

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	\$3,746	504	\$7.65	94
1	\$5,464	701	\$8.14	177
2	\$4,551	837	\$5.51	65
3	\$2,725	800	\$3.42	2
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	\$3,746	504	\$7.65	94	+0.00%	+0.00%	+0.00%
1	\$5,464	701	\$8.14	177	+0.00%	+0.00%	+0.00%
2	\$4,551	837	\$5.51	65	+0.00%	+0.00%	+0.00%
3	\$2,725	800	\$3.42	2	+0.00%	+0.00%	+0.00%
4	\$3,500	770	\$4.55	1	+0.00%	+0.00%	+0.00%

Filter 2

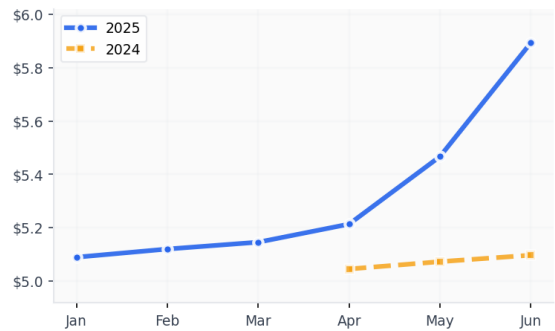
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,746	504	\$7.65	94	+0.00%	+0.00%	+0.00%
1	\$5,464	701	\$8.14	177	+0.00%	+0.00%	+0.00%
2	\$4,551	837	\$5.51	65	+0.00%	+0.00%	+0.00%
3	\$2,725	800	\$3.42	2	+0.00%	+0.00%	+0.00%
4	\$3,500	770	\$4.55	1	+0.00%	+0.00%	+0.00%

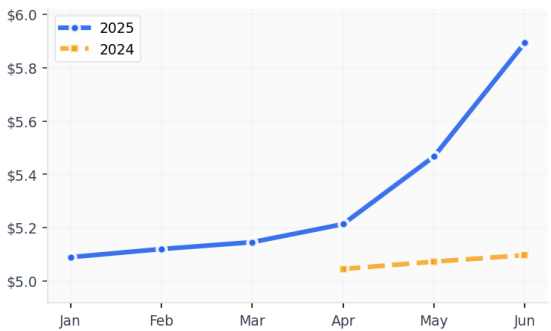
YTD Price Per Square Foot Trends

Full Market Data



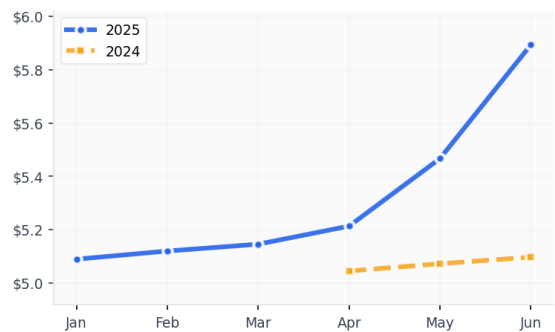
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.09	\$5.12	\$5.15	\$5.21	\$5.47	\$5.89
Prior Year	2024	-	-	-	\$5.05	\$5.07	\$5.10
Variance	Variance	-	-	-	+3.3%	+7.8%	+15.6%

Studio & 1BR



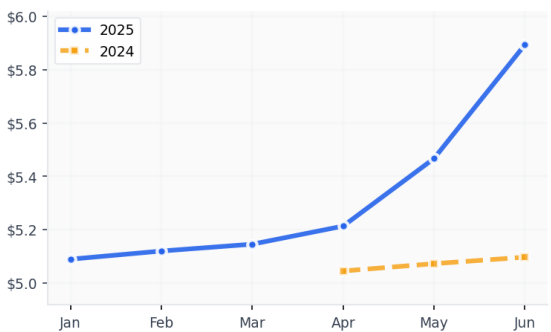
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Current Year	2025	\$5.09	\$5.12	\$5.15	\$5.21	\$5.47	\$5.89
Prior Year	2024	-	-	-	\$5.05	\$5.07	\$5.10
Variance	Variance	-	-	-	+3.3%	+7.8%	+15.6%

