

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	\$3,658	498	\$7.57	75
1	\$4,506	688	\$6.70	172
2	\$4,628	836	\$5.54	68
3	\$5,083	899	\$5.79	7

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,658	498	\$7.57	75	+0.00%	+0.00%	+0.00%
1	\$4,506	688	\$6.70	172	+0.00%	+0.00%	+0.00%
2	\$4,628	836	\$5.54	68	+0.00%	+0.00%	+0.00%
3	\$5,083	899	\$5.79	7	+0.00%	+0.00%	+0.00%

Filter 2

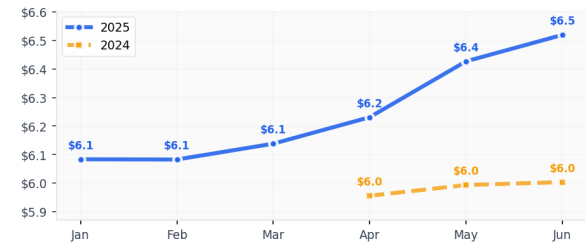
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,658	498	\$7.57	75	+0.00%	+0.00%	+0.00%
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Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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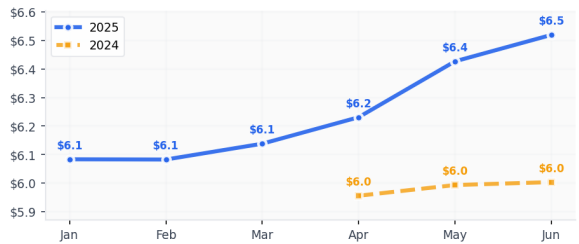
YTD Price Per Square Foot Trends

Full Market Data



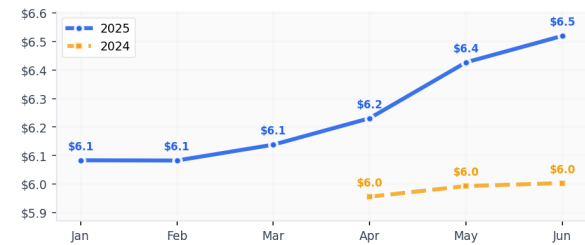
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.08	\$6.08	\$6.14	\$6.23	\$6.43	\$6.52
Prior Year	2024	-	-	-	\$5.96	\$5.99	\$6.00
Variance	Variance	-	-	-	+4.6%	+7.2%	+8.6%

3 Sutton



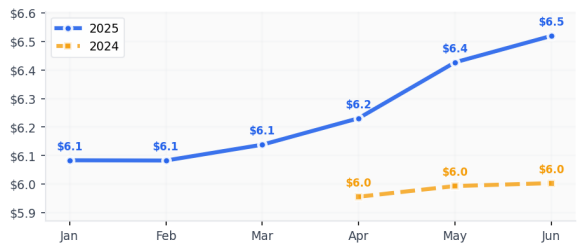
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5 Sutton



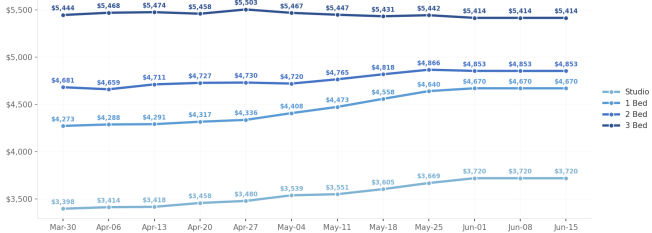
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Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.08	\$6.08	\$6.14	\$6.23	\$6.43	\$6.52
Prior Year	2024	-	-	-	\$5.96	\$5.99	\$6.00
Variance	Variance	-	-	-	+4.6%	+7.2%	+8.6%

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	\$3,398	\$3,414	\$3,418	\$3,458	\$3,480	\$3,539	\$3,551	\$3,605	\$3,669	\$3,720	\$3,720	\$3,720	+0.00%
1 Bed	\$4,273	\$4,288	\$4,291	\$4,317	\$4,336	\$4,408	\$4,473	\$4,558	\$4,640	\$4,670	\$4,670	\$4,670	+0.00%
2 Bed	\$4,681	\$4,659	\$4,711	\$4,727	\$4,730	\$4,720	\$4,765	\$4,818	\$4,866	\$4,853	\$4,853	\$4,853	+0.00%
3 Bed	\$5,444	\$5,468	\$5,474	\$5,458	\$5,503	\$5,467	\$5,447	\$5,431	\$5,442	\$5,414	\$5,414	\$5,414	+0.00%