

NYC Rental Market Comp Report

Comprehensive Market Analysis

Generated on June 06, 2025

Comp Report June 06, 2025

Comped by No Fee listings with elevator, doorman, & laundry

Market Data

Market	Avg Price	Avg SqFt	Avg PSf	Count
0	\$3,899	505	\$7.97	88
1	\$5,808	695	\$8.69	157
2	\$4,961	851	\$5.87	58
3	\$3,715	889	\$4.14	7
4	\$5,000	900	\$5.56	1

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,899	505	\$7.97	88	+0.00%	+0.00%	+0.00%
1	\$5,808	695	\$8.69	157	+0.00%	+0.00%	+0.00%
2	\$4,961	851	\$5.87	58	+0.00%	+0.00%	+0.00%
3	\$3,715	889	\$4.14	7	+0.00%	+0.00%	+0.00%
4	\$5,000	900	\$5.56	1	+0.00%	+0.00%	+0.00%

Filter 2

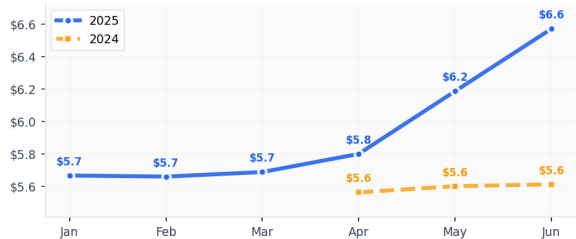
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,899	505	\$7.97	88	+0.00%	+0.00%	+0.00%
1	\$5,808	695	\$8.69	157	+0.00%	+0.00%	+0.00%
2	\$4,961	851	\$5.87	58	+0.00%	+0.00%	+0.00%
3	\$3,715	889	\$4.14	7	+0.00%	+0.00%	+0.00%
4	\$5,000	900	\$5.56	1	+0.00%	+0.00%	+0.00%

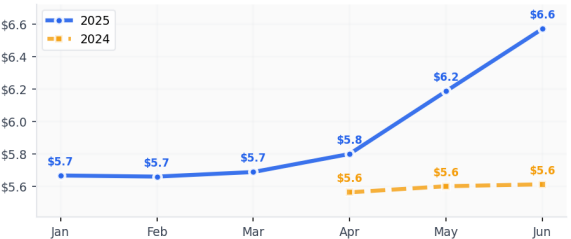
YTD Price Per Square Foot Trends

Full Market Data



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.67	\$5.66	\$5.69	\$5.80	\$6.19	\$6.57
Prior Year	2024	-	-	-	\$5.56	\$5.60	\$5.61
Variance	Variance	-	-	-	+4.3%	+10.5%	+17.1%

3 Sutton



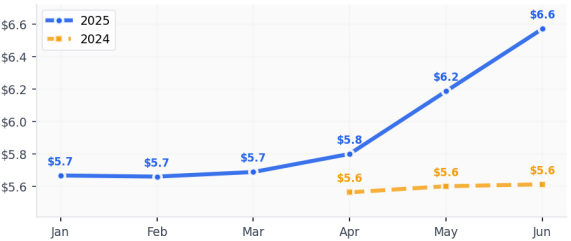
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5 Sutton



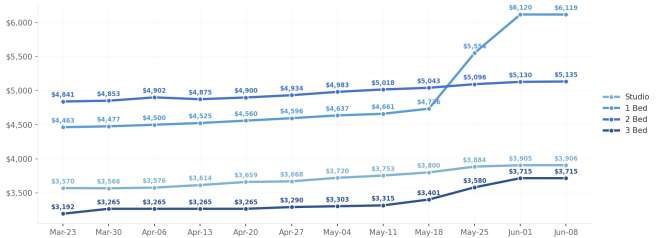
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Prior Year	2024	-	-	-	\$5.56	\$5.60	\$5.61
Variance	Variance	-	-	-	+4.3%	+10.5%	+17.1%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.67	\$5.66	\$5.69	\$5.80	\$6.19	\$6.57
Prior Year	2024	-	-	-	\$5.56	\$5.60	\$5.61
Variance	Variance	-	-	-	+4.3%	+10.5%	+17.1%

Weekly Rent Price Trends



Bed	Mar-23	Mar-30	Apr-06	Apr-13	Apr-20	Apr-27	May-04	May-11	May-18	May-25	Jun-01	Jun-08	WoW
Studio	\$3,570	\$3,566	\$3,576	\$3,614	\$3,659	\$3,668	\$3,720	\$3,753	\$3,800	\$3,884	\$3,905	\$3,906	+0.01%
1 Bed	\$4,463	\$4,477	\$4,500	\$4,525	\$4,560	\$4,596	\$4,637	\$4,661	\$4,736	\$5,554	\$6,120	\$6,119	-0.02%
2 Bed	\$4,841	\$4,853	\$4,902	\$4,875	\$4,900	\$4,934	\$4,983	\$5,018	\$5,043	\$5,096	\$5,130	\$5,135	+0.11%
3 Bed	\$3,192	\$3,265	\$3,265	\$3,265	\$3,265	\$3,290	\$3,303	\$3,315	\$3,401	\$3,580	\$3,715	\$3,715	+0.00%