

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	\$3,976	517	\$7.89	83
1	\$4,751	709	\$6.80	172
2	\$5,091	828	\$6.30	69
3	\$3,620	902	\$4.05	5
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	\$3,976	517	\$7.89	83	+0.00%	+0.00%	+0.00%
1	\$4,751	709	\$6.80	172	+0.00%	+0.00%	+0.00%
2	\$5,091	828	\$6.30	69	+0.00%	+0.00%	+0.00%
3	\$3,620	902	\$4.05	5	+0.00%	+0.00%	+0.00%
4	\$3,500	770	\$4.55	1	+0.00%	+0.00%	+0.00%

Filter 2

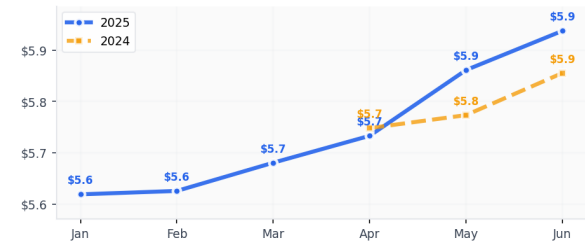
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,976	517	\$7.89	83	+0.00%	+0.00%	+0.00%
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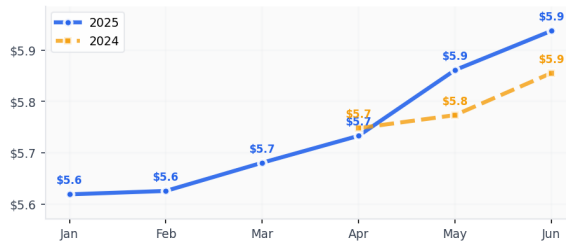
YTD Price Per Square Foot Trends

Full Market Data



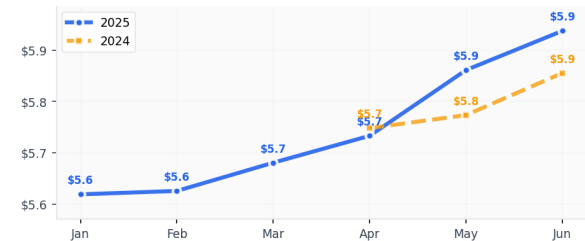
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.62	\$5.63	\$5.68	\$5.73	\$5.86	\$5.94
Prior Year	2024	-	-	-	\$5.75	\$5.77	\$5.86
Variance	Variance	-	-	-	-0.3%	+1.5%	+1.4%

3 Sutton



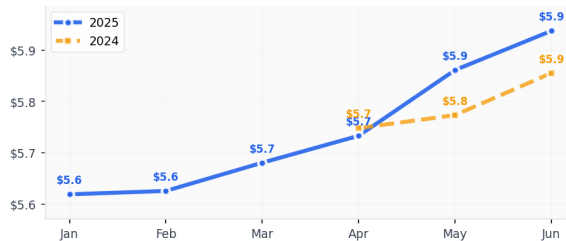
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5 Sutton



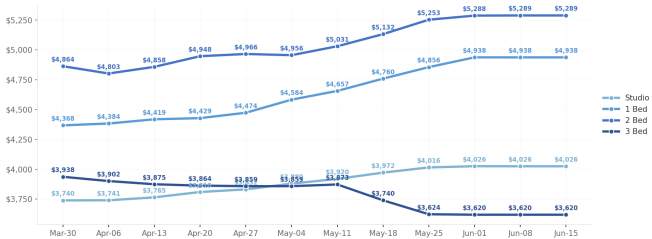
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Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.62	\$5.63	\$5.68	\$5.73	\$5.86	\$5.94
Prior Year	2024	-	-	-	\$5.75	\$5.77	\$5.86
Variance	Variance	-	-	-	-0.3%	+1.5%	+1.4%

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	\$3,740	\$3,741	\$3,765	\$3,810	\$3,832	\$3,880	\$3,920	\$3,972	\$4,016	\$4,026	\$4,026	\$4,026	+0.00%
1 Bed	\$4,368	\$4,384	\$4,419	\$4,429	\$4,474	\$4,584	\$4,657	\$4,760	\$4,856	\$4,938	\$4,938	\$4,938	+0.00%
2 Bed	\$4,864	\$4,803	\$4,858	\$4,948	\$4,966	\$4,956	\$5,031	\$5,132	\$5,253	\$5,288	\$5,289	\$5,289	+0.00%
3 Bed	\$3,938	\$3,902	\$3,875	\$3,864	\$3,859	\$3,859	\$3,873	\$3,740	\$3,624	\$3,620	\$3,620	\$3,620	+0.00%