

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	\$3,783	519	\$7.54	89
1	\$5,403	705	\$8.00	187
2	\$4,954	853	\$5.86	63
3	\$4,680	866	\$5.29	7

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,783	519	\$7.54	89	+0.00%	+0.00%	+0.00%
1	\$5,403	705	\$8.00	187	+0.00%	+0.00%	+0.00%
2	\$4,954	853	\$5.86	63	+0.00%	+0.00%	+0.00%
3	\$4,680	866	\$5.29	7	+0.00%	+0.00%	+0.00%

Filter 2

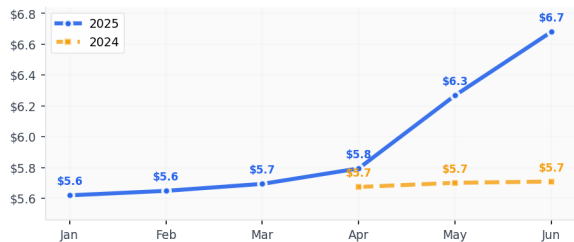
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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Filter 3

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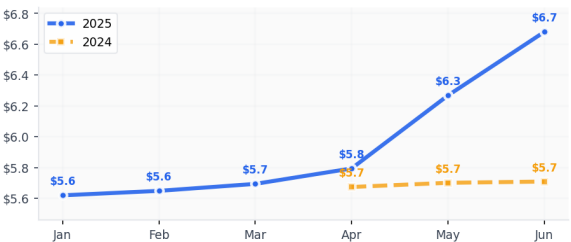
YTD Price Per Square Foot Trends

Full Market Data



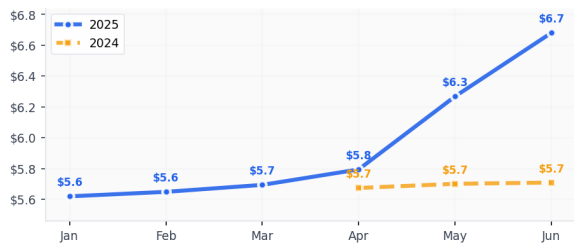
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.62	\$5.65	\$5.69	\$5.79	\$6.27	\$6.68
Prior Year	2024	-	-	-	\$5.67	\$5.70	\$5.71
Variance	Variance	-	-	-	+2.1%	+9.9%	+17.0%

3 Sutton



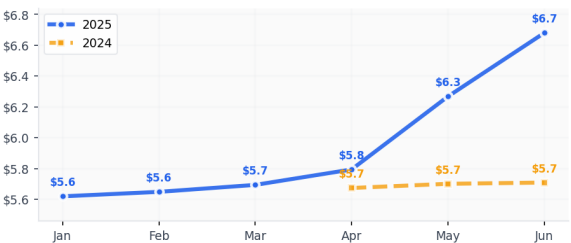
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5 Sutton



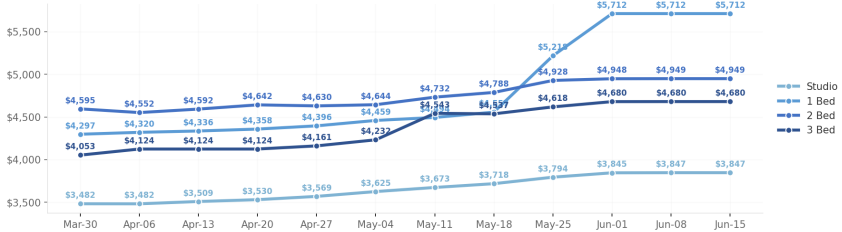
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Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.62	\$5.65	\$5.69	\$5.79	\$6.27	\$6.68
Prior Year	2024	-	-	-	\$5.67	\$5.70	\$5.71
Variance	Variance	-	-	-	+2.1%	+9.9%	+17.0%

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	\$3,482	\$3,482	\$3,509	\$3,530	\$3,569	\$3,625	\$3,673	\$3,718	\$3,794	\$3,845	\$3,847	\$3,847	+0.00%
1 Bed	\$4,297	\$4,320	\$4,336	\$4,358	\$4,396	\$4,459	\$4,494	\$4,557	\$5,218	\$5,712	\$5,712	\$5,712	+0.00%
2 Bed	\$4,595	\$4,552	\$4,592	\$4,642	\$4,630	\$4,644	\$4,732	\$4,788	\$4,928	\$4,948	\$4,949	\$4,949	+0.00%
3 Bed	\$4,053	\$4,124	\$4,124	\$4,124	\$4,161	\$4,232	\$4,543	\$4,537	\$4,618	\$4,680	\$4,680	\$4,680	+0.00%