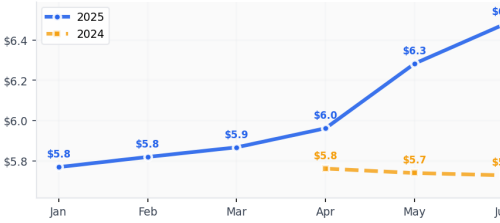
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5 Sutton



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Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.77	\$5.82	\$5.87	\$5.96	\$6.28	\$6.48
Prior Year	2024	-	-	-	\$5.76	\$5.74	\$5.73
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