

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	\$3,754	485	\$7.90	89
1	\$4,629	697	\$6.74	186
2	\$5,368	834	\$6.64	65
3	\$5,196	904	\$5.67	10
4	\$3,100	956	\$3.24	1

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,754	485	\$7.90	89	+0.00%	+0.00%	+0.00%
1	\$4,629	697	\$6.74	186	+0.00%	+0.00%	+0.00%
2	\$5,368	834	\$6.64	65	+0.00%	+0.00%	+0.00%
3	\$5,196	904	\$5.67	10	+0.00%	+0.00%	+0.00%
4	\$3,100	956	\$3.24	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
0	\$3,754	485	\$7.90	89	+0.00%	+0.00%	+0.00%
1	\$4,629	697	\$6.74	186	+0.00%	+0.00%	+0.00%
2	\$5,368	834	\$6.64	65	+0.00%	+0.00%	+0.00%
3	\$5,196	904	\$5.67	10	+0.00%	+0.00%	+0.00%
4	\$3,100	956	\$3.24	1	+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	\$3,754	485	\$7.90	89	+0.00%	+0.00%	+0.00%
1	\$4,629	697	\$6.74	186	+0.00%	+0.00%	+0.00%
2	\$5,368	834	\$6.64	65	+0.00%	+0.00%	+0.00%
3	\$5,196	904	\$5.67	10	+0.00%	+0.00%	+0.00%
4	\$3,100	956	\$3.24	1	+0.00%	+0.00%	+0.00%

YTD PPSF Chart
Buildings
Market, 2 Sutton Street
Up to 4 sets
Metrics
GPSF, NPSF, Prev GPSF, Prev NPSF
By bedroom
Timeframe
Year to Date
Monthly

Building	Bedroom	Metric	Jan	Feb	Mar	Apr	May	Jun
Market	0	GPSF	-	-	-	-	-	\$8.34
Market	0	NPSF	-	-	-	-	-	\$6.81
Market	0	Prev GPSF	-	-	-	-	-	-
Market	0	Prev NPSF	-	-	-	-	-	-
Market	1	GPSF	-	-	-	-	-	\$7.22
Market	1	NPSF	-	-	-	-	-	\$6.12
Market	1	Prev GPSF	-	-	-	-	-	-
Market	1	Prev NPSF	-	-	-	-	-	-
Market	2	GPSF	-	-	-	-	-	\$7.78
Market	2	NPSF	-	-	-	-	-	\$5.81
Market	2	Prev GPSF	-	-	-	-	-	-
Market	2	Prev NPSF	-	-	-	-	-	-
Market	3	GPSF	-	-	-	-	-	\$6.42
Market	3	NPSF	-	-	-	-	-	-
Market	3	Prev GPSF	-	-	-	-	-	-
Market	3	Prev NPSF	-	-	-	-	-	-
Market	4	GPSF	-	-	-	-	-	-

Building	Bedroom	Metric	Jan	Feb	Mar	Apr	May	Jun
Market	4	NPSF	-	-	-	-	-	-
Market	4	Prev GPSF	-	-	-	-	-	-
Market	4	Prev NPSF	-	-	-	-	-	-
2 Sutton Street	0	GPSF	-	-	-	-	-	-
2 Sutton Street	0	NPSF	-	-	-	-	-	-
2 Sutton Street	0	Prev GPSF	-	-	-	-	-	-
2 Sutton Street	0	Prev NPSF	-	-	-	-	-	-
2 Sutton Street	1	GPSF	-	-	-	-	-	-
2 Sutton Street	1	NPSF	-	-	-	-	-	-
2 Sutton Street	1	Prev GPSF	-	-	-	-	-	-
2 Sutton Street	1	Prev NPSF	-	-	-	-	-	-
2 Sutton Street	2	GPSF	-	-	-	-	-	-
2 Sutton Street	2	NPSF	-	-	-	-	-	-
2 Sutton Street	2	Prev GPSF	-	-	-	-	-	-
2 Sutton Street	2	Prev NPSF	-	-	-	-	-	-
2 Sutton Street	3	GPSF	-	-	-	-	-	-
2 Sutton Street	3	NPSF	-	-	-	-	-	-
2 Sutton Street	3	Prev GPSF	-	-	-	-	-	-
2 Sutton Street	3	Prev NPSF	-	-	-	-	-	-
2 Sutton Street	4	GPSF	-	-	-	-	-	-
2 Sutton Street	4	NPSF	-	-	-	-	-	-
2 Sutton Street	4	Prev GPSF	-	-	-	-	-	-
2 Sutton Street	4	Prev NPSF	-	-	-	-	-	-

Listed Price Chart

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	\$3,405	\$3,408	\$3,415	\$3,418	\$3,444	\$3,488	\$3,521	\$3,561	\$3,607	\$3,734	\$3,781	\$3,781	-0.01%
1 Bed	\$4,291	\$4,316	\$4,337	\$4,341	\$4,350	\$4,356	\$4,440	\$4,539	\$4,622	\$4,699	\$4,754	\$4,754	+0.00%
2 Bed	\$5,453	\$5,468	\$5,417	\$5,456	\$5,462	\$5,463	\$5,470	\$5,618	\$5,680	\$5,650	\$5,656	\$5,658	+0.05%
3 Bed	\$6,264	\$6,264	\$6,264	\$6,264	\$5,912	\$5,770	\$5,491	\$5,337	\$5,441	\$5,848	\$5,985	\$5,986	+0.01%