

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	\$3,738	509	\$7.42	71
1	\$4,837	699	\$7.09	172
2	\$5,008	842	\$5.98	58
3	\$5,072	883	\$5.67	3

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,738	509	\$7.42	71	+0.00%	+0.00%	+0.00%
1	\$4,837	699	\$7.09	172	+0.00%	+0.00%	+0.00%
2	\$5,008	842	\$5.98	58	+0.00%	+0.00%	+0.00%
3	\$5,072	883	\$5.67	3	+0.00%	+0.00%	+0.00%

Filter 2

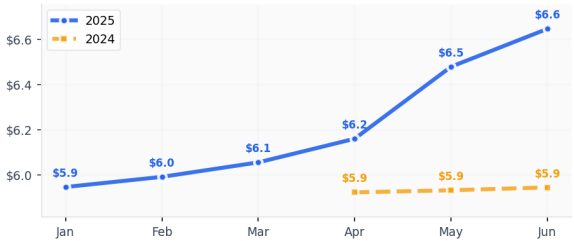
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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3	\$5,072	883	\$5.67	3	+0.00%	+0.00%	+0.00%

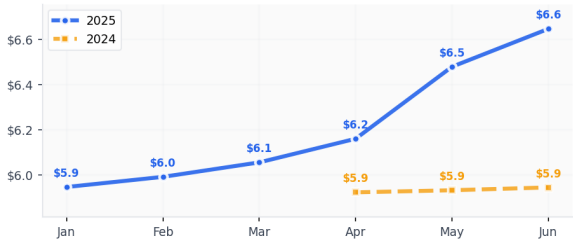
YTD Price Per Square Foot Trends

Full Market Data



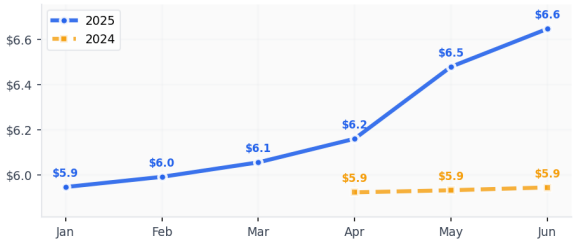
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.95	\$5.99	\$6.06	\$6.16	\$6.48	\$6.65
Prior Year	2024	-	-	-	\$5.92	\$5.93	\$5.94
Variance	Variance	-	-	-	+4.0%	+9.2%	+11.8%

3 Sutton



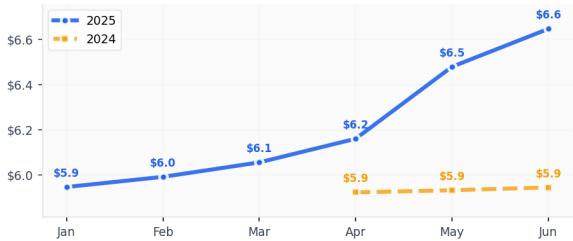
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5 Sutton



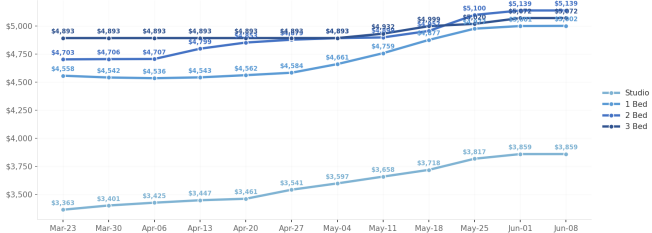
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Variance	Variance	-	-	-	+4.0%	+9.2%	+11.8%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.95	\$5.99	\$6.06	\$6.16	\$6.48	\$6.65
Prior Year	2024	-	-	-	\$5.92	\$5.93	\$5.94
Variance	Variance	-	-	-	+4.0%	+9.2%	+11.8%

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	\$3,363	\$3,401	\$3,425	\$3,447	\$3,461	\$3,541	\$3,597	\$3,658	\$3,718	\$3,817	\$3,859	\$3,859	+0.01%
1 Bed	\$4,558	\$4,542	\$4,536	\$4,543	\$4,562	\$4,584	\$4,661	\$4,759	\$4,877	\$4,977	\$5,001	\$5,002	+0.03%
2 Bed	\$4,703	\$4,706	\$4,707	\$4,707	\$4,853	\$4,879	\$4,893	\$4,899	\$4,957	\$5,100	\$5,139	\$5,139	+0.00%
3 Bed	\$4,893	\$4,893	\$4,893	\$4,893	\$4,893	\$4,893	\$4,893	\$4,932	\$4,999	\$5,020	\$5,072	\$5,072	+0.00%