

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	\$3,849	501	\$7.94	77
1	\$4,729	693	\$7.00	185
2	\$5,002	837	\$6.15	65
3	\$5,592	894	\$6.17	3

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,849	501	\$7.94	77	+0.00%	+0.00%	+0.00%
1	\$4,729	693	\$7.00	185	+0.00%	+0.00%	+0.00%
2	\$5,002	837	\$6.15	65	+0.00%	+0.00%	+0.00%
3	\$5,592	894	\$6.17	3	+0.00%	+0.00%	+0.00%

Filter 2

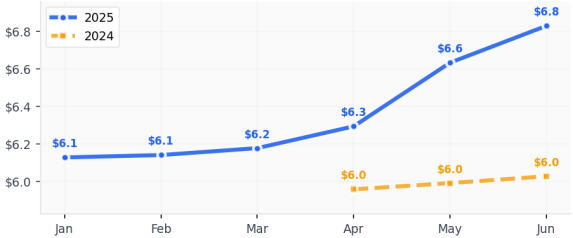
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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2	\$5,002	837	\$6.15	65	+0.00%	+0.00%	+0.00%
3	\$5,592	894	\$6.17	3	+0.00%	+0.00%	+0.00%

Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,849	501	\$7.94	77	+0.00%	+0.00%	+0.00%
1	\$4,729	693	\$7.00	185	+0.00%	+0.00%	+0.00%
2	\$5,002	837	\$6.15	65	+0.00%	+0.00%	+0.00%
3	\$5,592	894	\$6.17	3	+0.00%	+0.00%	+0.00%

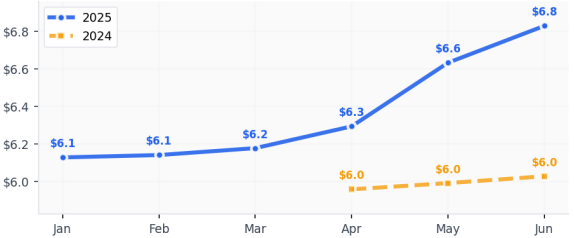
YTD Price Per Square Foot Trends

Full Market Data



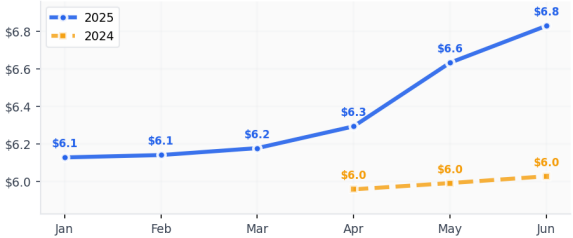
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.13	\$6.14	\$6.18	\$6.29	\$6.63	\$6.83
Prior Year	2024	-	-	-	\$5.96	\$5.99	\$6.03
Variance	Variance	-	-	-	+5.6%	+10.7%	+13.3%

3 Sutton



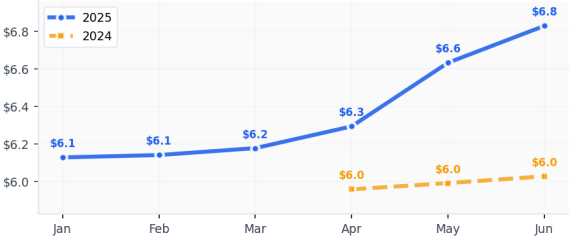
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5 Sutton



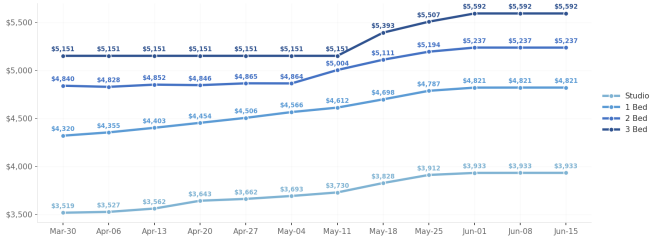
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Variance	Variance	-	-	-	+5.6%	+10.7%	+13.3%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.13	\$6.14	\$6.18	\$6.29	\$6.63	\$6.83
Prior Year	2024	-	-	-	\$5.96	\$5.99	\$6.03
Variance	Variance	-	-	-	+5.6%	+10.7%	+13.3%

