

# NYC Rental Market Comp Report

Comprehensive Market Analysis

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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	\$3,829	503	\$7.82	101
1	\$4,584	691	\$6.80	178
2	\$4,823	836	\$5.81	55
3	\$5,916	906	\$6.54	10
4	\$3,145	878	\$3.62	2

## Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,829	503	\$7.82	101	+0.00%	+0.00%	+0.00%
1	\$4,584	691	\$6.80	178	+0.00%	+0.00%	+0.00%
2	\$4,823	836	\$5.81	55	+0.00%	+0.00%	+0.00%
3	\$5,916	906	\$6.54	10	+0.00%	+0.00%	+0.00%
4	\$3,145	878	\$3.62	2	+0.00%	+0.00%	+0.00%

## Filter 2

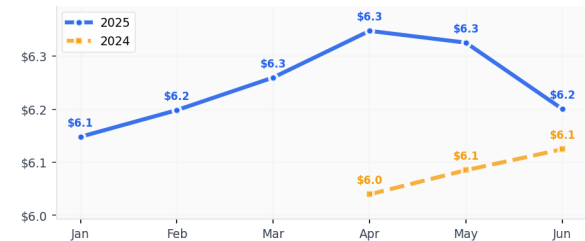
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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## Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,829	503	\$7.82	101	+0.00%	+0.00%	+0.00%
1	\$4,584	691	\$6.80	178	+0.00%	+0.00%	+0.00%
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4	\$3,145	878	\$3.62	2	+0.00%	+0.00%	+0.00%

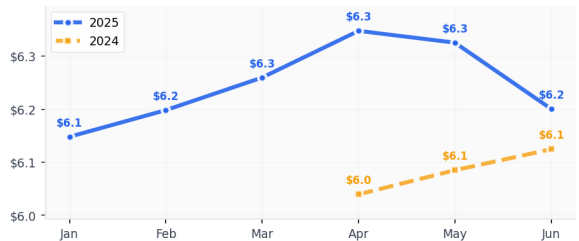
# YTD Price Per Square Foot Trends

Full Market Data



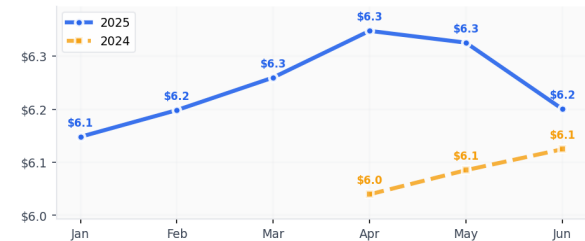
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.15	\$6.20	\$6.26	\$6.35	\$6.33	\$6.20
Prior Year	2024	-	-	-	\$6.04	\$6.09	\$6.12
Variance	Variance	-	-	-	+5.1%	+4.0%	+1.2%

3 Sutton



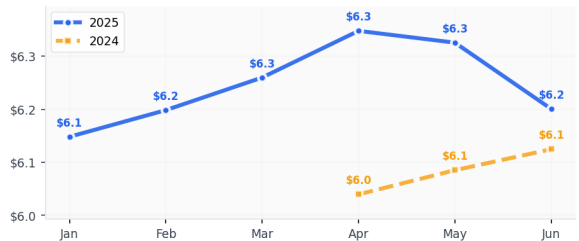
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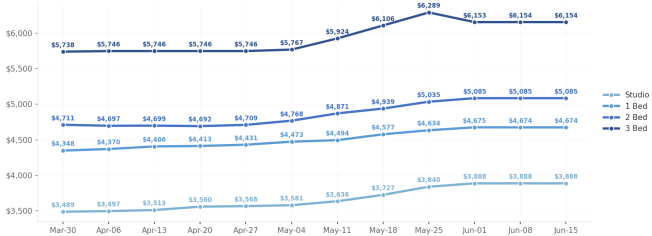
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Prior Year	2024	-	-	-	\$6.04	\$6.09	\$6.12
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Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.15	\$6.20	\$6.26	\$6.35	\$6.33	\$6.20
Prior Year	2024	-	-	-	\$6.04	\$6.09	\$6.12
Variance	Variance	-	-	-	+5.1%	+4.0%	+1.2%

# 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	\$3,489	\$3,497	\$3,513	\$3,560	\$3,568	\$3,581	\$3,636	\$3,727	\$3,840	\$3,888	\$3,888	\$3,888	+0.00%
1 Bed	\$4,348	\$4,370	\$4,406	\$4,413	\$4,431	\$4,473	\$4,494	\$4,577	\$4,634	\$4,675	\$4,674	\$4,674	+0.00%
2 Bed	\$4,711	\$4,697	\$4,699	\$4,692	\$4,709	\$4,768	\$4,871	\$4,939	\$5,035	\$5,085	\$5,085	\$5,085	+0.00%
3 Bed	\$5,738	\$5,746	\$5,746	\$5,746	\$5,746	\$5,767	\$5,924	\$6,106	\$6,289	\$6,153	\$6,154	\$6,154	+0.00%