

NYC Rental Market Comp Report

Comprehensive Market Analysis

Generated on June 10, 2025

Comp Report June 10, 2025

Comped by No Fee listings with elevator, doorman, & laundry

Comp Data (No Fee + Building Amenities)

Market	Avg Price	Avg SqFt	Avg PSf	Count
0	\$4,111	468	\$8.81	22
1	\$4,833	677	\$7.23	62
2	\$4,716	851	\$5.59	45
3	\$4,099	851	\$4.82	1

Outdoor Space w/o Laundry in Unit

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$4,524	516	\$8.72	10	+10.05%	+10.26%	-1.02%
1	\$5,251	707	\$7.53	25	+8.65%	+4.43%	+4.15%
2	\$4,708	813	\$5.78	11	-0.17%	-4.47%	+3.40%
3	\$4,099	851	\$4.82	1	+0.00%	+0.00%	+0.00%

Laundry in Unit w/o Outdoor Space

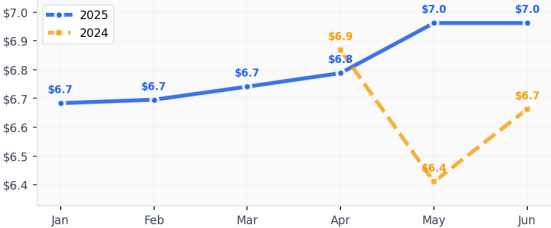
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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Outdoor Space + Laundry in Unit

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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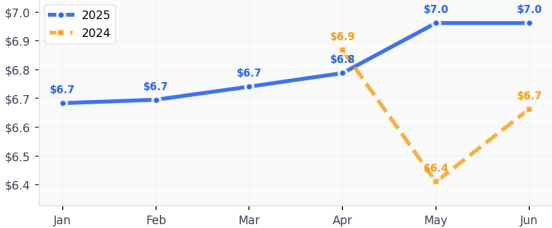
YTD Price Per Square Foot Trends

Full Market Data



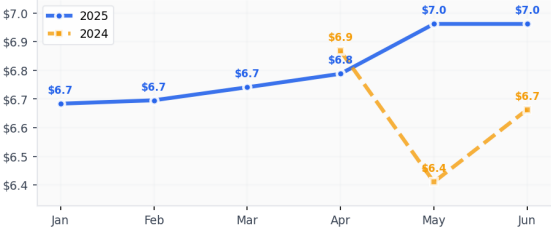
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.68	\$6.70	\$6.74	\$6.79	\$6.96	\$6.96
Prior Year	2024	-	-	-	\$6.87	\$6.41	\$6.66
Variance	Variance	-	-	-	-1.2%	+8.6%	+4.5%

3 Sutton



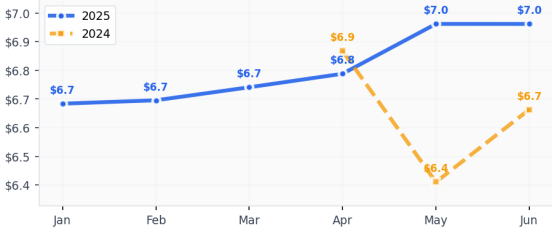
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5 Sutton



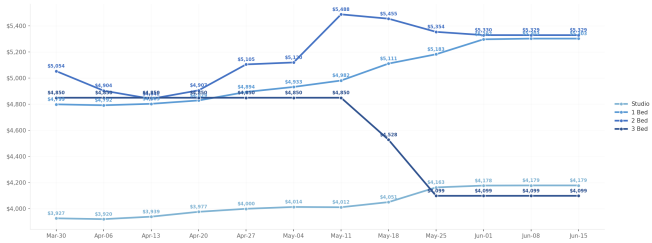
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Prior Year	2024	-	-	-	\$6.87	\$6.41	\$6.66
Variance	Variance	-	-	-	-1.2%	+8.6%	+4.5%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.68	\$6.70	\$6.74	\$6.79	\$6.96	\$6.96
Prior Year	2024	-	-	-	\$6.87	\$6.41	\$6.66
Variance	Variance	-	-	-	-1.2%	+8.6%	+4.5%

