

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	\$3,634	487	\$7.67	81
1	\$4,713	702	\$6.87	161
2	\$4,927	830	\$6.11	48
3	\$5,656	872	\$6.43	4

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,634	487	\$7.67	81	+0.00%	+0.00%	+0.00%
1	\$4,713	702	\$6.87	161	+0.00%	+0.00%	+0.00%
2	\$4,927	830	\$6.11	48	+0.00%	+0.00%	+0.00%
3	\$5,656	872	\$6.43	4	+0.00%	+0.00%	+0.00%

Filter 2

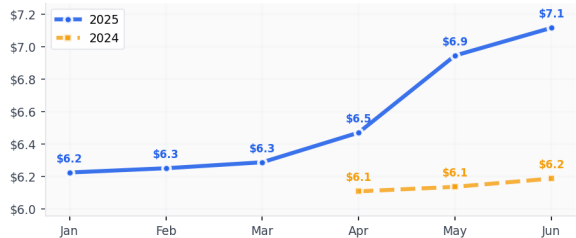
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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Filter 3

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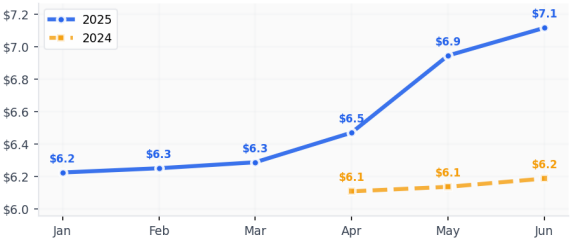
YTD Price Per Square Foot Trends

Full Market Data



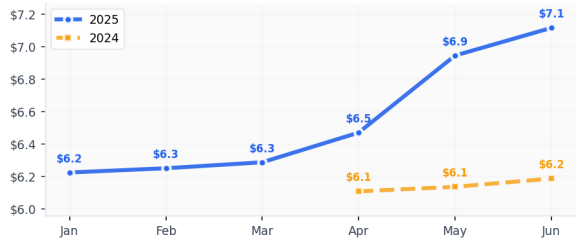
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.22	\$6.25	\$6.29	\$6.47	\$6.95	\$7.12
Prior Year	2024	-	-	-	\$6.11	\$6.14	\$6.19
Variance	Variance	-	-	-	+5.9%	+13.2%	+15.0%

3 Sutton



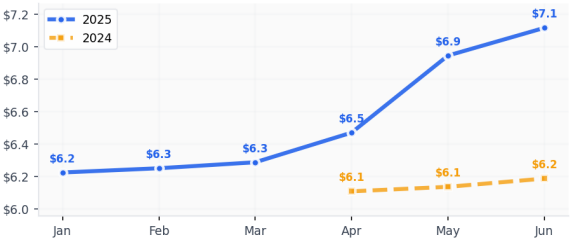
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5 Sutton



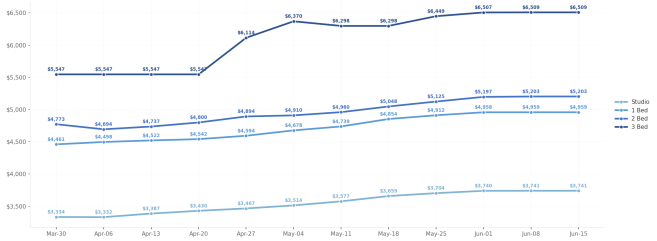
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Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.22	\$6.25	\$6.29	\$6.47	\$6.95	\$7.12
Prior Year	2024	-	-	-	\$6.11	\$6.14	\$6.19
Variance	Variance	-	-	-	+5.9%	+13.2%	+15.0%

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	\$3,334	\$3,332	\$3,387	\$3,430	\$3,467	\$3,514	\$3,577	\$3,659	\$3,704	\$3,740	\$3,741	\$3,741	+0.00%
1 Bed	\$4,461	\$4,498	\$4,522	\$4,542	\$4,594	\$4,678	\$4,739	\$4,854	\$4,912	\$4,958	\$4,959	\$4,959	+0.00%
2 Bed	\$4,773	\$4,694	\$4,737	\$4,800	\$4,894	\$4,910	\$4,960	\$5,048	\$5,125	\$5,197	\$5,203	\$5,203	+0.00%
3 Bed	\$5,547	\$5,547	\$5,547	\$5,547	\$6,114	\$6,370	\$6,298	\$6,298	\$6,449	\$6,507	\$6,509	\$6,509	+0.00%