

NYC Rental Market Comp Report

Comprehensive Market Analysis

Generated on June 10, 2025

Comp Report June 10, 2025

No Fee Listings, laundry in building, Virtus! Doorman, Live-In Super

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 | \$4,760 | 529 | \$9.02 | 9 | +15.79% | +13.03% | +2.38% |
| 1 | \$5,598 | 710 | \$7.95 | 17 | +15.83% | +4.87% | +9.96% |
| 2 | \$4,028 | 776 | \$5.23 | 7 | -14.59% | -8.81% | -6.44% |
| 3 | \$4,099 | 851 | \$4.82 | 1 | +0.00% | +0.00% | +0.00% |

Laundry in Unit w/o Outdoor Space

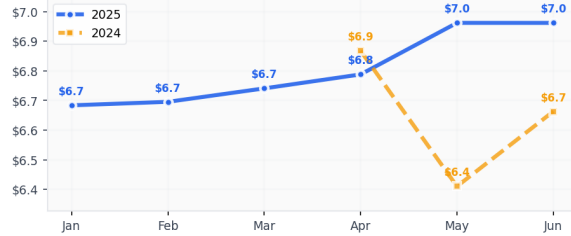
| Market | Avg Price | Avg SqFt | Avg PSf | Count | Price Variance | Avg SqFt Var | Avg PSf Var |
|--------|-----------|----------|---------|-------|----------------|--------------|-------------|
| 0 | \$3,362 | 427 | \$7.95 | 4 | -18.22% | -8.76% | -9.76% |
| 1 | \$4,089 | 616 | \$6.79 | 17 | -15.39% | -9.01% | -6.09% |
| 2 | \$4,260 | 858 | \$5.08 | 22 | -9.67% | +0.82% | -9.12% |

Outdoor Space + Laundry in Unit

| Market | Avg Price | Avg SqFt | Avg PSf | Count | Price Variance | Avg SqFt Var | Avg PSf Var |
|--------|-----------|----------|---------|-------|----------------|--------------|-------------|
| 0 | \$2,400 | 401 | \$5.99 | 1 | -41.62% | -14.32% | -32.01% |
| 1 | \$4,513 | 701 | \$6.65 | 8 | -6.62% | +3.55% | -8.02% |
| 2 | \$5,900 | 877 | \$6.76 | 4 | +25.11% | +3.06% | +20.93% |

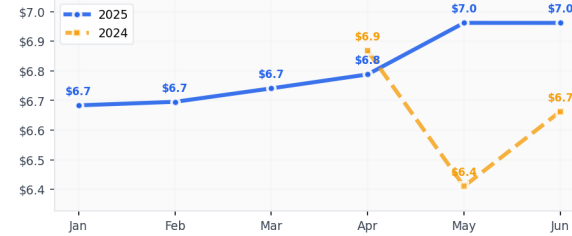
YTD Price Per Square Foot Trends

Comp Data (No Fee + Building Amenities)



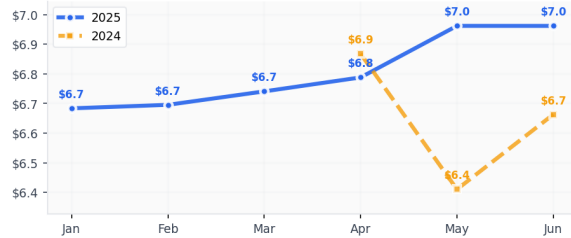
| Category | Year | Jan | Feb | Mar | Apr | May | Jun |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$6.68 | \$6.70 | \$6.74 | \$6.79 | \$6.96 | \$6.96 |
| Prior Year | 2024 | - | - | - | \$6.87 | \$6.41 | \$6.66 |
| Variance | Variance |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

Outdoor Space w/o Laundry in Unit



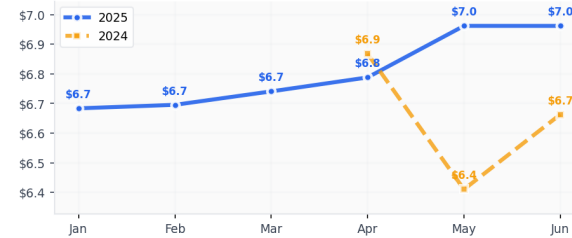
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Laundry in Unit w/o Outdoor Space



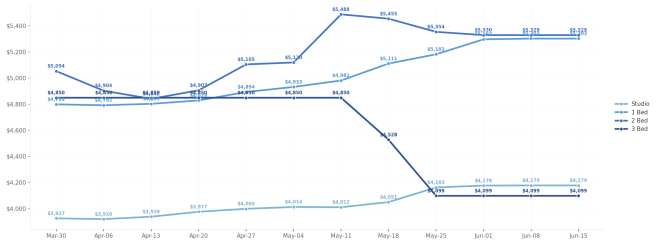
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| Variance | Variance | - | - | - | -1.2% | +8.6% | +4.5% |

Outdoor Space + Laundry in Unit



| 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% |