

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	\$3,730	504	\$7.58	72
1	\$5,596	698	\$8.36	179
2	\$4,397	861	\$5.12	68
3	\$4,331	934	\$4.63	7
4	\$4,095	850	\$4.77	2

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,730	504	\$7.58	72	+0.00%	+0.00%	+0.00%
1	\$5,596	698	\$8.36	179	+0.00%	+0.00%	+0.00%
2	\$4,397	861	\$5.12	68	+0.00%	+0.00%	+0.00%
3	\$4,331	934	\$4.63	7	+0.00%	+0.00%	+0.00%
4	\$4,095	850	\$4.77	2	+0.00%	+0.00%	+0.00%

Filter 2

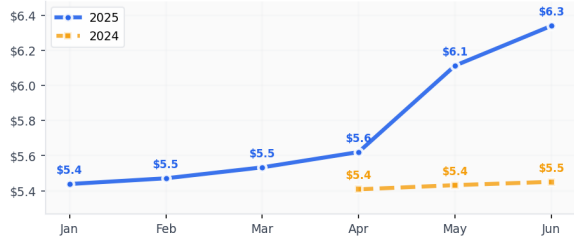
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Filter 3

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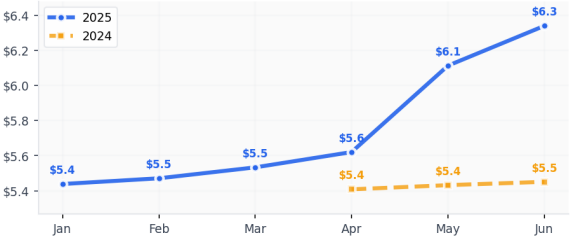
YTD Price Per Square Foot Trends

Full Market Data



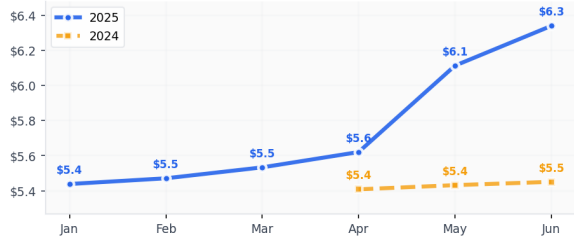
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.44	\$5.47	\$5.53	\$5.62	\$6.11	\$6.34
Prior Year	2024	-	-	-	\$5.41	\$5.43	\$5.45
Variance	Variance	-	-	-	+3.9%	+12.5%	+16.3%

3 Sutton



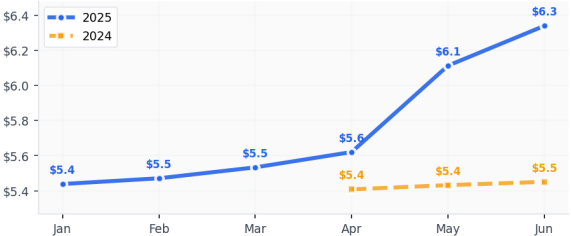
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5 Sutton



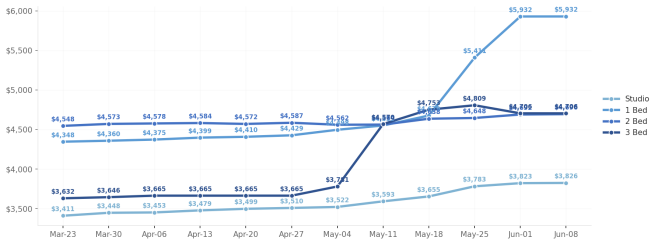
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Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
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Variance	Variance	-	-	-	+3.9%	+12.5%	+16.3%

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	\$3,411	\$3,448	\$3,453	\$3,479	\$3,499	\$3,510	\$3,522	\$3,593	\$3,655	\$3,783	\$3,823	\$3,826	+0.07%
1 Bed	\$4,348	\$4,360	\$4,375	\$4,399	\$4,410	\$4,429	\$4,498	\$4,553	\$4,679	\$5,411	\$5,932	\$5,932	+0.01%
2 Bed	\$4,548	\$4,573	\$4,578	\$4,584	\$4,572	\$4,587	\$4,562	\$4,564	\$4,638	\$4,648	\$4,692	\$4,696	+0.09%
3 Bed	\$3,632	\$3,646	\$3,665	\$3,665	\$3,665	\$3,665	\$3,781	\$4,570	\$4,753	\$4,809	\$4,706	\$4,706	+0.00%