

# 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	\$3,829	503	\$7.82	101
1	\$4,584	691	\$6.80	178
2	\$4,823	836	\$5.81	55
3	\$5,916	906	\$6.54	10
4	\$3,145	878	\$3.62	2

## Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,829	503	\$7.82	101	+0.00%	+0.00%	+0.00%
1	\$4,584	691	\$6.80	178	+0.00%	+0.00%	+0.00%
2	\$4,823	836	\$5.81	55	+0.00%	+0.00%	+0.00%
3	\$5,916	906	\$6.54	10	+0.00%	+0.00%	+0.00%
4	\$3,145	878	\$3.62	2	+0.00%	+0.00%	+0.00%

## Filter 2

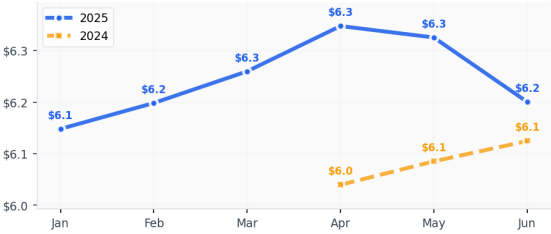
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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## Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,829	503	\$7.82	101	+0.00%	+0.00%	+0.00%
1	\$4,584	691	\$6.80	178	+0.00%	+0.00%	+0.00%
2	\$4,823	836	\$5.81	55	+0.00%	+0.00%	+0.00%
3	\$5,916	906	\$6.54	10	+0.00%	+0.00%	+0.00%
4	\$3,145	878	\$3.62	2	+0.00%	+0.00%	+0.00%

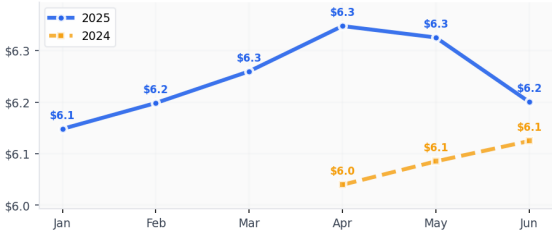
# YTD Price Per Square Foot Trends

Full Market Data



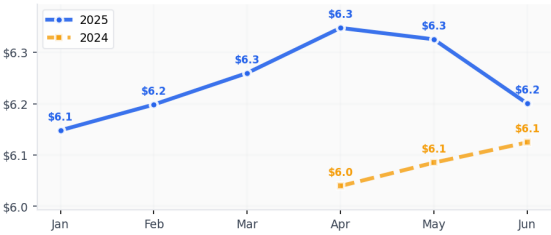
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.15	\$6.20	\$6.26	\$6.35	\$6.33	\$6.20
Prior Year	2024	-	-	-	\$6.04	\$6.09	\$6.12
Variance	Variance	-	-	-	+5.1%	+4.0%	+1.2%

3 Sutton



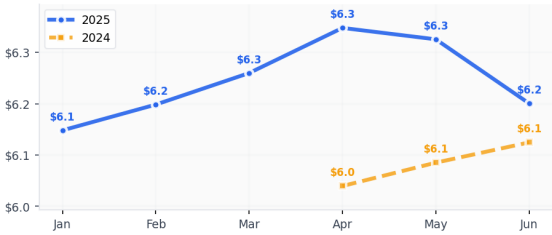
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Variance	Variance	-	-	-	+5.1%	+4.0%	+1.2%

5 Sutton



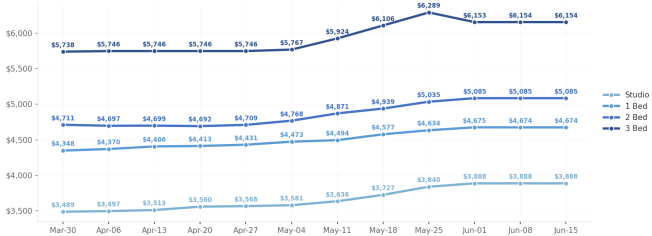
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Prior Year	2024	-	-	-	\$6.04	\$6.09	\$6.12
Variance	Variance	-	-	-	+5.1%	+4.0%	+1.2%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.15	\$6.20	\$6.26	\$6.35	\$6.33	\$6.20
Prior Year	2024	-	-	-	\$6.04	\$6.09	\$6.12
Variance	Variance	-	-	-	+5.1%	+4.0%	+1.2%

# 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	\$3,489	\$3,497	\$3,513	\$3,560	\$3,568	\$3,581	\$3,636	\$3,727	\$3,840	\$3,888	\$3,888	\$3,888	+0.00%
1 Bed	\$4,348	\$4,370	\$4,406	\$4,413	\$4,431	\$4,473	\$4,494	\$4,577	\$4,634	\$4,675	\$4,674	\$4,674	+0.00%
2 Bed	\$4,711	\$4,697	\$4,699	\$4,692	\$4,709	\$4,768	\$4,871	\$4,939	\$5,035	\$5,085	\$5,085	\$5,085	+0.00%
3 Bed	\$5,738	\$5,746	\$5,746	\$5,746	\$5,746	\$5,767	\$5,924	\$6,106	\$6,289	\$6,153	\$6,154	\$6,154	+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
TEST: 123 Main Street	4A	2	1.5	1,200	Occupied	\$4,500	\$4,200	07/31/25	25d
TEST: 456 Broadway	2B	1	1.0	850	Vacant	\$3,200	\$3,200	08/15/25	45d
TEST: 789 Park Ave	12F	3	2.0	1,800	Occupied	\$6,800	\$6,500	09/30/25	120d
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
205 West 109th Street	5E	1	1.0	0	Occupied	2771.25	2771.25	06/15/25	5d
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
212 West 109th Street	1C	2	1.0	0	Occupied	3600.00	3600.00	06/30/25	20d
214 West 109th Street	4C	2	1.0	0	Occupied	3550.00	3550.00	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
215 West 101st Street	5H	1	1.0	0	Occupied	3800.00	3800.00	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	7E	1	1.0	0	Occupied	4500.00	4500.00	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
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
206 West 109th Street	2D	2	1.0	0	Occupied	3450.00	3450.00	08/14/25	65d
225 West 109th Street	24	2	1.0	0	Occupied	3750.00	3750.00	08/14/25	65d
8009 134th Street	3D	1	1.0	0	Vacant	3064.95	2303.70	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
2625 4th Street	1001	0	0.0	0	Occupied	9900.00	9900.00	03/16/26	279d