

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 | \$3,658 | 498 | \$7.57 | 75 |
| 1 | \$4,506 | 688 | \$6.70 | 172 |
| 2 | \$4,628 | 836 | \$5.54 | 68 |
| 3 | \$5,083 | 899 | \$5.79 | 7 |

Filter 1

| Market | Avg Price | Avg SqFt | Avg PSf | Count | Price Variance | Avg SqFt Var | Avg PSf Var |
|--------|-----------|----------|---------|-------|----------------|--------------|-------------|
| 0 | \$3,658 | 498 | \$7.57 | 75 | +0.00% | +0.00% | +0.00% |
| 1 | \$4,506 | 688 | \$6.70 | 172 | +0.00% | +0.00% | +0.00% |
| 2 | \$4,628 | 836 | \$5.54 | 68 | +0.00% | +0.00% | +0.00% |
| 3 | \$5,083 | 899 | \$5.79 | 7 | +0.00% | +0.00% | +0.00% |

Filter 2

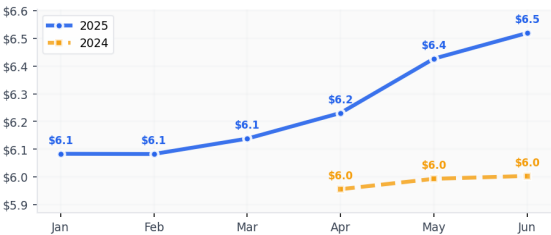
| Market | Avg Price | Avg SqFt | Avg PSf | Count | Price Variance | Avg SqFt Var | Avg PSf Var |
|--------|-----------|----------|---------|-------|----------------|--------------|-------------|
| 0 | \$3,658 | 498 | \$7.57 | 75 | +0.00% | +0.00% | +0.00% |
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| 3 | \$5,083 | 899 | \$5.79 | 7 | +0.00% | +0.00% | +0.00% |

Filter 3

| Market | Avg Price | Avg SqFt | Avg PSf | Count | Price Variance | Avg SqFt Var | Avg PSf Var |
|--------|-----------|----------|---------|-------|----------------|--------------|-------------|
| 0 | \$3,658 | 498 | \$7.57 | 75 | +0.00% | +0.00% | +0.00% |
| 1 | \$4,506 | 688 | \$6.70 | 172 | +0.00% | +0.00% | +0.00% |
| 2 | \$4,628 | 836 | \$5.54 | 68 | +0.00% | +0.00% | +0.00% |
| 3 | \$5,083 | 899 | \$5.79 | 7 | +0.00% | +0.00% | +0.00% |

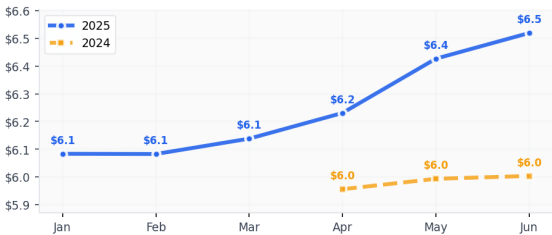
YTD Price Per Square Foot Trends

Full Market Data



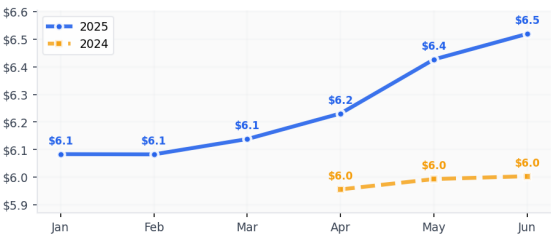
| Category | Year | Jan | Feb | Mar | Apr | May | Jun |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$6.08 | \$6.08 | \$6.14 | \$6.23 | \$6.43 | \$6.52 |
| Prior Year | 2024 | - | - | - | \$5.96 | \$5.99 | \$6.00 |
| Variance | Variance | - | - | - | +4.6% | +7.2% | +8.6% |