2BR & 3BR



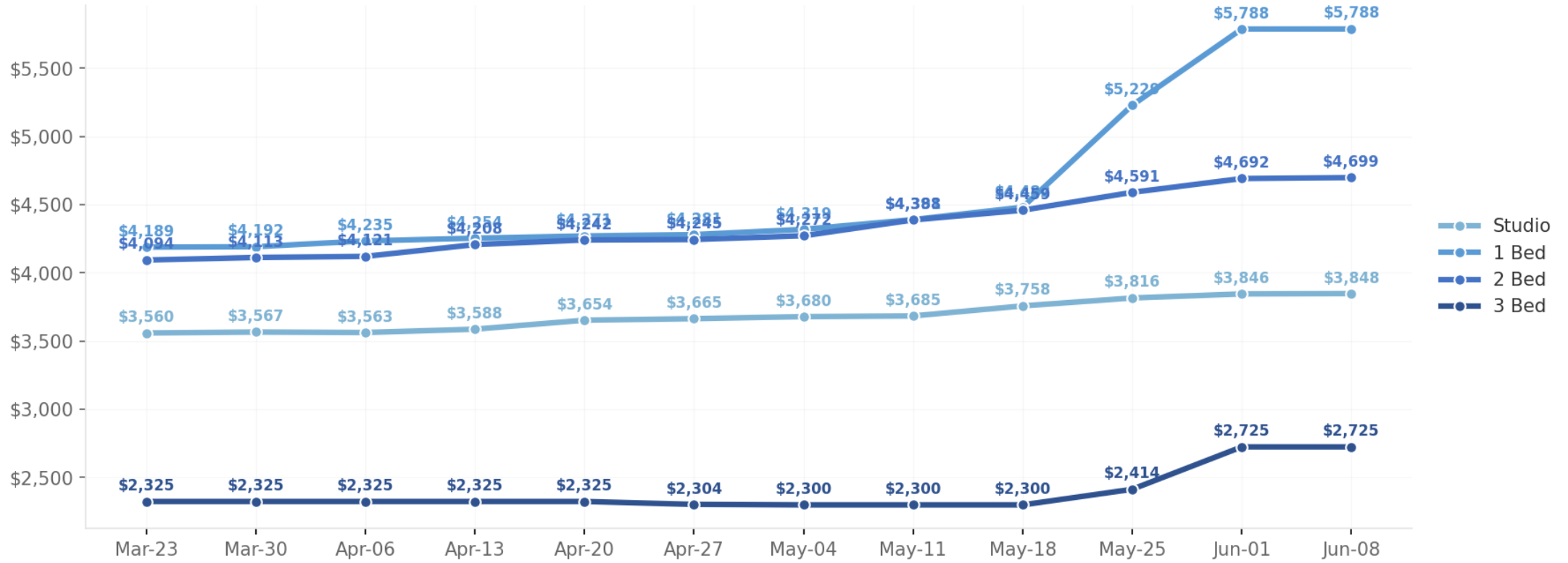
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Prior Year	2024	-	-	-	\$5.05	\$5.07	\$5.10
Variance	Variance	-	-	-	+3.3%	+7.8%	+15.6%

Luxury (3BR+)



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.09	\$5.12	\$5.15	\$5.21	\$5.47	\$5.89
Prior Year	2024	-	-	-	\$5.05	\$5.07	\$5.10
Variance	Variance	-	-	-	+3.3%	+7.8%	+15.6%

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	\$3,560	\$3,567	\$3,563	\$3,588	\$3,654	\$3,665	\$3,680	\$3,685	\$3,758	\$3,816	\$3,846	\$3,848	+0.06%
1 Bed	\$4,189	\$4,192	\$4,235	\$4,254	\$4,271	\$4,281	\$4,319	\$4,391	\$4,482	\$5,229	\$5,788	\$5,788	+0.01%
2 Bed	\$4,094	\$4,113	\$4,121	\$4,208	\$4,242	\$4,245	\$4,272	\$4,388	\$4,459	\$4,591	\$4,692	\$4,699	+0.14%
3 Bed	\$2,325	\$2,325	\$2,325	\$2,325	\$2,325	\$2,304	\$2,300	\$2,300	\$2,300	\$2,414	\$2,725	\$2,725	+0.00%