

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
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 3

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%

YTD Price Per Square Foot Trends

Full Market Data



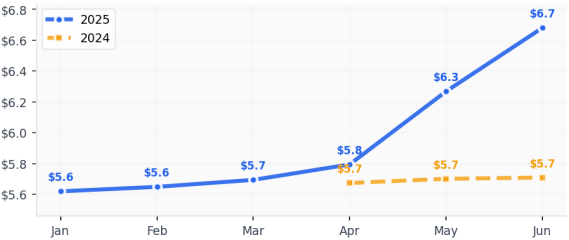
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.62	\$5.65	\$5.69	\$5.79	\$6.27	\$6.68
Prior Year	2024	-	-	-	\$5.67	\$5.70	\$5.71
Variance	Variance	-	-	-	+2.1%	+9.9%	+17.0%

3 Sutton



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%

5 Sutton



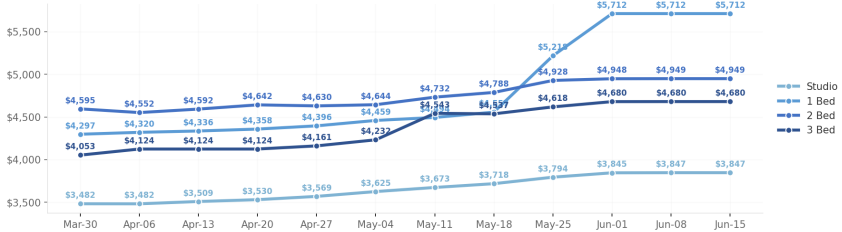
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.62	\$5.65	\$5.69	\$5.79	\$6.27	\$6.68
Prior Year	2024	-	-	-	\$5.67	\$5.70	\$5.71
Variance	Variance	-	-	-	+2.1%	+9.9%	+17.0%

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%

Inventory Report - Available Units

DEBUG: Total Count = 30 | Units Length = 30 | Has Units = YES

Address	Unit	Bed	Bath	SQFT	Status	Gross	Rent	Move Out	Days
8009 134th Street	5F	2	1.0	0	Vacant	3597.79	2978.76	06/14/25	4d
207 West 109th Street	2R	3	1.0	0	Occupied	4300.00	4300.00	06/14/25	4d
211 West 109th Street	2C	2	1.0	0	Occupied	4100.00	4100.00	06/20/25	10d
215 West 101st Street	6J	3	1.0	0	Occupied	4500.00	4500.00	06/24/25	14d
215 West 101st Street	10H	1	1.0	0	Occupied	3850.00	3850.00	06/30/25	20d
215 West 101st Street	2D	2	1.0	0	Occupied	5000.00	5000.00	06/30/25	20d
318 West 49th Street	2FW	2	1.0	0	Occupied	3857.91	3495.00	06/30/25	20d
324 West 49th Street	5FE	2	1.0	0	Vacant	3552.79	3495.00	06/30/25	20d
207 West 109th Street	4R	3	1.0	0	Occupied	4100.00	4100.00	06/30/25	20d
212 West 109th Street	1C	2	1.0	0	Occupied	3600.00	3600.00	06/30/25	20d
225 West 109th Street	52	4	1.0	0	Occupied	4900.00	4900.00	06/30/25	20d
215 West 101st Street	1B	2	1.0	0	Occupied	4250.00	4250.00	07/14/25	34d
203 West 109th Street	2W	2	1.0	0	Vacant	3650.00	3650.00	07/14/25	34d
206 West 109th Street	4A	3	1.0	0	Occupied	4600.00	4600.00	07/14/25	34d
211 West 109th Street	1C	3	1.0	0	Occupied	4250.00	4250.00	07/14/25	34d
25 East 67th Street	5A	1	1.0	0	Occupied	5459.00	5459.00	07/31/25	51d
25 East 67th Street	7E	1	1.0	0	Occupied	4500.00	4500.00	07/31/25	51d
2247 7th Avenue	4D	0	0.0	0	Occupied	2797.74	2797.74	07/31/25	51d
203 West 109th Street	4R	3	1.0	0	Occupied	4250.00	4250.00	07/31/25	51d
205 West 109th Street	4R	3	1.0	0	Occupied	4400.00	4400.00	07/31/25	51d
209 West 109th Street	2E	2	1.0	0	Occupied	3137.81	3137.81	07/31/25	51d
212 West 109th Street	5B	3	1.0	0	Vacant	4600.00	4600.00	07/31/25	51d
211 West 109th Street	1D	2	1.0	0	Occupied	3600.00	3600.00	08/02/25	53d
204 West 109th Street	5B	3	1.0	0	Occupied	4650.00	4650.00	08/06/25	57d
25 East 67th Street	8D	0	1.0	0	Occupied	3550.00	3550.00	08/14/25	65d
308 West 49th Street	15	2	1.0	0	Occupied	3025.00	3025.00	08/14/25	65d
225 West 109th Street	24	2	1.0	0	Occupied	3750.00	3750.00	08/14/25	65d
367 Edgecombe Avenue	44	1	1.0	0	Occupied	2461.68	2300.00	08/31/25	82d
204 West 109th Street	3B	3	1.0	0	Occupied	4450.00	4450.00	08/31/25	82d
225 West 109th Street	41	4	2.0	0	Occupied	5050.00	5050.00	08/31/25	82d