

# NYC Rental Market Comp Report

Comprehensive Market Analysis

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Generated on June 10, 2025

# Comp Report June 10, 2025

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

## Comp Data (No Fee + Building Amenities)

Market	Avg Price	Avg SqFt	Avg PSf	Count
0	\$4,111	468	\$8.81	22
1	\$4,833	677	\$7.23	62
2	\$4,716	851	\$5.59	45
3	\$4,099	851	\$4.82	1

## Outdoor Space w/o Laundry in Unit

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$4,524	516	\$8.72	10	+10.05%	+10.26%	-1.02%
1	\$5,251	707	\$7.53	25	+8.65%	+4.43%	+4.15%
2	\$4,708	813	\$5.78	11	-0.17%	-4.47%	+3.40%
3	\$4,099	851	\$4.82	1	+0.00%	+0.00%	+0.00%

## Laundry in Unit w/o Outdoor Space

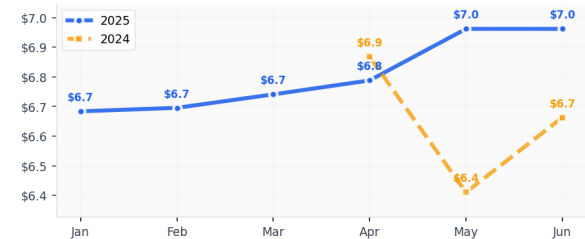
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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## Outdoor Space + Laundry in Unit

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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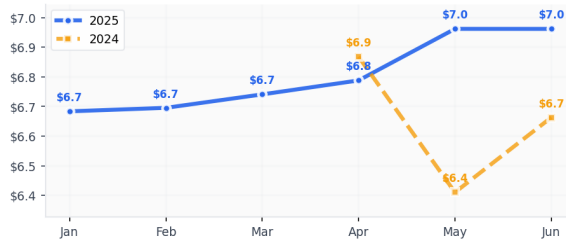
# YTD Price Per Square Foot Trends

Full Market Data



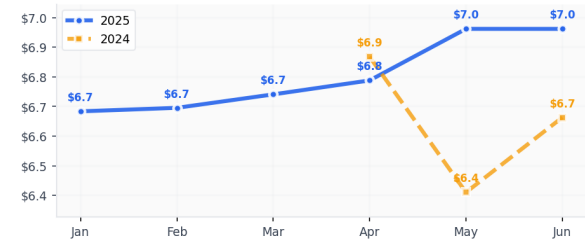
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.68	\$6.70	\$6.74	\$6.79	\$6.96	\$6.96
Prior Year	2024	-	-	-	\$6.87	\$6.41	\$6.66
Variance	Variance	-	-	-	-1.2%	+8.6%	+4.5%

3 Sutton



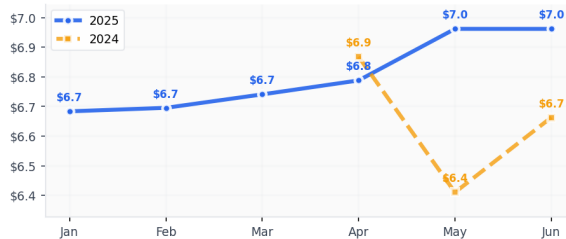
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5 Sutton



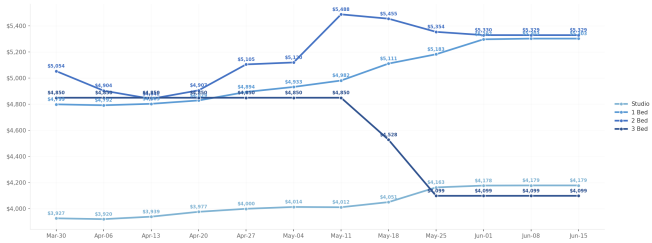
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Variance	Variance	-	-	-	-1.2%	+8.6%	+4.5%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.68	\$6.70	\$6.74	\$6.79	\$6.96	\$6.96
Prior Year	2024	-	-	-	\$6.87	\$6.41	\$6.66
Variance	Variance	-	-	-	-1.2%	+8.6%	+4.5%

# 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	\$3,927	\$3,920	\$3,939	\$3,977	\$4,000	\$4,014	\$4,012	\$4,051	\$4,163	\$4,178	\$4,179	\$4,179	+0.00%
1 Bed	\$4,799	\$4,792	\$4,803	\$4,829	\$4,894	\$4,933	\$4,982	\$5,111	\$5,183	\$5,297	\$5,303	\$5,303	+0.00%
2 Bed	\$5,054	\$4,904	\$4,842	\$4,907	\$5,105	\$5,120	\$5,488	\$5,455	\$5,354	\$5,330	\$5,329	\$5,329	+0.00%
3 Bed	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,528	\$4,099	\$4,099	\$4,099	\$4,099	+0.00%