

NYC Rental Market Comp Report

Comprehensive Market Analysis

Generated on June 13, 2025

Comp Report June 13, 2025

No Fee Listings, Laundry in Building, Virtual Doorman, Live-In Super

Comp Data (No Fee + Building Amenities)

Market	Avg Price	Avg SqFt	Avg PSf	Count
0	\$3,817	517	\$7.66	770
1	\$4,799	713	\$6.87	1852
2	\$7,093	1,072	\$6.37	1212
3	\$11,124	1,571	\$6.32	512
4	\$18,510	2,428	\$6.88	148

Outdoor Space w/o Laundry in Unit

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$4,013	485	\$8.34	86	+5.13%	-6.19%	+8.88%
1	\$4,558	706	\$6.57	279	-5.02%	-0.98%	-4.37%
2	\$6,721	1,057	\$6.22	185	-5.24%	-1.40%	-2.35%
3	\$10,908	1,594	\$6.08	82	-1.94%	+1.46%	-3.80%
4	\$25,193	3,103	\$7.68	29	+36.10%	+27.80%	+11.63%

Laundry in Unit w/o Outdoor Space

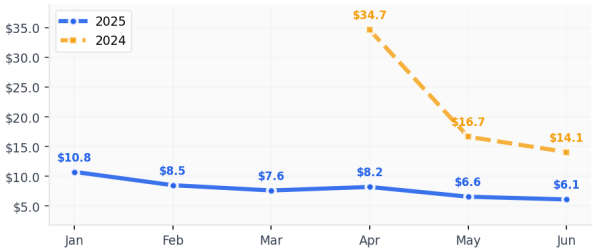
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
2	\$3,150	800	\$3.94	1	-55.59%	-25.37%	-38.15%

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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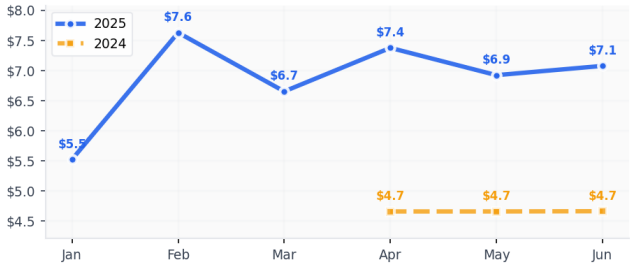
YTD Price Per Square Foot Trends

Comp Data (No Fee + Building Amenities)



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$10.77	\$8.52	\$7.64	\$8.23	\$6.59	\$6.12
Prior Year	2024	-	-	-	\$34.65	\$16.68	\$14.10
Variance	Variance	-	-	-	-76.2%	-60.5%	-56.6%

Outdoor Space w/o Laundry in Unit



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.52	\$7.63	\$6.65	\$7.38	\$6.92	\$7.08
Prior Year	2024	-	-	-	\$4.66	\$4.66	\$4.66
Variance	Variance	-	-	-	+58.3%	+48.6%	+51.8%

Laundry in Unit w/o Outdoor Space



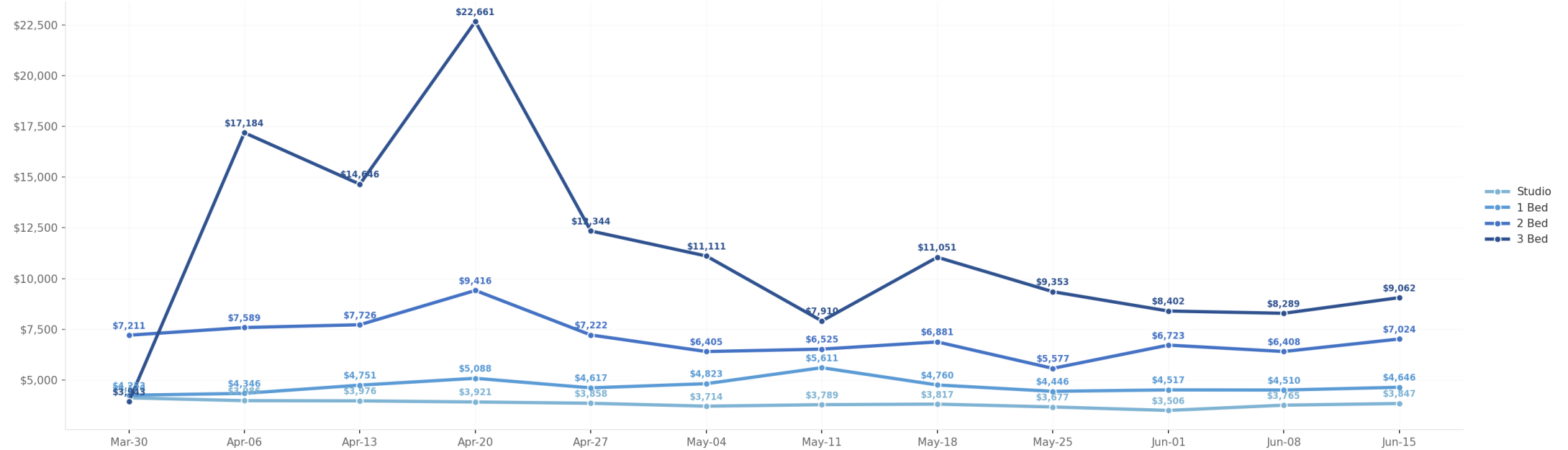
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	-	-	-	-	-	\$3.94
Prior Year	2024	-	-	-	-	-	-
Variance	Variance	-	-	-	-	-	-

Outdoor Space + Laundry in Unit

Chart not available

No data available

Weekly Rent Price Trends



Strong ↑ Mild ↑ Flat Mild ↓ Strong ↓

Bed	Mar-30	Apr-06	Apr-13	Apr-20	Apr-27	May-04	May-11
Studio	-	-3.39%	-0.24%	-1.38%	-1.62%	-3.73%	2.02%
1 Bed	-	2.19%	9.31%	7.11%	-9.27%	4.48%	16.33%
2 Bed	-	5.24%	1.81%	21.87%	-23.31%	-11.30%	1.87%
3 Bed	-	335.82%	-14.77%	54.72%	-45.53%	-9.99%	-28.81%

[illegible]