

# 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	\$3,840	516	\$7.64	84
1	\$4,809	707	\$6.96	166
2	\$4,810	844	\$5.80	64
3	\$4,033	916	\$4.39	7
4	\$3,100	956	\$3.24	1

## Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,840	516	\$7.64	84	+0.00%	+0.00%	+0.00%
1	\$4,809	707	\$6.96	166	+0.00%	+0.00%	+0.00%
2	\$4,810	844	\$5.80	64	+0.00%	+0.00%	+0.00%
3	\$4,033	916	\$4.39	7	+0.00%	+0.00%	+0.00%
4	\$3,100	956	\$3.24	1	+0.00%	+0.00%	+0.00%

## Filter 2

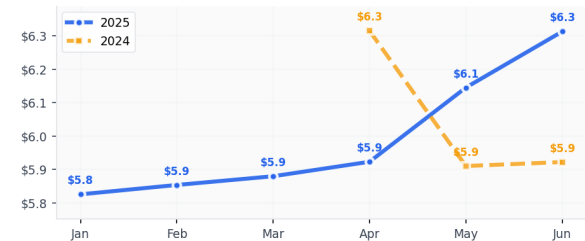
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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## Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,840	516	\$7.64	84	+0.00%	+0.00%	+0.00%
1	\$4,809	707	\$6.96	166	+0.00%	+0.00%	+0.00%
2	\$4,810	844	\$5.80	64	+0.00%	+0.00%	+0.00%
3	\$4,033	916	\$4.39	7	+0.00%	+0.00%	+0.00%
4	\$3,100	956	\$3.24	1	+0.00%	+0.00%	+0.00%

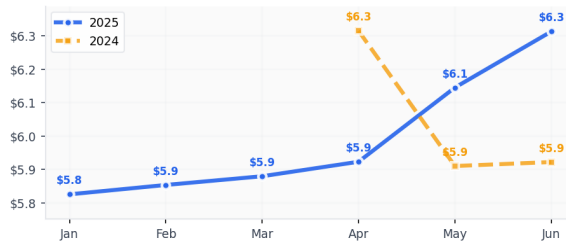
# YTD Price Per Square Foot Trends

Full Market Data



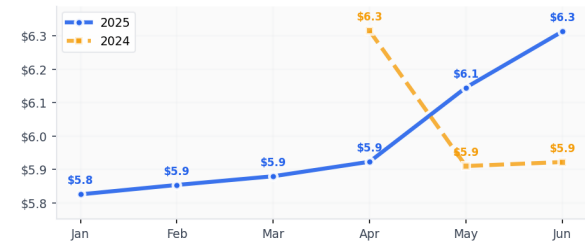
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.83	\$5.85	\$5.88	\$5.92	\$6.14	\$6.31
Prior Year	2024	-	-	-	\$6.31	\$5.91	\$5.92
Variance	Variance	-	-	-	-6.2%	+4.0%	+6.6%

3 Sutton



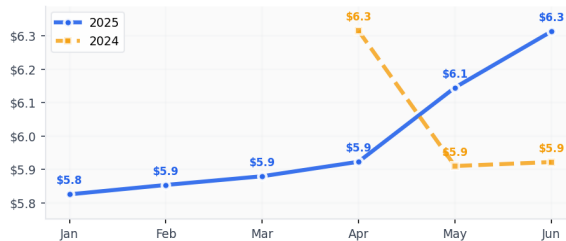
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5 Sutton



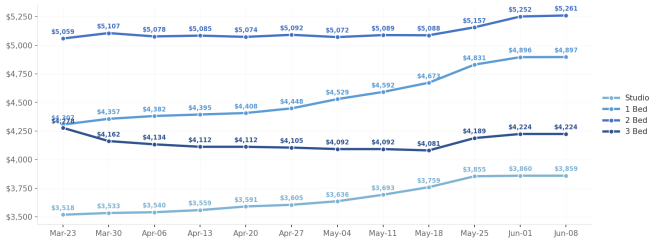
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Variance	Variance	-	-	-	-6.2%	+4.0%	+6.6%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.83	\$5.85	\$5.88	\$5.92	\$6.14	\$6.31
Prior Year	2024	-	-	-	\$6.31	\$5.91	\$5.92
Variance	Variance	-	-	-	-6.2%	+4.0%	+6.6%

# 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	\$3,518	\$3,533	\$3,540	\$3,559	\$3,591	\$3,605	\$3,636	\$3,693	\$3,759	\$3,855	\$3,860	\$3,859	-0.00%
1 Bed	\$4,307	\$4,357	\$4,382	\$4,395	\$4,408	\$4,448	\$4,529	\$4,592	\$4,673	\$4,831	\$4,896	\$4,897	+0.02%
2 Bed	\$5,059	\$5,107	\$5,078	\$5,085	\$5,074	\$5,092	\$5,072	\$5,089	\$5,088	\$5,157	\$5,252	\$5,261	+0.18%
3 Bed	\$4,278	\$4,162	\$4,134	\$4,112	\$4,112	\$4,105	\$4,092	\$4,092	\$4,081	\$4,189	\$4,224	\$4,224	+0.00%