

NYC Rental Market Comp Report

Comprehensive Market Analysis

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	\$3,696	492	\$7.71	81
1	\$5,654	691	\$8.47	159
2	\$5,011	868	\$5.80	74
3	\$4,250	852	\$5.00	5

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,696	492	\$7.71	81	+0.00%	+0.00%	+0.00%
1	\$5,654	691	\$8.47	159	+0.00%	+0.00%	+0.00%
2	\$5,011	868	\$5.80	74	+0.00%	+0.00%	+0.00%
3	\$4,250	852	\$5.00	5	+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	\$3,696	492	\$7.71	81	+0.00%	+0.00%	+0.00%
1	\$5,654	691	\$8.47	159	+0.00%	+0.00%	+0.00%
2	\$5,011	868	\$5.80	74	+0.00%	+0.00%	+0.00%
3	\$4,250	852	\$5.00	5	+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	\$3,696	492	\$7.71	81	+0.00%	+0.00%	+0.00%
1	\$5,654	691	\$8.47	159	+0.00%	+0.00%	+0.00%
2	\$5,011	868	\$5.80	74	+0.00%	+0.00%	+0.00%
3	\$4,250	852	\$5.00	5	+0.00%	+0.00%	+0.00%

YTD Price Per Square Foot Trends

Full Market Data



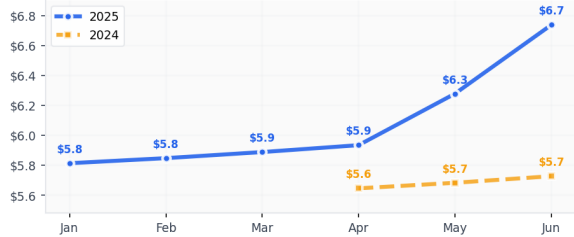
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.81	\$5.85	\$5.89	\$5.93	\$6.28	\$6.74
Prior Year	2024	-	-	-	\$5.65	\$5.68	\$5.73
Variance	Variance	-	-	-	+5.1%	+10.5%	+17.6%

3 Sutton



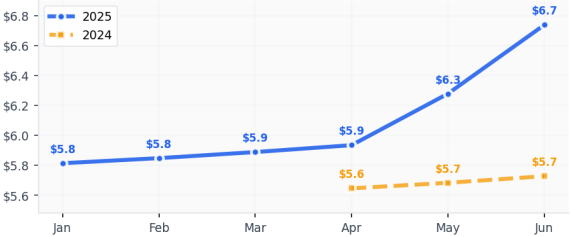
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5 Sutton



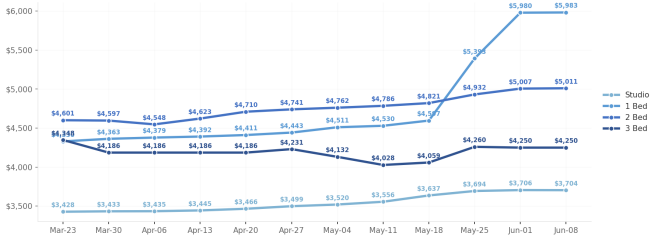
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Prior Year	2024	-	-	-	\$5.65	\$5.68	\$5.73
Variance	Variance	-	-	-	+5.1%	+10.5%	+17.6%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.81	\$5.85	\$5.89	\$5.93	\$6.28	\$6.74
Prior Year	2024	-	-	-	\$5.65	\$5.68	\$5.73
Variance	Variance	-	-	-	+5.1%	+10.5%	+17.6%

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	\$3,428	\$3,433	\$3,435	\$3,445	\$3,466	\$3,499	\$3,520	\$3,556	\$3,637	\$3,694	\$3,706	\$3,704	-0.03%
1 Bed	\$4,330	\$4,363	\$4,379	\$4,392	\$4,411	\$4,443	\$4,511	\$4,530	\$4,597	\$5,393	\$5,980	\$5,983	+0.05%
2 Bed	\$4,601	\$4,597	\$4,548	\$4,623	\$4,710	\$4,741	\$4,762	\$4,786	\$4,821	\$4,932	\$5,007	\$5,011	+0.09%
3 Bed	\$4,348	\$4,186	\$4,186	\$4,186	\$4,186	\$4,231	\$4,132	\$4,028	\$4,059	\$4,260	\$4,250	\$4,250	+0.00%