3 Sutton



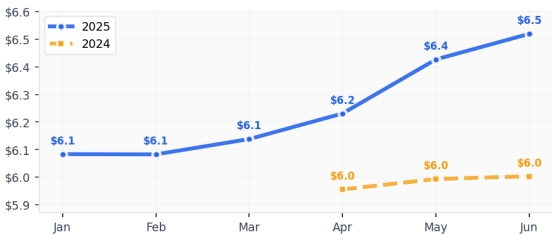
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5 Sutton



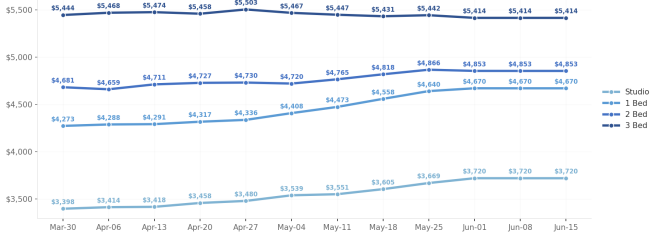
| Category | Year | Jan | Feb | Mar | Apr | May | Jun |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$6.08 | \$6.08 | \$6.14 | \$6.23 | \$6.43 | \$6.52 |
| Prior Year | 2024 | - | - | - | \$5.96 | \$5.99 | \$6.00 |
| Variance | Variance | - | - | - | +4.6% | +7.2% | +8.6% |

Other Buildings



| Category | Year | Jan | Feb | Mar | Apr | May | Jun |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$6.08 | \$6.08 | \$6.14 | \$6.23 | \$6.43 | \$6.52 |
| Prior Year | 2024 | - | - | - | \$5.96 | \$5.99 | \$6.00 |
| Variance | Variance | - | - | - | +4.6% | +7.2% | +8.6% |

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 | \$3,398 | \$3,414 | \$3,418 | \$3,458 | \$3,480 | \$3,539 | \$3,551 | \$3,605 | \$3,669 | \$3,720 | \$3,720 | \$3,720 | +0.00% |
| 1 Bed | \$4,273 | \$4,288 | \$4,291 | \$4,317 | \$4,336 | \$4,408 | \$4,473 | \$4,558 | \$4,640 | \$4,670 | \$4,670 | \$4,670 | +0.00% |
| 2 Bed | \$4,681 | \$4,659 | \$4,711 | \$4,727 | \$4,730 | \$4,720 | \$4,765 | \$4,818 | \$4,866 | \$4,853 | \$4,853 | \$4,853 | +0.00% |
| 3 Bed | \$5,444 | \$5,468 | \$5,474 | \$5,458 | \$5,503 | \$5,467 | \$5,447 | \$5,431 | \$5,442 | \$5,414 | \$5,414 | \$5,414 | +0.00% |

