

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	\$3,691	511	\$7.48	72
1	\$4,504	693	\$6.60	192
2	\$4,601	860	\$5.31	59
3	\$4,322	886	\$4.90	8

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,691	511	\$7.48	72	+0.00%	+0.00%	+0.00%
1	\$4,504	693	\$6.60	192	+0.00%	+0.00%	+0.00%
2	\$4,601	860	\$5.31	59	+0.00%	+0.00%	+0.00%
3	\$4,322	886	\$4.90	8	+0.00%	+0.00%	+0.00%

Filter 2

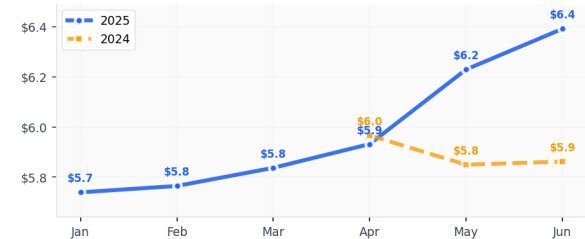
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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2	\$4,601	860	\$5.31	59	+0.00%	+0.00%	+0.00%
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Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,691	511	\$7.48	72	+0.00%	+0.00%	+0.00%
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3	\$4,322	886	\$4.90	8	+0.00%	+0.00%	+0.00%

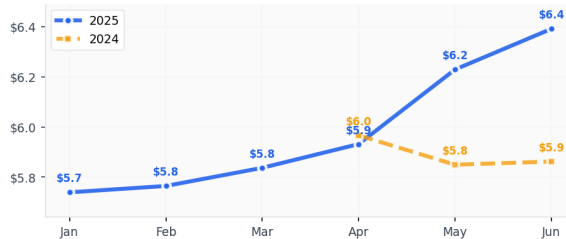
YTD Price Per Square Foot Trends

Full Market Data



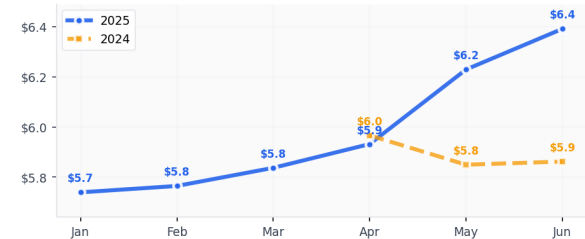
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.74	\$5.76	\$5.84	\$5.93	\$6.23	\$6.39
Prior Year	2024	-	-	-	\$5.97	\$5.85	\$5.86
Variance	Variance	-	-	-	-0.6%	+6.5%	+9.0%

3 Sutton



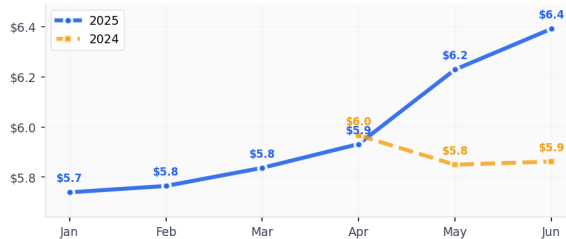
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5 Sutton



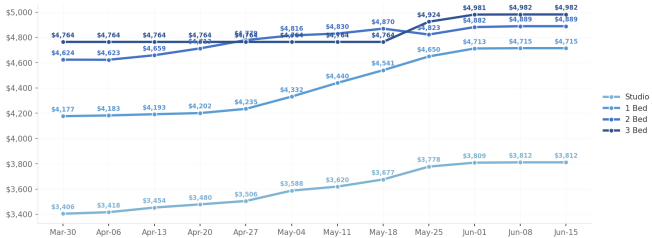
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Variance	Variance	-	-	-	-0.6%	+6.5%	+9.0%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.74	\$5.76	\$5.84	\$5.93	\$6.23	\$6.39
Prior Year	2024	-	-	-	\$5.97	\$5.85	\$5.86
Variance	Variance	-	-	-	-0.6%	+6.5%	+9.0%

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	\$3,406	\$3,418	\$3,454	\$3,480	\$3,506	\$3,588	\$3,620	\$3,677	\$3,778	\$3,809	\$3,812	\$3,812	+0.00%
1 Bed	\$4,177	\$4,183	\$4,193	\$4,202	\$4,235	\$4,332	\$4,440	\$4,541	\$4,650	\$4,713	\$4,715	\$4,715	+0.00%
2 Bed	\$4,624	\$4,623	\$4,659	\$4,713	\$4,779	\$4,816	\$4,830	\$4,870	\$4,823	\$4,882	\$4,889	\$4,889	+0.00%
3 Bed	\$4,764	\$4,764	\$4,764	\$4,764	\$4,764	\$4,764	\$4,764	\$4,764	\$4,924	\$4,981	\$4,982	\$4,982	+0.00%