

NYC Rental Market Comp Report

Comprehensive Market Analysis

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 | \$3,976 | 517 | \$7.89 | 83 |
| 1 | \$4,751 | 709 | \$6.80 | 172 |
| 2 | \$5,091 | 828 | \$6.30 | 69 |
| 3 | \$3,620 | 902 | \$4.05 | 5 |
| 4 | \$3,500 | 770 | \$4.55 | 1 |

Filter 1

| Market | Avg Price | Avg SqFt | Avg PSf | Count | Price Variance | Avg SqFt Var | Avg PSf Var |
|--------|-----------|----------|---------|-------|----------------|--------------|-------------|
| 0 | \$3,976 | 517 | \$7.89 | 83 | +0.00% | +0.00% | +0.00% |
| 1 | \$4,751 | 709 | \$6.80 | 172 | +0.00% | +0.00% | +0.00% |
| 2 | \$5,091 | 828 | \$6.30 | 69 | +0.00% | +0.00% | +0.00% |
| 3 | \$3,620 | 902 | \$4.05 | 5 | +0.00% | +0.00% | +0.00% |
| 4 | \$3,500 | 770 | \$4.55 | 1 | +0.00% | +0.00% | +0.00% |

Filter 2

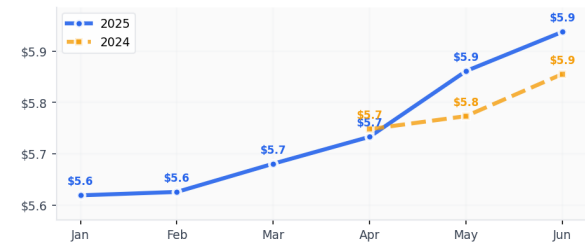
| Market | Avg Price | Avg SqFt | Avg PSf | Count | Price Variance | Avg SqFt Var | Avg PSf Var |
|--------|-----------|----------|---------|-------|----------------|--------------|-------------|
| 0 | \$3,976 | 517 | \$7.89 | 83 | +0.00% | +0.00% | +0.00% |
| 1 | \$4,751 | 709 | \$6.80 | 172 | +0.00% | +0.00% | +0.00% |
| 2 | \$5,091 | 828 | \$6.30 | 69 | +0.00% | +0.00% | +0.00% |
| 3 | \$3,620 | 902 | \$4.05 | 5 | +0.00% | +0.00% | +0.00% |
| 4 | \$3,500 | 770 | \$4.55 | 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 | \$3,976 | 517 | \$7.89 | 83 | +0.00% | +0.00% | +0.00% |
| 1 | \$4,751 | 709 | \$6.80 | 172 | +0.00% | +0.00% | +0.00% |
| 2 | \$5,091 | 828 | \$6.30 | 69 | +0.00% | +0.00% | +0.00% |
| 3 | \$3,620 | 902 | \$4.05 | 5 | +0.00% | +0.00% | +0.00% |
| 4 | \$3,500 | 770 | \$4.55 | 1 | +0.00% | +0.00% | +0.00% |

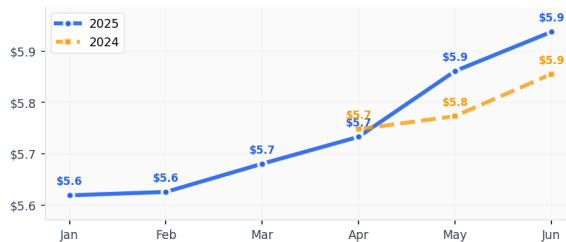
YTD Price Per Square Foot Trends

Full Market Data



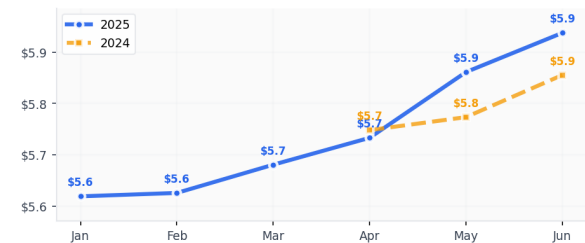
| Category | Year | Jan | Feb | Mar | Apr | May | Jun |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$5.62 | \$5.63 | \$5.68 | \$5.73 | \$5.86 | \$5.94 |
| Prior Year | 2024 | - | - | - | \$5.75 | \$5.77 | \$5.86 |
| Variance | Variance | - | - | - | -0.3% | +1.5% | +1.4% |

3 Sutton



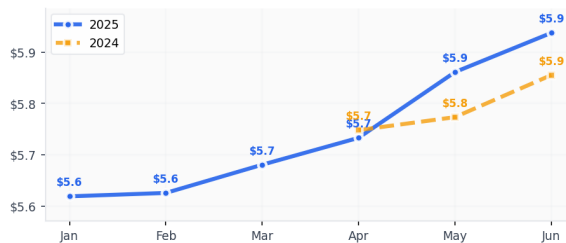
| Category | Year | Jan | Feb | Mar | Apr | May | Jun |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$5.62 | \$5.63 | \$5.68 | \$5.73 | \$5.86 | \$5.94 |
| Prior Year | 2024 | - | - | - | \$5.75 | \$5.77 | \$5.86 |
| Variance | Variance | - | - | - | -0.3% | +1.5% | +1.4% |

5 Sutton



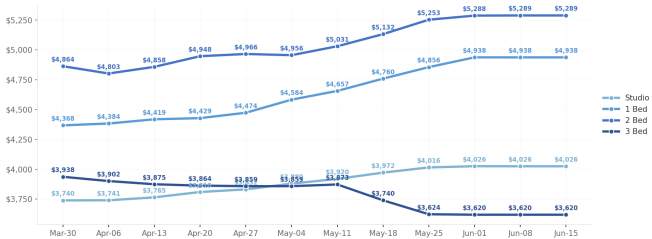
| Category | Year | Jan | Feb | Mar | Apr | May | Jun |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$5.62 | \$5.63 | \$5.68 | \$5.73 | \$5.86 | \$5.94 |
| Prior Year | 2024 | - | - | - | \$5.75 | \$5.77 | \$5.86 |
| Variance | Variance | - | - | - | -0.3% | +1.5% | +1.4% |

Other Buildings



| Category | Year | Jan | Feb | Mar | Apr | May | Jun |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$5.62 | \$5.63 | \$5.68 | \$5.73 | \$5.86 | \$5.94 |
| Prior Year | 2024 | - | - | - | \$5.75 | \$5.77 | \$5.86 |
| Variance | Variance | - | - | - | -0.3% | +1.5% | +1.4% |

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 | \$3,740 | \$3,741 | \$3,765 | \$3,810 | \$3,832 | \$3,880 | \$3,920 | \$3,972 | \$4,016 | \$4,026 | \$4,026 | \$4,026 | +0.00% |
| 1 Bed | \$4,368 | \$4,384 | \$4,419 | \$4,429 | \$4,474 | \$4,584 | \$4,657 | \$4,760 | \$4,856 | \$4,938 | \$4,938 | \$4,938 | +0.00% |
| 2 Bed | \$4,864 | \$4,803 | \$4,858 | \$4,948 | \$4,966 | \$4,956 | \$5,031 | \$5,132 | \$5,253 | \$5,288 | \$5,289 | \$5,289 | +0.00% |
| 3 Bed | \$3,938 | \$3,902 | \$3,875 | \$3,864 | \$3,859 | \$3,859 | \$3,873 | \$3,740 | \$3,624 | \$3,620 | \$3,620 | \$3,620 | +0.00% |

