

NYC Rental Market Comp Report

Comprehensive Market Analysis

Generated on June 10, 2025

Comp Report June 10, 2025

Comped by No Fee listings with elevator, doorman, & laundry

Market Data

Market	Avg Price	Avg SqFt	Avg PSf	Count
0	\$3,869	460	\$8.38	6
1	\$4,921	653	\$8.04	6
2	\$4,381	839	\$5.28	7

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,869	460	\$8.38	6	+0.00%	+0.00%	+0.00%
1	\$4,921	653	\$8.04	6	+0.00%	+0.00%	+0.00%
2	\$4,381	839	\$5.28	7	+0.00%	+0.00%	+0.00%

Filter 2

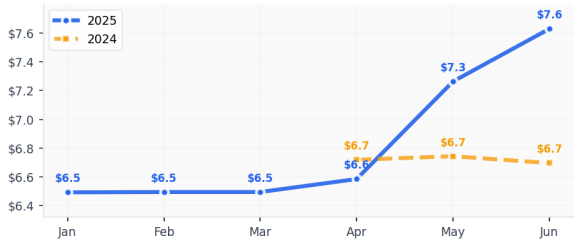
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,869	460	\$8.38	6	+0.00%	+0.00%	+0.00%
1	\$4,921	653	\$8.04	6	+0.00%	+0.00%	+0.00%
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Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,869	460	\$8.38	6	+0.00%	+0.00%	+0.00%
1	\$4,921	653	\$8.04	6	+0.00%	+0.00%	+0.00%
2	\$4,381	839	\$5.28	7	+0.00%	+0.00%	+0.00%

YTD Price Per Square Foot Trends

Full Market Data



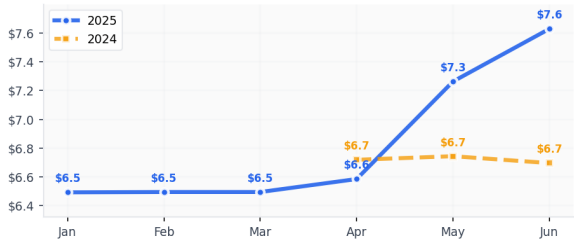
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.49	\$6.49	\$6.49	\$6.58	\$7.26	\$7.63
Prior Year	2024	-	-	-	\$6.72	\$6.74	\$6.70
Variance	Variance	-	-	-	-2.0%	+7.7%	+13.9%

3 Sutton



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5 Sutton



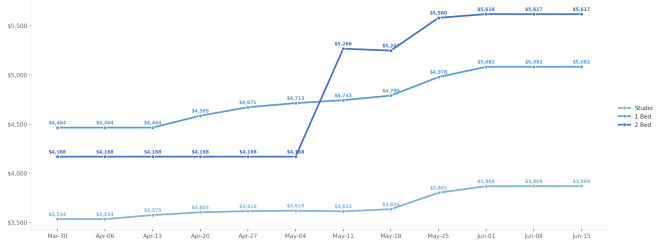
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Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.49	\$6.49	\$6.49	\$6.58	\$7.26	\$7.63
Prior Year	2024	-	-	-	\$6.72	\$6.74	\$6.70
Variance	Variance	-	-	-	-2.0%	+7.7%	+13.9%

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	\$3,534	\$3,534	\$3,575	\$3,603	\$3,615	\$3,619	\$3,613	\$3,634	\$3,802	\$3,868	\$3,869	\$3,869	+0.00%
1 Bed	\$4,464	\$4,464	\$4,464	\$4,585	\$4,671	\$4,713	\$4,743	\$4,790	\$4,978	\$5,082	\$5,082	\$5,082	+0.00%
2 Bed	\$4,168	\$4,168	\$4,168	\$4,168	\$4,168	\$4,168	\$5,266	\$5,247	\$5,580	\$5,618	\$5,617	\$5,617	+0.00%

Inventory Report - Available Units

DEBUG: Total Count = 30 | Units Length = 30 | Has Units = YES

Address	Unit	Bed	Bath	SQFT	Status	Gross	Rent	Move Out	Days
8009 134th Street	5F	2	1.0	0	Vacant	3597.79	2978.76	06/14/25	3d
207 West 109th Street	2R	3	1.0	0	Occupied	4300.00	4300.00	06/14/25	3d
211 West 109th Street	2C	2	1.0	0	Occupied	4100.00	4100.00	06/20/25	9d
215 West 101st Street	6J	3	1.0	0	Occupied	4500.00	4500.00	06/24/25	13d
215 West 101st Street	10H	1	1.0	0	Occupied	3850.00	3850.00	06/30/25	19d
215 West 101st Street	2D	2	1.0	0	Occupied	5000.00	5000.00	06/30/25	19d
318 West 49th Street	2FW	2	1.0	0	Occupied	3857.91	3495.00	06/30/25	19d
324 West 49th Street	5FE	2	1.0	0	Vacant	3552.79	3495.00	06/30/25	19d
207 West 109th Street	4R	3	1.0	0	Occupied	4100.00	4100.00	06/30/25	19d
212 West 109th Street	1C	2	1.0	0	Occupied	3600.00	3600.00	06/30/25	19d
225 West 109th Street	52	4	1.0	0	Occupied	4900.00	4900.00	06/30/25	19d
215 West 101st Street	1B	2	1.0	0	Occupied	4250.00	4250.00	07/14/25	33d
203 West 109th Street	2W	2	1.0	0	Vacant	3650.00	3650.00	07/14/25	33d
206 West 109th Street	4A	3	1.0	0	Occupied	4600.00	4600.00	07/14/25	33d
211 West 109th Street	1C	3	1.0	0	Occupied	4250.00	4250.00	07/14/25	33d
25 East 67th Street	5A	1	1.0	0	Occupied	5459.00	5459.00	07/31/25	50d
25 East 67th Street	7E	1	1.0	0	Occupied	4500.00	4500.00	07/31/25	50d
2247 7th Avenue	4D	0	0.0	0	Occupied	2797.74	2797.74	07/31/25	50d
203 West 109th Street	4R	3	1.0	0	Occupied	4250.00	4250.00	07/31/25	50d
205 West 109th Street	4R	3	1.0	0	Occupied	4400.00	4400.00	07/31/25	50d
209 West 109th Street	2E	2	1.0	0	Occupied	3137.81	3137.81	07/31/25	50d
212 West 109th Street	5B	3	1.0	0	Vacant	4600.00	4600.00	07/31/25	50d
211 West 109th Street	1D	2	1.0	0	Occupied	3600.00	3600.00	08/02/25	52d
204 West 109th Street	5B	3	1.0	0	Occupied	4650.00	4650.00	08/06/25	56d
25 East 67th Street	8D	0	1.0	0	Occupied	3550.00	3550.00	08/14/25	64d
308 West 49th Street	15	2	1.0	0	Occupied	3025.00	3025.00	08/14/25	64d
225 West 109th Street	24	2	1.0	0	Occupied	3750.00	3750.00	08/14/25	64d
367 Edgecombe Avenue	44	1	1.0	0	Occupied	2461.68	2300.00	08/31/25	81d
204 West 109th Street	3B	3	1.0	0	Occupied	4450.00	4450.00	08/31/25	81d
225 West 109th Street	41	4	2.0	0	Occupied	5050.00	5050.00	08/31/25	81d