

NYC Rental Market Comp Report

Comprehensive Market Analysis

Generated on June 13, 2025

Comp Report June 13, 2025

No Fee Listings, Laundry in Building, Virtual Doorman, Live-In Super

Comp Data (No Fee + Building Amenities)

Market	Avg Price	Avg SqFt	Avg PSf	Count
0	\$3,764	496	\$7.66	14
1	\$4,708	730	\$6.84	35
2	\$6,795	1,155	\$6.02	20
3	\$6,968	1,267	\$5.20	8

Outdoor Space w/o Laundry in Unit

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
1	\$4,560	737	\$6.20	5	-3.14%	+0.96%	-9.36%
2	\$6,000	1,224	\$5.06	2	-11.70%	+5.97%	-15.95%
3	\$13,750	1,967	\$6.87	2	+97.33%	+55.25%	+32.12%

Laundry in Unit w/o Outdoor Space

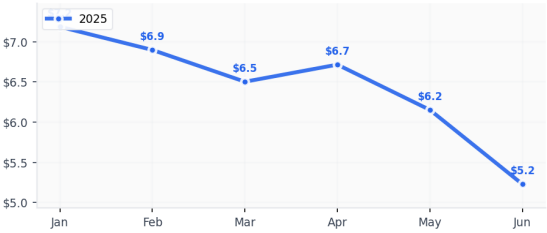
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
--------	-----------	----------	---------	-------	----------------	--------------	-------------

Outdoor Space + Laundry in Unit

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
--------	-----------	----------	---------	-------	----------------	--------------	-------------

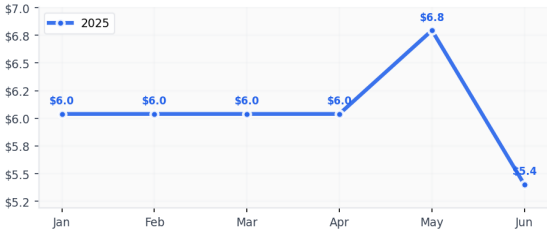
YTD Price Per Square Foot Trends

Comp Data (No Fee + Building Amenities)



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$7.18	\$6.90	\$6.50	\$6.71	\$6.15	\$5.23
Prior Year	2024	-	-	-	-	-	-
Variance	Variance	-	-	-	-	-	-

Outdoor Space w/o Laundry in Unit



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.04	\$6.04	\$6.04	\$6.04	\$6.79	\$5.40
Prior Year	2024	-	-	-	-	-	-
Variance	Variance	-	-	-	-	-	-

Laundry in Unit w/o Outdoor Space

Chart not available

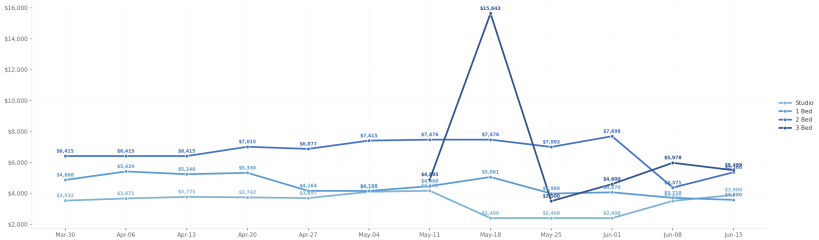
No data available

Outdoor Space + Laundry in Unit

Chart not available

No data available

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	\$3,532	\$3,671	\$3,775	\$3,742	\$3,697	\$4,104	\$4,172	\$2,400	\$2,400	\$2,400	\$3,511	\$3,900	+11.07%
1 Bed	\$4,868	\$5,420	\$5,240	\$5,330	\$4,164	\$4,158	\$4,468	\$5,061	\$3,989	\$4,070	\$3,710	\$3,580	-3.51%
2 Bed	\$6,415	\$6,415	\$6,415	\$7,015	\$6,877	\$7,415	\$7,476	\$7,476	\$7,003	\$7,698	\$4,371	\$5,366	+22.75%
3 Bed	-	-	-	-	-	-	\$4,895	\$15,643	\$3,500	\$4,600	\$5,978	\$5,499	-8.01%

