

# NYC Rental Market Comp Report

Comprehensive Market Analysis

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Generated on June 06, 2025

# Comp Report June 06, 2025

Comped by No Fee listings with elevator, doorman, & laundry

## Market Data

Market	Avg Price	Avg SqFt	Avg PSf	Count
0	\$3,781	513	\$7.53	84
1	\$4,760	706	\$6.84	184
2	\$4,808	828	\$5.97	51
3	\$5,378	889	\$6.22	7
4	\$3,190	800	\$3.99	1

## Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,781	513	\$7.53	84	+0.00%	+0.00%	+0.00%
1	\$4,760	706	\$6.84	184	+0.00%	+0.00%	+0.00%
2	\$4,808	828	\$5.97	51	+0.00%	+0.00%	+0.00%
3	\$5,378	889	\$6.22	7	+0.00%	+0.00%	+0.00%
4	\$3,190	800	\$3.99	1	+0.00%	+0.00%	+0.00%

## Filter 2

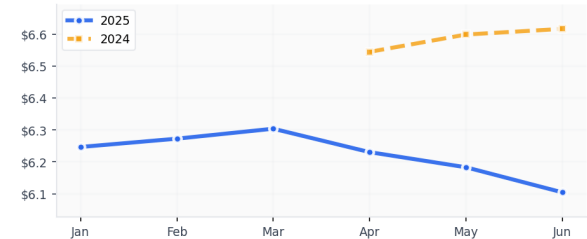
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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## Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,781	513	\$7.53	84	+0.00%	+0.00%	+0.00%
1	\$4,760	706	\$6.84	184	+0.00%	+0.00%	+0.00%
2	\$4,808	828	\$5.97	51	+0.00%	+0.00%	+0.00%
3	\$5,378	889	\$6.22	7	+0.00%	+0.00%	+0.00%
4	\$3,190	800	\$3.99	1	+0.00%	+0.00%	+0.00%

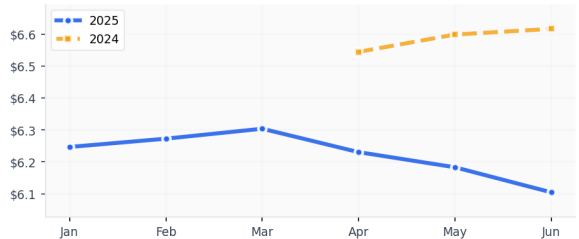
# YTD Price Per Square Foot Trends

Full Market Data



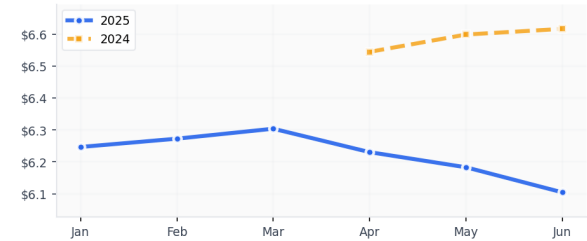
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.25	\$6.27	\$6.30	\$6.23	\$6.18	\$6.10
Prior Year	2024	-	-	-	\$6.55	\$6.60	\$6.62
Variance	Variance	-	-	-	-4.8%	-6.3%	-7.8%

3 Sutton



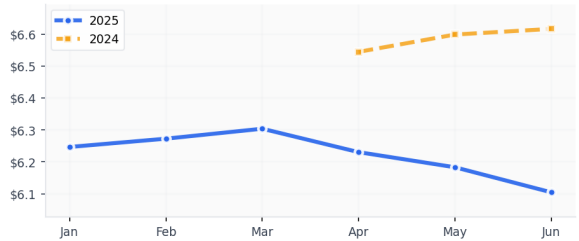
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5 Sutton



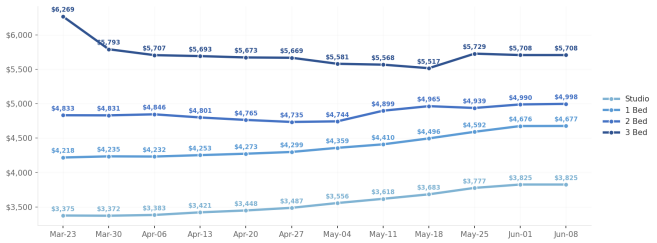
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Other.



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Current Year	2025	\$6.25	\$6.27	\$6.30	\$6.23	\$6.18	\$6.10
Prior Year	2024	-	-	-	\$6.55	\$6.60	\$6.62
Variance	Variance	-	-	-	-4.8%	-6.3%	-7.8%

# Weekly Rent Price Trends



Bed	Mar-23	Mar-30	Apr-06	Apr-13	Apr-20	Apr-27	May-04	May-11	May-18	May-25	Jun-01	Jun-08	WoW
Studio	\$3,375	\$3,372	\$3,383	\$3,421	\$3,448	\$3,487	\$3,556	\$3,618	\$3,683	\$3,777	\$3,825	\$3,825	-0.00%
1 Bed	\$4,218	\$4,235	\$4,232	\$4,253	\$4,273	\$4,299	\$4,359	\$4,410	\$4,496	\$4,592	\$4,676	\$4,677	+0.02%
2 Bed	\$4,833	\$4,831	\$4,846	\$4,801	\$4,765	\$4,735	\$4,744	\$4,899	\$4,965	\$4,939	\$4,990	\$4,998	+0.16%
3 Bed	\$6,269	\$5,793	\$5,707	\$5,693	\$5,673	\$5,669	\$5,581	\$5,568	\$5,517	\$5,729	\$5,708	\$5,708	+0.00%