

# 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	\$3,852	510	\$7.74	81
1	\$4,824	703	\$7.00	191
2	\$5,093	830	\$6.22	41
3	\$2,450	700	\$3.50	1

## Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,852	510	\$7.74	81	+0.00%	+0.00%	+0.00%
1	\$4,824	703	\$7.00	191	+0.00%	+0.00%	+0.00%
2	\$5,093	830	\$6.22	41	+0.00%	+0.00%	+0.00%
3	\$2,450	700	\$3.50	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
0	\$3,852	510	\$7.74	81	+0.00%	+0.00%	+0.00%
1	\$4,824	703	\$7.00	191	+0.00%	+0.00%	+0.00%
2	\$5,093	830	\$6.22	41	+0.00%	+0.00%	+0.00%
3	\$2,450	700	\$3.50	1	+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	\$3,852	510	\$7.74	81	+0.00%	+0.00%	+0.00%
1	\$4,824	703	\$7.00	191	+0.00%	+0.00%	+0.00%
2	\$5,093	830	\$6.22	41	+0.00%	+0.00%	+0.00%
3	\$2,450	700	\$3.50	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	\$5.58	\$5.62	\$5.65	\$5.74	\$6.06	\$6.20
Prior Year	2024	-	-	-	\$5.44	\$5.48	\$5.51
Variance	Variance	-	-	-	+5.6%	+10.6%	+12.7%

3 Sutton



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Current Year	2025	\$5.58	\$5.62	\$5.65	\$5.74	\$6.06	\$6.20
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Variance	Variance	-	-	-	+5.6%	+10.6%	+12.7%

5 Sutton



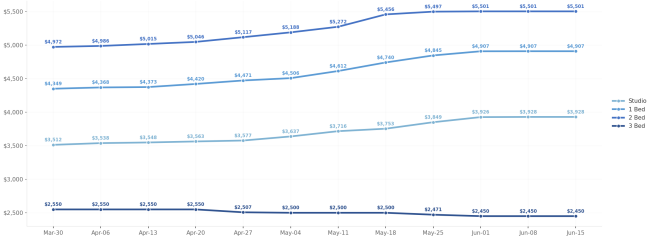
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Current Year	2025	\$5.58	\$5.62	\$5.65	\$5.74	\$6.06	\$6.20
Prior Year	2024	-	-	-	\$5.44	\$5.48	\$5.51
Variance	Variance	-	-	-	+5.6%	+10.6%	+12.7%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.58	\$5.62	\$5.65	\$5.74	\$6.06	\$6.20
Prior Year	2024	-	-	-	\$5.44	\$5.48	\$5.51
Variance	Variance	-	-	-	+5.6%	+10.6%	+12.7%

# 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	\$3,512	\$3,538	\$3,548	\$3,563	\$3,577	\$3,637	\$3,716	\$3,753	\$3,849	\$3,926	\$3,928	\$3,928	+0.00%
1 Bed	\$4,349	\$4,368	\$4,373	\$4,420	\$4,471	\$4,506	\$4,612	\$4,740	\$4,845	\$4,907	\$4,907	\$4,907	+0.00%
2 Bed	\$4,972	\$4,986	\$5,015	\$5,046	\$5,117	\$5,188	\$5,272	\$5,456	\$5,497	\$5,501	\$5,501	\$5,501	+0.00%
3 Bed	\$2,550	\$2,550	\$2,550	\$2,550	\$2,507	\$2,500	\$2,500	\$2,500	\$2,471	\$2,450	\$2,450	\$2,450	+0.00%