

NYC Rental Market Comp Report

Comprehensive Market Analysis

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	\$3,941	508	\$7.85	80
1	\$5,478	698	\$8.20	184
2	\$4,905	848	\$5.86	59
3	\$5,635	896	\$6.37	8

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,941	508	\$7.85	80	+0.00%	+0.00%	+0.00%
1	\$5,478	698	\$8.20	184	+0.00%	+0.00%	+0.00%
2	\$4,905	848	\$5.86	59	+0.00%	+0.00%	+0.00%
3	\$5,635	896	\$6.37	8	+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	\$3,941	508	\$7.85	80	+0.00%	+0.00%	+0.00%
1	\$5,478	698	\$8.20	184	+0.00%	+0.00%	+0.00%
2	\$4,905	848	\$5.86	59	+0.00%	+0.00%	+0.00%
3	\$5,635	896	\$6.37	8	+0.00%	+0.00%	+0.00%

Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,941	508	\$7.85	80	+0.00%	+0.00%	+0.00%
1	\$5,478	698	\$8.20	184	+0.00%	+0.00%	+0.00%
2	\$4,905	848	\$5.86	59	+0.00%	+0.00%	+0.00%
3	\$5,635	896	\$6.37	8	+0.00%	+0.00%	+0.00%

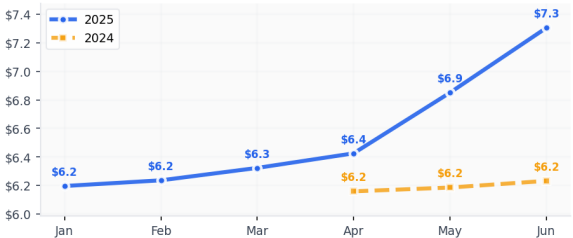
YTD Price Per Square Foot Trends

Full Market Data



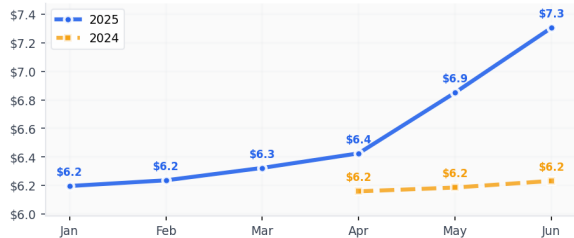
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.20	\$6.24	\$6.32	\$6.43	\$6.85	\$7.30
Prior Year	2024	-	-	-	\$6.16	\$6.19	\$6.23
Variance	Variance	-	-	-	+4.3%	+10.7%	+17.2%

3 Sutton



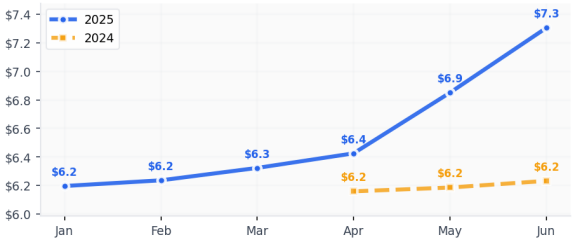
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.20	\$6.24	\$6.32	\$6.43	\$6.85	\$7.30
Prior Year	2024	-	-	-	\$6.16	\$6.19	\$6.23
Variance	Variance	-	-	-	+4.3%	+10.7%	+17.2%

5 Sutton



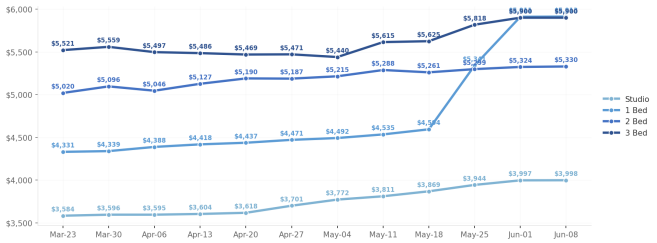
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.20	\$6.24	\$6.32	\$6.43	\$6.85	\$7.30
Prior Year	2024	-	-	-	\$6.16	\$6.19	\$6.23
Variance	Variance	-	-	-	+4.3%	+10.7%	+17.2%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.20	\$6.24	\$6.32	\$6.43	\$6.85	\$7.30
Prior Year	2024	-	-	-	\$6.16	\$6.19	\$6.23
Variance	Variance	-	-	-	+4.3%	+10.7%	+17.2%

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	\$3,584	\$3,596	\$3,595	\$3,604	\$3,618	\$3,701	\$3,772	\$3,811	\$3,869	\$3,944	\$3,997	\$3,998	+0.03%
1 Bed	\$4,331	\$4,339	\$4,388	\$4,418	\$4,437	\$4,471	\$4,492	\$4,535	\$4,594	\$5,341	\$5,911	\$5,913	+0.04%
2 Bed	\$5,020	\$5,096	\$5,046	\$5,127	\$5,190	\$5,187	\$5,215	\$5,288	\$5,261	\$5,299	\$5,324	\$5,330	+0.10%
3 Bed	\$5,521	\$5,559	\$5,497	\$5,486	\$5,469	\$5,471	\$5,440	\$5,615	\$5,625	\$5,818	\$5,900	\$5,900	+0.00%