

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 | \$3,852 | 510 | \$7.74 | 81 |
| 1 | \$4,824 | 703 | \$7.00 | 191 |
| 2 | \$5,093 | 830 | \$6.22 | 41 |
| 3 | \$2,450 | 700 | \$3.50 | 1 |

Filter 1

| Market | Avg Price | Avg SqFt | Avg PSf | Count | Price Variance | Avg SqFt Var | Avg PSf Var |
|--------|-----------|----------|---------|-------|----------------|--------------|-------------|
| 0 | \$3,852 | 510 | \$7.74 | 81 | +0.00% | +0.00% | +0.00% |
| 1 | \$4,824 | 703 | \$7.00 | 191 | +0.00% | +0.00% | +0.00% |
| 2 | \$5,093 | 830 | \$6.22 | 41 | +0.00% | +0.00% | +0.00% |
| 3 | \$2,450 | 700 | \$3.50 | 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 | \$3,852 | 510 | \$7.74 | 81 | +0.00% | +0.00% | +0.00% |
| 1 | \$4,824 | 703 | \$7.00 | 191 | +0.00% | +0.00% | +0.00% |
| 2 | \$5,093 | 830 | \$6.22 | 41 | +0.00% | +0.00% | +0.00% |
| 3 | \$2,450 | 700 | \$3.50 | 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 | \$3,852 | 510 | \$7.74 | 81 | +0.00% | +0.00% | +0.00% |
| 1 | \$4,824 | 703 | \$7.00 | 191 | +0.00% | +0.00% | +0.00% |
| 2 | \$5,093 | 830 | \$6.22 | 41 | +0.00% | +0.00% | +0.00% |
| 3 | \$2,450 | 700 | \$3.50 | 1 | +0.00% | +0.00% | +0.00% |

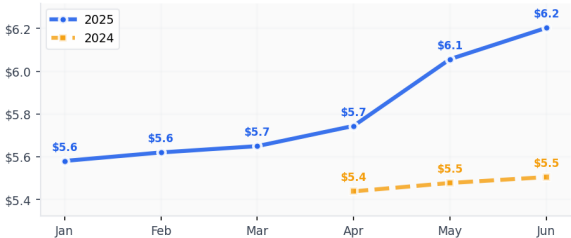
YTD Price Per Square Foot Trends

Full Market Data



| Category | Year | Jan | Feb | Mar | Apr | May | Jun |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$5.58 | \$5.62 | \$5.65 | \$5.74 | \$6.06 | \$6.20 |
| Prior Year | 2024 | - | - | - | \$5.44 | \$5.48 | \$5.51 |
| Variance | Variance | - | - | - | +5.6% | +10.6% | +12.7% |

3 Sutton



| Category | Year | Jan | Feb | Mar | Apr | May | Jun |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$5.58 | \$5.62 | \$5.65 | \$5.74 | \$6.06 | \$6.20 |
| Prior Year | 2024 | - | - | - | \$5.44 | \$5.48 | \$5.51 |
| Variance | Variance | - | - | - | +5.6% | +10.6% | +12.7% |

5 Sutton



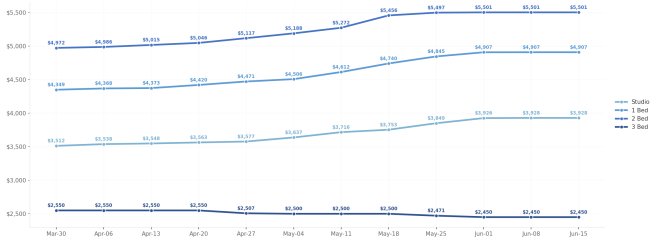
| Category | Year | Jan | Feb | Mar | Apr | May | Jun |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$5.58 | \$5.62 | \$5.65 | \$5.74 | \$6.06 | \$6.20 |
| Prior Year | 2024 | - | - | - | \$5.44 | \$5.48 | \$5.51 |
| Variance | Variance | - | - | - | +5.6% | +10.6% | +12.7% |

Other Buildings



| Category | Year | Jan | Feb | Mar | Apr | May | Jun |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$5.58 | \$5.62 | \$5.65 | \$5.74 | \$6.06 | \$6.20 |
| Prior Year | 2024 | - | - | - | \$5.44 | \$5.48 | \$5.51 |
| Variance | Variance | - | - | - | +5.6% | +10.6% | +12.7% |

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 | \$3,512 | \$3,538 | \$3,548 | \$3,563 | \$3,577 | \$3,637 | \$3,716 | \$3,753 | \$3,849 | \$3,926 | \$3,928 | \$3,928 | +0.00% |
| 1 Bed | \$4,349 | \$4,368 | \$4,373 | \$4,420 | \$4,471 | \$4,506 | \$4,612 | \$4,740 | \$4,845 | \$4,907 | \$4,907 | \$4,907 | +0.00% |
| 2 Bed | \$4,972 | \$4,986 | \$5,015 | \$5,046 | \$5,117 | \$5,188 | \$5,272 | \$5,456 | \$5,497 | \$5,501 | \$5,501 | \$5,501 | +0.00% |
| 3 Bed | \$2,550 | \$2,550 | \$2,550 | \$2,550 | \$2,507 | \$2,500 | \$2,500 | \$2,500 | \$2,471 | \$2,450 | \$2,450 | \$2,450 | +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 |
| 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 |
| 207 West 109th Street | 4R | 3 | 1.0 | 0 | Occupied | 4100.00 | 4100.00 | 06/30/25 | 20d |
| 212 West 109th Street | 1C | 2 | 1.0 | 0 | Occupied | 3600.00 | 3600.00 | 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 |
| 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 | 5A | 1 | 1.0 | 0 | Occupied | 5459.00 | 5459.00 | 07/31/25 | 51d |
| 25 East 67th Street | 7E | 1 | 1.0 | 0 | Occupied | 4500.00 | 4500.00 | 07/31/25 | 51d |
| 2247 7th Avenue | 4D | 0 | 0.0 | 0 | Occupied | 2797.74 | 2797.74 | 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 |
| 209 West 109th Street | 2E | 2 | 1.0 | 0 | Occupied | 3137.81 | 3137.81 | 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 |
| 308 West 49th Street | 15 | 2 | 1.0 | 0 | Occupied | 3025.00 | 3025.00 | 08/14/25 | 65d |
| 225 West 109th Street | 24 | 2 | 1.0 | 0 | Occupied | 3750.00 | 3750.00 | 08/14/25 | 65d |
| 367 Edgecombe Avenue | 44 | 1 | 1.0 | 0 | Occupied | 2461.68 | 2300.00 | 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 |