

# 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	\$3,667	516	\$7.37	85
1	\$4,447	714	\$6.31	176
2	\$5,034	846	\$6.07	63
3	\$4,069	874	\$4.78	4
4	\$3,345	785	\$4.27	2

## Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,667	516	\$7.37	85	+0.00%	+0.00%	+0.00%
1	\$4,447	714	\$6.31	176	+0.00%	+0.00%	+0.00%
2	\$5,034	846	\$6.07	63	+0.00%	+0.00%	+0.00%
3	\$4,069	874	\$4.78	4	+0.00%	+0.00%	+0.00%
4	\$3,345	785	\$4.27	2	+0.00%	+0.00%	+0.00%

## Filter 2

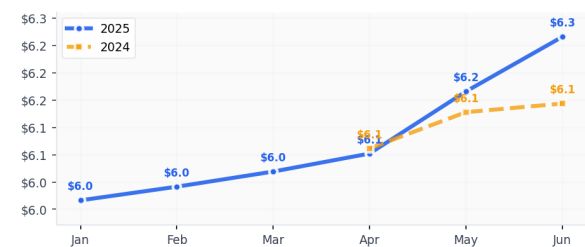
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,667	516	\$7.37	85	+0.00%	+0.00%	+0.00%
1	\$4,447	714	\$6.31	176	+0.00%	+0.00%	+0.00%
2	\$5,034	846	\$6.07	63	+0.00%	+0.00%	+0.00%
3	\$4,069	874	\$4.78	4	+0.00%	+0.00%	+0.00%
4	\$3,345	785	\$4.27	2	+0.00%	+0.00%	+0.00%

## Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,667	516	\$7.37	85	+0.00%	+0.00%	+0.00%
1	\$4,447	714	\$6.31	176	+0.00%	+0.00%	+0.00%
2	\$5,034	846	\$6.07	63	+0.00%	+0.00%	+0.00%
3	\$4,069	874	\$4.78	4	+0.00%	+0.00%	+0.00%
4	\$3,345	785	\$4.27	2	+0.00%	+0.00%	+0.00%

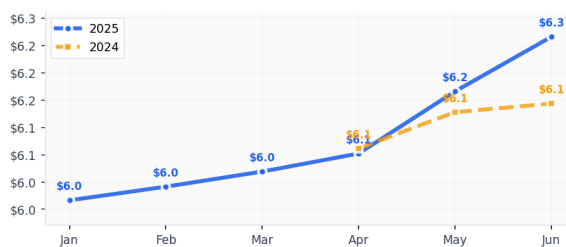
# YTD Price Per Square Foot Trends

Full Market Data



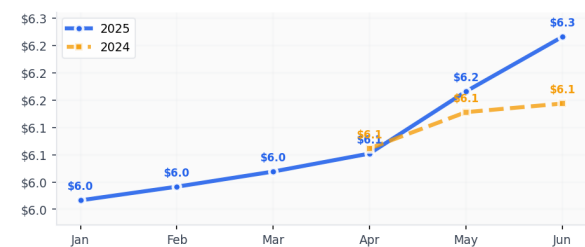
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.97	\$5.99	\$6.02	\$6.05	\$6.17	\$6.27
Prior Year	2024	-	-	-	\$6.06	\$6.13	\$6.14
Variance	Variance	-	-	-	-0.2%	+0.6%	+2.0%

3 Sutton



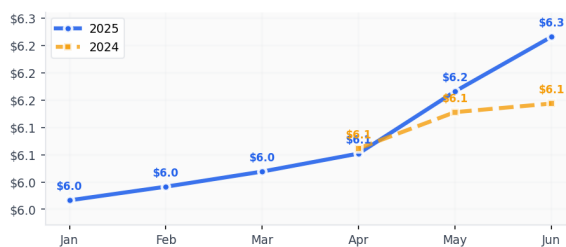
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.97	\$5.99	\$6.02	\$6.05	\$6.17	\$6.27
Prior Year	2024	-	-	-	\$6.06	\$6.13	\$6.14
Variance	Variance	-	-	-	-0.2%	+0.6%	+2.0%

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Prior Year	2024	-	-	-	\$6.06	\$6.13	\$6.14
Variance	Variance	-	-	-	-0.2%	+0.6%	+2.0%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.97	\$5.99	\$6.02	\$6.05	\$6.17	\$6.27
Prior Year	2024	-	-	-	\$6.06	\$6.13	\$6.14
Variance	Variance	-	-	-	-0.2%	+0.6%	+2.0%

