

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	\$3,745	505	\$7.73	90
1	\$5,757	700	\$8.52	175
2	\$4,853	847	\$5.75	51
3	\$5,082	932	\$5.40	4

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,745	505	\$7.73	90	+0.00%	+0.00%	+0.00%
1	\$5,757	700	\$8.52	175	+0.00%	+0.00%	+0.00%
2	\$4,853	847	\$5.75	51	+0.00%	+0.00%	+0.00%
3	\$5,082	932	\$5.40	4	+0.00%	+0.00%	+0.00%

Filter 2

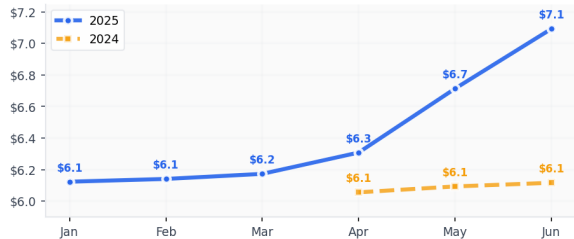
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,745	505	\$7.73	90	+0.00%	+0.00%	+0.00%
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Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,745	505	\$7.73	90	+0.00%	+0.00%	+0.00%
1	\$5,757	700	\$8.52	175	+0.00%	+0.00%	+0.00%
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3	\$5,082	932	\$5.40	4	+0.00%	+0.00%	+0.00%

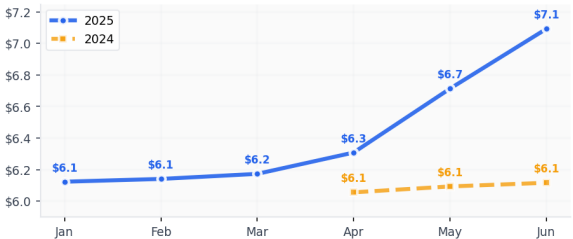
YTD Price Per Square Foot Trends

Full Market Data



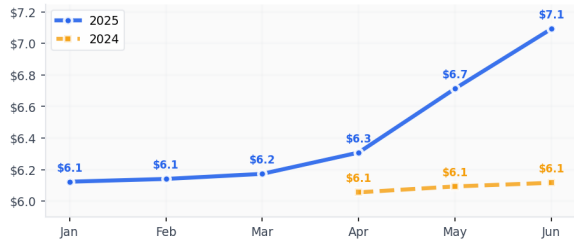
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.12	\$6.14	\$6.17	\$6.31	\$6.71	\$7.09
Prior Year	2024	-	-	-	\$6.06	\$6.09	\$6.12
Variance	Variance	-	-	-	+4.2%	+10.2%	+16.0%

3 Sutton



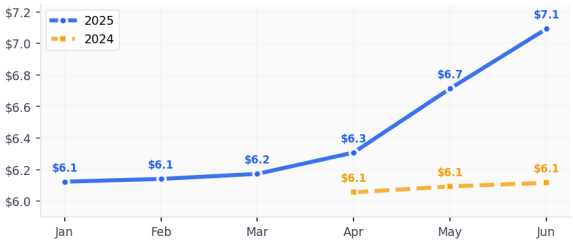
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5 Sutton



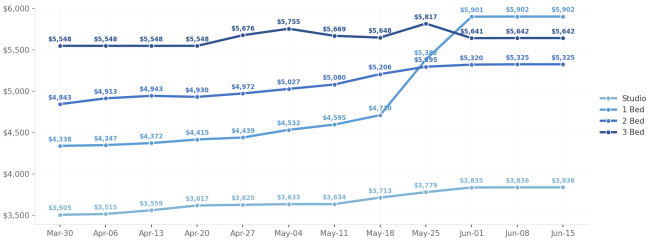
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Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.12	\$6.14	\$6.17	\$6.31	\$6.71	\$7.09
Prior Year	2024	-	-	-	\$6.06	\$6.09	\$6.12
Variance	Variance	-	-	-	+4.2%	+10.2%	+16.0%

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	\$3,505	\$3,515	\$3,559	\$3,617	\$3,625	\$3,633	\$3,634	\$3,713	\$3,779	\$3,835	\$3,836	\$3,836	+0.00%
1 Bed	\$4,338	\$4,347	\$4,372	\$4,415	\$4,439	\$4,532	\$4,595	\$4,710	\$5,382	\$5,901	\$5,902	\$5,902	+0.00%
2 Bed	\$4,843	\$4,913	\$4,943	\$4,930	\$4,972	\$5,027	\$5,080	\$5,206	\$5,295	\$5,320	\$5,325	\$5,325	+0.00%
3 Bed	\$5,548	\$5,548	\$5,548	\$5,548	\$5,676	\$5,755	\$5,669	\$5,648	\$5,817	\$5,641	\$5,642	\$5,642	+0.00%

