

# NYC Rental Market Comp Report

Comprehensive Market Analysis

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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	\$3,888	495	\$8.03	95
1	\$4,607	693	\$6.79	196
2	\$4,944	874	\$5.65	63
3	\$4,402	841	\$5.35	8
4	\$5,000	900	\$5.56	1

## Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,888	495	\$8.03	95	+0.00%	+0.00%	+0.00%
1	\$4,607	693	\$6.79	196	+0.00%	+0.00%	+0.00%
2	\$4,944	874	\$5.65	63	+0.00%	+0.00%	+0.00%
3	\$4,402	841	\$5.35	8	+0.00%	+0.00%	+0.00%
4	\$5,000	900	\$5.56	1	+0.00%	+0.00%	+0.00%

## Filter 2

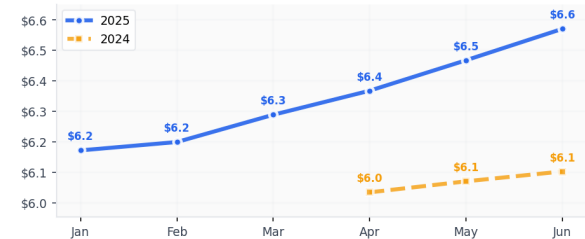
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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2	\$4,944	874	\$5.65	63	+0.00%	+0.00%	+0.00%
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## Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,888	495	\$8.03	95	+0.00%	+0.00%	+0.00%
1	\$4,607	693	\$6.79	196	+0.00%	+0.00%	+0.00%
2	\$4,944	874	\$5.65	63	+0.00%	+0.00%	+0.00%
3	\$4,402	841	\$5.35	8	+0.00%	+0.00%	+0.00%
4	\$5,000	900	\$5.56	1	+0.00%	+0.00%	+0.00%

# YTD Price Per Square Foot Trends

Full Market Data



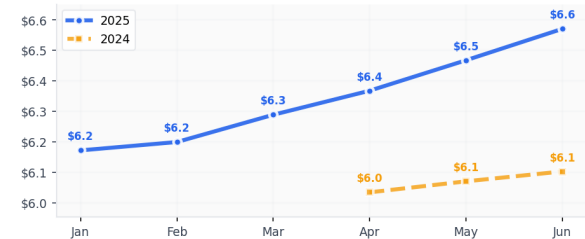
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.17	\$6.20	\$6.29	\$6.37	\$6.47	\$6.57
Prior Year	2024	-	-	-	\$6.03	\$6.07	\$6.10
Variance	Variance	-	-	-	+5.5%	+6.5%	+7.7%

3 Sutton



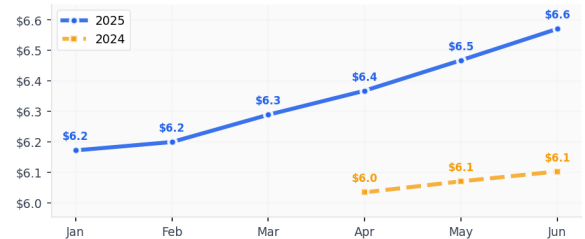
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Variance	Variance	-	-	-	+5.5%	+6.5%	+7.7%

5 Sutton



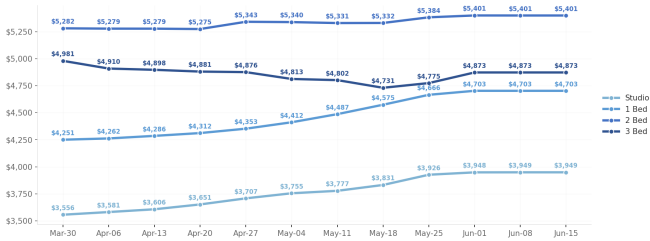
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Prior Year	2024	-	-	-	\$6.03	\$6.07	\$6.10
Variance	Variance	-	-	-	+5.5%	+6.5%	+7.7%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.17	\$6.20	\$6.29	\$6.37	\$6.47	\$6.57
Prior Year	2024	-	-	-	\$6.03	\$6.07	\$6.10
Variance	Variance	-	-	-	+5.5%	+6.5%	+7.7%

# 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	\$3,556	\$3,581	\$3,606	\$3,651	\$3,707	\$3,755	\$3,777	\$3,831	\$3,926	\$3,948	\$3,949	\$3,949	+0.00%
1 Bed	\$4,251	\$4,262	\$4,286	\$4,312	\$4,353	\$4,412	\$4,487	\$4,575	\$4,666	\$4,703	\$4,703	\$4,703	+0.00%
2 Bed	\$5,282	\$5,279	\$5,279	\$5,275	\$5,343	\$5,340	\$5,331	\$5,332	\$5,384	\$5,401	\$5,401	\$5,401	+0.00%
3 Bed	\$4,981	\$4,910	\$4,898	\$4,881	\$4,876	\$4,813	\$4,802	\$4,731	\$4,775	\$4,873	\$4,873	\$4,873	+0.00%