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	\$3,927	\$3,920	\$3,939	\$3,977	\$4,000	\$4,014	\$4,012	\$4,051	\$4,163	\$4,178	\$4,179	\$4,179	+0.00%
1 Bed	\$4,799	\$4,792	\$4,803	\$4,829	\$4,894	\$4,933	\$4,982	\$5,111	\$5,183	\$5,297	\$5,303	\$5,303	+0.00%
2 Bed	\$5,054	\$4,904	\$4,842	\$4,907	\$5,105	\$5,120	\$5,488	\$5,455	\$5,354	\$5,330	\$5,329	\$5,329	+0.00%
3 Bed	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,528	\$4,099	\$4,099	\$4,099	\$4,099	+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	3d
207 West 109th Street	2R	3	1.0	0	Occupied	4300.00	4300.00	06/14/25	3d
211 West 109th Street	2C	2	1.0	0	Occupied	4100.00	4100.00	06/20/25	9d
215 West 101st Street	6J	3	1.0	0	Occupied	4500.00	4500.00	06/24/25	13d
215 West 101st Street	10H	1	1.0	0	Occupied	3850.00	3850.00	06/30/25	19d
215 West 101st Street	2D	2	1.0	0	Occupied	5000.00	5000.00	06/30/25	19d
318 West 49th Street	2FW	2	1.0	0	Occupied	3857.91	3495.00	06/30/25	19d
324 West 49th Street	5FE	2	1.0	0	Vacant	3552.79	3495.00	06/30/25	19d
207 West 109th Street	4R	3	1.0	0	Occupied	4100.00	4100.00	06/30/25	19d
212 West 109th Street	1C	2	1.0	0	Occupied	3600.00	3600.00	06/30/25	19d
225 West 109th Street	52	4	1.0	0	Occupied	4900.00	4900.00	06/30/25	19d
215 West 101st Street	1B	2	1.0	0	Occupied	4250.00	4250.00	07/14/25	33d
203 West 109th Street	2W	2	1.0	0	Vacant	3650.00	3650.00	07/14/25	33d
206 West 109th Street	4A	3	1.0	0	Occupied	4600.00	4600.00	07/14/25	33d
211 West 109th Street	1C	3	1.0	0	Occupied	4250.00	4250.00	07/14/25	33d
25 East 67th Street	5A	1	1.0	0	Occupied	5459.00	5459.00	07/31/25	50d
25 East 67th Street	7E	1	1.0	0	Occupied	4500.00	4500.00	07/31/25	50d
2247 7th Avenue	4D	0	0.0	0	Occupied	2797.74	2797.74	07/31/25	50d
203 West 109th Street	4R	3	1.0	0	Occupied	4250.00	4250.00	07/31/25	50d
205 West 109th Street	4R	3	1.0	0	Occupied	4400.00	4400.00	07/31/25	50d
209 West 109th Street	2E	2	1.0	0	Occupied	3137.81	3137.81	07/31/25	50d
212 West 109th Street	5B	3	1.0	0	Vacant	4600.00	4600.00	07/31/25	50d
211 West 109th Street	1D	2	1.0	0	Occupied	3600.00	3600.00	08/02/25	52d
204 West 109th Street	5B	3	1.0	0	Occupied	4650.00	4650.00	08/06/25	56d
25 East 67th Street	8D	0	1.0	0	Occupied	3550.00	3550.00	08/14/25	64d
308 West 49th Street	15	2	1.0	0	Occupied	3025.00	3025.00	08/14/25	64d
225 West 109th Street	24	2	1.0	0	Occupied	3750.00	3750.00	08/14/25	64d
367 Edgecombe Avenue	44	1	1.0	0	Occupied	2461.68	2300.00	08/31/25	81d
204 West 109th Street	3B	3	1.0	0	Occupied	4450.00	4450.00	08/31/25	81d
225 West 109th Street	41	4	2.0	0	Occupied	5050.00	5050.00	08/31/25	81d