

# 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      | \$3,745   | 505      | \$7.73  | 90    |
| 1      | \$5,757   | 700      | \$8.52  | 175   |
| 2      | \$4,853   | 847      | \$5.75  | 51    |
| 3      | \$5,082   | 932      | \$5.40  | 4     |

## Filter 1

| Market | Avg Price | Avg SqFt | Avg PSf | Count | Price Variance | Avg SqFt Var | Avg PSf Var |
|--------|-----------|----------|---------|-------|----------------|--------------|-------------|
| 0      | \$3,745   | 505      | \$7.73  | 90    | +0.00%         | +0.00%       | +0.00%      |
| 1      | \$5,757   | 700      | \$8.52  | 175   | +0.00%         | +0.00%       | +0.00%      |
| 2      | \$4,853   | 847      | \$5.75  | 51    | +0.00%         | +0.00%       | +0.00%      |
| 3      | \$5,082   | 932      | \$5.40  | 4     | +0.00%         | +0.00%       | +0.00%      |

## Filter 2

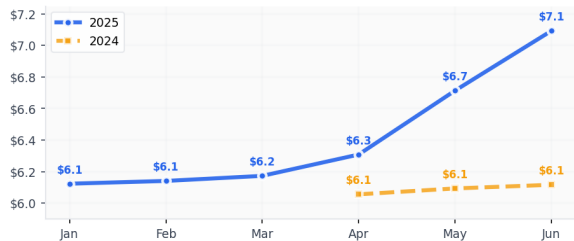
| Market | Avg Price | Avg SqFt | Avg PSf | Count | Price Variance | Avg SqFt Var | Avg PSf Var |
|--------|-----------|----------|---------|-------|----------------|--------------|-------------|
| 0      | \$3,745   | 505      | \$7.73  | 90    | +0.00%         | +0.00%       | +0.00%      |
| 1      | \$5,757   | 700      | \$8.52  | 175   | +0.00%         | +0.00%       | +0.00%      |
| 2      | \$4,853   | 847      | \$5.75  | 51    | +0.00%         | +0.00%       | +0.00%      |
| 3      | \$5,082   | 932      | \$5.40  | 4     | +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      | \$3,745   | 505      | \$7.73  | 90    | +0.00%         | +0.00%       | +0.00%      |
| 1      | \$5,757   | 700      | \$8.52  | 175   | +0.00%         | +0.00%       | +0.00%      |
| 2      | \$4,853   | 847      | \$5.75  | 51    | +0.00%         | +0.00%       | +0.00%      |
| 3      | \$5,082   | 932      | \$5.40  | 4     | +0.00%         | +0.00%       | +0.00%      |

# YTD Price Per Square Foot Trends

Full Market Data



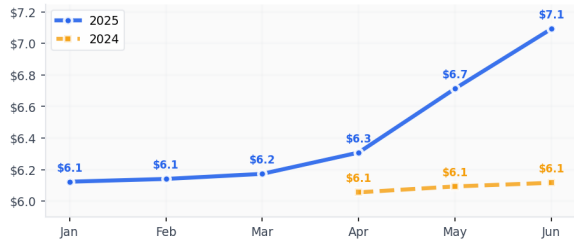
| Category     | Year     | Jan    | Feb    | Mar    | Apr    | May    | Jun    |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025     | \$6.12 | \$6.14 | \$6.17 | \$6.31 | \$6.71 | \$7.09 |
| Prior Year   | 2024     | -      | -      | -      | \$6.06 | \$6.09 | \$6.12 |
| Variance     | Variance | -      | -      | -      | +4.2%  | +10.2% | +16.0% |

3 Sutton



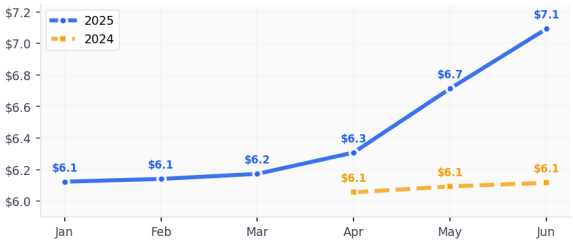
| Category     | Year     | Jan    | Feb    | Mar    | Apr    | May    | Jun    |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025     | \$6.12 | \$6.14 | \$6.17 | \$6.31 | \$6.71 | \$7.09 |
| Prior Year   | 2024     | -      | -      | -      | \$6.06 | \$6.09 | \$6.12 |
| Variance     | Variance | -      | -      | -      | +4.2%  | +10.2% | +16.0% |

5 Sutton



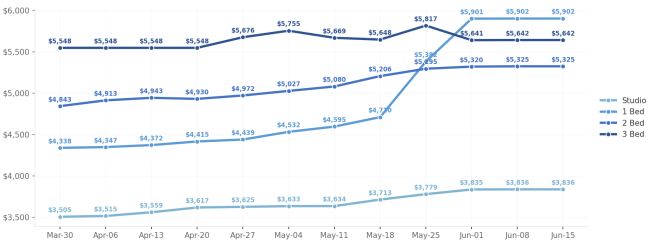
| Category     | Year     | Jan    | Feb    | Mar    | Apr    | May    | Jun    |
|--------------|----------|--------|--------|--------|--------|--------|--------|
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| Prior Year   | 2024     | -      | -      | -      | \$6.06 | \$6.09 | \$6.12 |
| Variance     | Variance | -      | -      | -      | +4.2%  | +10.2% | +16.0% |

Other Buildings



| Category     | Year     | Jan    | Feb    | Mar    | Apr    | May    | Jun    |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025     | \$6.12 | \$6.14 | \$6.17 | \$6.31 | \$6.71 | \$7.09 |
| Prior Year   | 2024     | -      | -      | -      | \$6.06 | \$6.09 | \$6.12 |
| Variance     | Variance | -      | -      | -      | +4.2%  | +10.2% | +16.0% |

# 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 | \$3,505 | \$3,515 | \$3,559 | \$3,617 | \$3,625 | \$3,633 | \$3,634 | \$3,713 | \$3,779 | \$3,835 | \$3,836 | \$3,836 | +0.00% |
| 1 Bed  | \$4,338 | \$4,347 | \$4,372 | \$4,415 | \$4,439 | \$4,532 | \$4,595 | \$4,710 | \$5,382 | \$5,901 | \$5,902 | \$5,902 | +0.00% |
| 2 Bed  | \$4,843 | \$4,913 | \$4,943 | \$4,930 | \$4,972 | \$5,027 | \$5,080 | \$5,206 | \$5,295 | \$5,320 | \$5,325 | \$5,325 | +0.00% |
| 3 Bed  | \$5,548 | \$5,548 | \$5,548 | \$5,548 | \$5,676 | \$5,755 | \$5,669 | \$5,648 | \$5,817 | \$5,641 | \$5,642 | \$5,642 | +0.00% |