Inventory Report - Available Units

DEBUG: Total Count = 30 | Units Length = 30 | Has Units = YES

| Address | Unit | Bed | Bath | SQFT | Status | Gross | Rent | Move Out | Days |
|-----------------------|------|-----|------|------|----------|---------|---------|----------|------|
| 8009 134th Street | 5F | 2 | 1.0 | 0 | Vacant | 3597.79 | 2978.76 | 06/14/25 | 4d |
| 207 West 109th Street | 2R | 3 | 1.0 | 0 | Occupied | 4300.00 | 4300.00 | 06/14/25 | 4d |
| 205 West 109th Street | 5E | 1 | 1.0 | 0 | Occupied | 2771.25 | 2771.25 | 06/15/25 | 5d |
| 211 West 109th Street | 2C | 2 | 1.0 | 0 | Occupied | 4100.00 | 4100.00 | 06/20/25 | 10d |
| 215 West 101st Street | 6J | 3 | 1.0 | 0 | Occupied | 4500.00 | 4500.00 | 06/24/25 | 14d |
| 215 West 101st Street | 10H | 1 | 1.0 | 0 | Occupied | 3850.00 | 3850.00 | 06/30/25 | 20d |
| 215 West 101st Street | 2D | 2 | 1.0 | 0 | Occupied | 5000.00 | 5000.00 | 06/30/25 | 20d |
| 318 West 49th Street | 2FW | 2 | 1.0 | 0 | Occupied | 3857.91 | 3495.00 | 06/30/25 | 20d |
| 324 West 49th Street | 5FE | 2 | 1.0 | 0 | Vacant | 3552.79 | 3495.00 | 06/30/25 | 20d |
| 212 West 109th Street | 1C | 2 | 1.0 | 0 | Occupied | 3600.00 | 3600.00 | 06/30/25 | 20d |
| 214 West 109th Street | 4C | 2 | 1.0 | 0 | Occupied | 3550.00 | 3550.00 | 06/30/25 | 20d |
| 225 West 109th Street | 52 | 4 | 1.0 | 0 | Occupied | 4900.00 | 4900.00 | 06/30/25 | 20d |
| 215 West 101st Street | 1B | 2 | 1.0 | 0 | Occupied | 4250.00 | 4250.00 | 07/14/25 | 34d |
| 215 West 101st Street | 5H | 1 | 1.0 | 0 | Occupied | 3800.00 | 3800.00 | 07/14/25 | 34d |
| 203 West 109th Street | 2W | 2 | 1.0 | 0 | Vacant | 3650.00 | 3650.00 | 07/14/25 | 34d |
| 206 West 109th Street | 4A | 3 | 1.0 | 0 | Occupied | 4600.00 | 4600.00 | 07/14/25 | 34d |
| 211 West 109th Street | 1C | 3 | 1.0 | 0 | Occupied | 4250.00 | 4250.00 | 07/14/25 | 34d |
| 25 East 67th Street | 7E | 1 | 1.0 | 0 | Occupied | 4500.00 | 4500.00 | 07/31/25 | 51d |
| 203 West 109th Street | 4R | 3 | 1.0 | 0 | Occupied | 4250.00 | 4250.00 | 07/31/25 | 51d |
| 205 West 109th Street | 4R | 3 | 1.0 | 0 | Occupied | 4400.00 | 4400.00 | 07/31/25 | 51d |
| 212 West 109th Street | 5B | 3 | 1.0 | 0 | Vacant | 4600.00 | 4600.00 | 07/31/25 | 51d |
| 211 West 109th Street | 1D | 2 | 1.0 | 0 | Occupied | 3600.00 | 3600.00 | 08/02/25 | 53d |
| 204 West 109th Street | 5B | 3 | 1.0 | 0 | Occupied | 4650.00 | 4650.00 | 08/06/25 | 57d |
| 25 East 67th Street | 8D | 0 | 1.0 | 0 | Occupied | 3550.00 | 3550.00 | 08/14/25 | 65d |
| 206 West 109th Street | 2D | 2 | 1.0 | 0 | Occupied | 3450.00 | 3450.00 | 08/14/25 | 65d |
| 225 West 109th Street | 24 | 2 | 1.0 | 0 | Occupied | 3750.00 | 3750.00 | 08/14/25 | 65d |
| 8009 134th Street | 3D | 1 | 1.0 | 0 | Vacant | 3064.95 | 2303.70 | 08/31/25 | 82d |
| 204 West 109th Street | 3B | 3 | 1.0 | 0 | Occupied | 4450.00 | 4450.00 | 08/31/25 | 82d |
| 225 West 109th Street | 41 | 4 | 2.0 | 0 | Occupied | 5050.00 | 5050.00 | 08/31/25 | 82d |
| 2625 4th Street | 1001 | 0 | 0.0 | 0 | Occupied | 9900.00 | 9900.00 | 03/16/26 | 279d |