

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	\$3,599	485	\$7.61	80
1	\$4,620	699	\$6.77	193
2	\$4,685	846	\$5.58	64
3	\$5,014	887	\$5.61	4
4	\$3,500	770	\$4.55	1

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,599	485	\$7.61	80	+0.00%	+0.00%	+0.00%
1	\$4,620	699	\$6.77	193	+0.00%	+0.00%	+0.00%
2	\$4,685	846	\$5.58	64	+0.00%	+0.00%	+0.00%
3	\$5,014	887	\$5.61	4	+0.00%	+0.00%	+0.00%
4	\$3,500	770	\$4.55	1	+0.00%	+0.00%	+0.00%

Filter 2

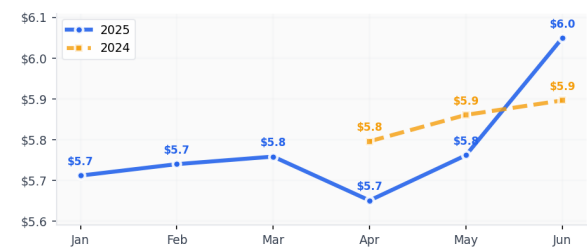
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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3	\$5,014	887	\$5.61	4	+0.00%	+0.00%	+0.00%
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Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,599	485	\$7.61	80	+0.00%	+0.00%	+0.00%
1	\$4,620	699	\$6.77	193	+0.00%	+0.00%	+0.00%
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4	\$3,500	770	\$4.55	1	+0.00%	+0.00%	+0.00%

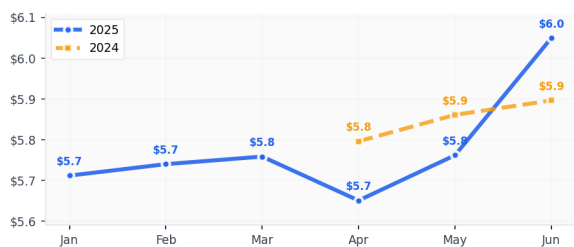
YTD Price Per Square Foot Trends

Full Market Data



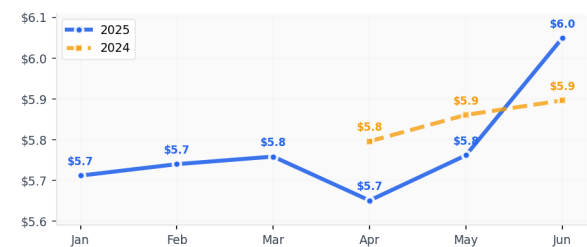
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.71	\$5.74	\$5.76	\$5.65	\$5.76	\$6.05
Prior Year	2024	-	-	-	\$5.80	\$5.86	\$5.90
Variance	Variance	-	-	-	-2.5%	-1.7%	+2.6%

3 Sutton



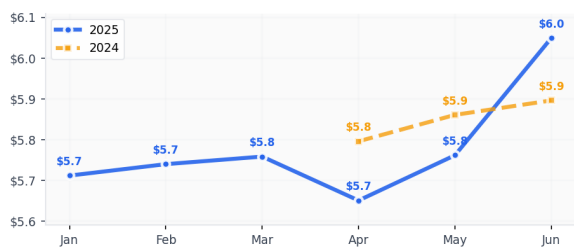
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5 Sutton



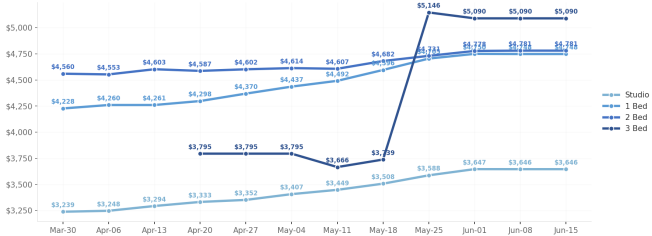
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Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.71	\$5.74	\$5.76	\$5.65	\$5.76	\$6.05
Prior Year	2024	-	-	-	\$5.80	\$5.86	\$5.90
Variance	Variance	-	-	-	-2.5%	-1.7%	+2.6%

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	\$3,239	\$3,248	\$3,294	\$3,333	\$3,352	\$3,407	\$3,449	\$3,508	\$3,588	\$3,647	\$3,646	\$3,646	+0.00%
1 Bed	\$4,228	\$4,260	\$4,261	\$4,298	\$4,370	\$4,437	\$4,492	\$4,596	\$4,705	\$4,750	\$4,748	\$4,748	+0.00%
2 Bed	\$4,560	\$4,553	\$4,603	\$4,587	\$4,602	\$4,614	\$4,607	\$4,682	\$4,705	\$4,778	\$4,781	\$4,781	+0.00%
3 Bed	-	-	-	\$3,795	\$3,795	\$3,795	\$3,666	\$3,739	\$5,146	\$5,090	\$5,090	\$5,090	+0.00%

