

# NYC Rental Market Comp Report

Comprehensive Market Analysis

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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	\$3,692	499	\$7.53	93
1	\$4,526	709	\$6.52	173
2	\$4,721	844	\$5.64	64
3	\$5,487	862	\$6.29	4
4	\$4,095	850	\$4.77	2

## Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,692	499	\$7.53	93	+0.00%	+0.00%	+0.00%
1	\$4,526	709	\$6.52	173	+0.00%	+0.00%	+0.00%
2	\$4,721	844	\$5.64	64	+0.00%	+0.00%	+0.00%
3	\$5,487	862	\$6.29	4	+0.00%	+0.00%	+0.00%
4	\$4,095	850	\$4.77	2	+0.00%	+0.00%	+0.00%

## Filter 2

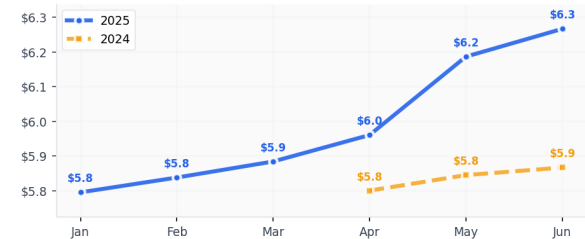
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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## Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,692	499	\$7.53	93	+0.00%	+0.00%	+0.00%
1	\$4,526	709	\$6.52	173	+0.00%	+0.00%	+0.00%
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4	\$4,095	850	\$4.77	2	+0.00%	+0.00%	+0.00%

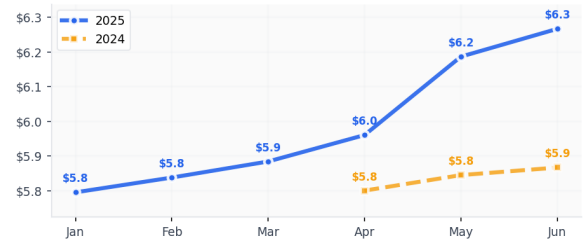
# YTD Price Per Square Foot Trends

Full Market Data



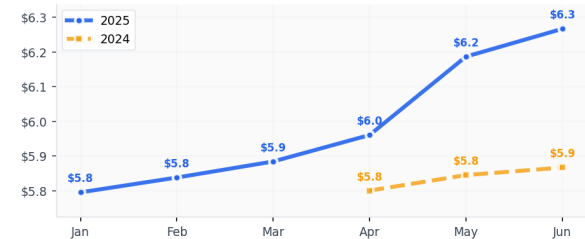
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.80	\$5.84	\$5.88	\$5.96	\$6.19	\$6.27
Prior Year	2024	-	-	-	\$5.80	\$5.84	\$5.87
Variance	Variance	-	-	-	+2.8%	+5.8%	+6.8%

3 Sutton



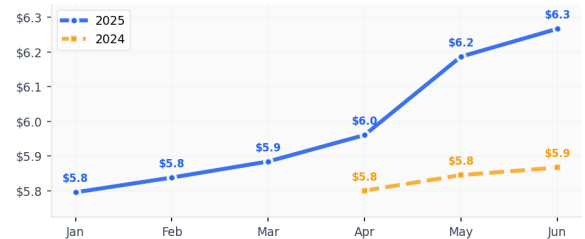
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5 Sutton



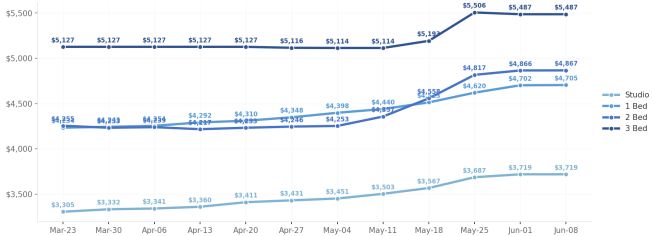
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Variance	Variance	-	-	-	+2.8%	+5.8%	+6.8%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.80	\$5.84	\$5.88	\$5.96	\$6.19	\$6.27
Prior Year	2024	-	-	-	\$5.80	\$5.84	\$5.87
Variance	Variance	-	-	-	+2.8%	+5.8%	+6.8%

# 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	\$3,305	\$3,332	\$3,341	\$3,360	\$3,411	\$3,431	\$3,451	\$3,503	\$3,567	\$3,687	\$3,719	\$3,719	-0.00%
1 Bed	\$4,234	\$4,243	\$4,254	\$4,292	\$4,310	\$4,348	\$4,398	\$4,440	\$4,513	\$4,620	\$4,702	\$4,705	+0.05%
2 Bed	\$4,255	\$4,233	\$4,239	\$4,217	\$4,233	\$4,246	\$4,253	\$4,357	\$4,558	\$4,817	\$4,866	\$4,867	+0.02%
3 Bed	\$5,127	\$5,127	\$5,127	\$5,127	\$5,127	\$5,116	\$5,114	\$5,114	\$5,193	\$5,506	\$5,487	\$5,487	+0.00%