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	\$3,519	\$3,527	\$3,562	\$3,643	\$3,662	\$3,693	\$3,730	\$3,828	\$3,912	\$3,933	\$3,933	\$3,933	+0.00%
1 Bed	\$4,320	\$4,355	\$4,403	\$4,454	\$4,506	\$4,566	\$4,612	\$4,698	\$4,787	\$4,821	\$4,821	\$4,821	+0.00%
2 Bed	\$4,840	\$4,828	\$4,852	\$4,846	\$4,865	\$4,864	\$5,004	\$5,111	\$5,194	\$5,237	\$5,237	\$5,237	+0.00%
3 Bed	\$5,151	\$5,151	\$5,151	\$5,151	\$5,151	\$5,151	\$5,151	\$5,393	\$5,507	\$5,592	\$5,592	\$5,592	+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	4d
207 West 109th Street	2R	3	1.0	0	Occupied	4300.00	4300.00	06/14/25	4d
211 West 109th Street	2C	2	1.0	0	Occupied	4100.00	4100.00	06/20/25	10d
215 West 101st Street	6J	3	1.0	0	Occupied	4500.00	4500.00	06/24/25	14d
215 West 101st Street	10H	1	1.0	0	Occupied	3850.00	3850.00	06/30/25	20d
215 West 101st Street	2D	2	1.0	0	Occupied	5000.00	5000.00	06/30/25	20d
318 West 49th Street	2FW	2	1.0	0	Occupied	3857.91	3495.00	06/30/25	20d
324 West 49th Street	5FE	2	1.0	0	Vacant	3552.79	3495.00	06/30/25	20d
207 West 109th Street	4R	3	1.0	0	Occupied	4100.00	4100.00	06/30/25	20d
212 West 109th Street	1C	2	1.0	0	Occupied	3600.00	3600.00	06/30/25	20d
225 West 109th Street	52	4	1.0	0	Occupied	4900.00	4900.00	06/30/25	20d
215 West 101st Street	1B	2	1.0	0	Occupied	4250.00	4250.00	07/14/25	34d
203 West 109th Street	2W	2	1.0	0	Vacant	3650.00	3650.00	07/14/25	34d
206 West 109th Street	4A	3	1.0	0	Occupied	4600.00	4600.00	07/14/25	34d
211 West 109th Street	1C	3	1.0	0	Occupied	4250.00	4250.00	07/14/25	34d
25 East 67th Street	5A	1	1.0	0	Occupied	5459.00	5459.00	07/31/25	51d
25 East 67th Street	7E	1	1.0	0	Occupied	4500.00	4500.00	07/31/25	51d
2247 7th Avenue	4D	0	0.0	0	Occupied	2797.74	2797.74	07/31/25	51d
203 West 109th Street	4R	3	1.0	0	Occupied	4250.00	4250.00	07/31/25	51d
205 West 109th Street	4R	3	1.0	0	Occupied	4400.00	4400.00	07/31/25	51d
209 West 109th Street	2E	2	1.0	0	Occupied	3137.81	3137.81	07/31/25	51d
212 West 109th Street	5B	3	1.0	0	Vacant	4600.00	4600.00	07/31/25	51d
211 West 109th Street	1D	2	1.0	0	Occupied	3600.00	3600.00	08/02/25	53d
204 West 109th Street	5B	3	1.0	0	Occupied	4650.00	4650.00	08/06/25	57d
25 East 67th Street	8D	0	1.0	0	Occupied	3550.00	3550.00	08/14/25	65d
308 West 49th Street	15	2	1.0	0	Occupied	3025.00	3025.00	08/14/25	65d
225 West 109th Street	24	2	1.0	0	Occupied	3750.00	3750.00	08/14/25	65d
367 Edgecombe Avenue	44	1	1.0	0	Occupied	2461.68	2300.00	08/31/25	82d
204 West 109th Street	3B	3	1.0	0	Occupied	4450.00	4450.00	08/31/25	82d
225 West 109th Street	41	4	2.0	0	Occupied	5050.00	5050.00	08/31/25	82d