

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	\$3,680	494	\$7.68	79
1	\$4,559	699	\$6.63	192
2	\$4,583	842	\$5.54	75
3	\$6,876	931	\$7.49	8

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,680	494	\$7.68	79	+0.00%	+0.00%	+0.00%
1	\$4,559	699	\$6.63	192	+0.00%	+0.00%	+0.00%
2	\$4,583	842	\$5.54	75	+0.00%	+0.00%	+0.00%
3	\$6,876	931	\$7.49	8	+0.00%	+0.00%	+0.00%

Filter 2

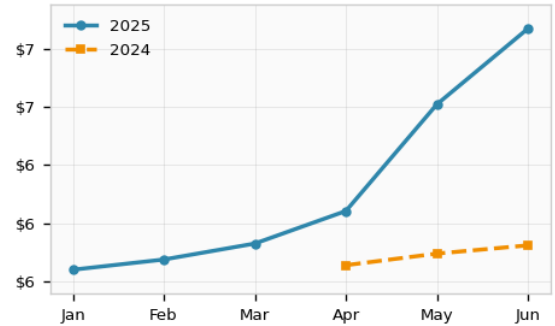
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,680	494	\$7.68	79	+0.00%	+0.00%	+0.00%
1	\$4,559	699	\$6.63	192	+0.00%	+0.00%	+0.00%
2	\$4,583	842	\$5.54	75	+0.00%	+0.00%	+0.00%
3	\$6,876	931	\$7.49	8	+0.00%	+0.00%	+0.00%

Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,680	494	\$7.68	79	+0.00%	+0.00%	+0.00%
1	\$4,559	699	\$6.63	192	+0.00%	+0.00%	+0.00%
2	\$4,583	842	\$5.54	75	+0.00%	+0.00%	+0.00%
3	\$6,876	931	\$7.49	8	+0.00%	+0.00%	+0.00%

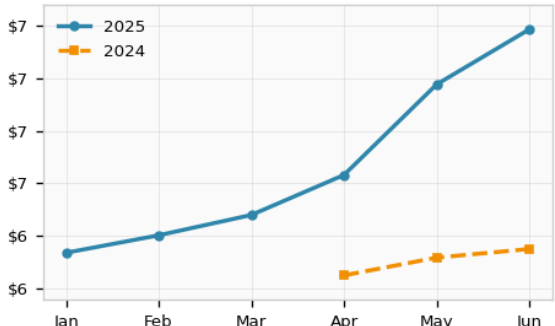
YTD Price Per Square Foot Trends

Full Market Data



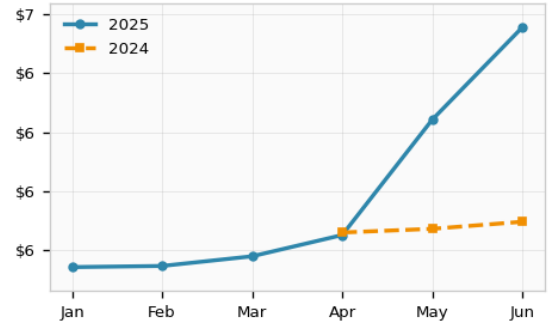
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.04	\$6.07	\$6.13	\$6.24	\$6.61	\$6.87
Prior Year	2024	-	-	-	\$6.05	\$6.09	\$6.12
Variance	Variance	-	-	-	+3.1%	+8.4%	+12.2%

Studio & 1BR



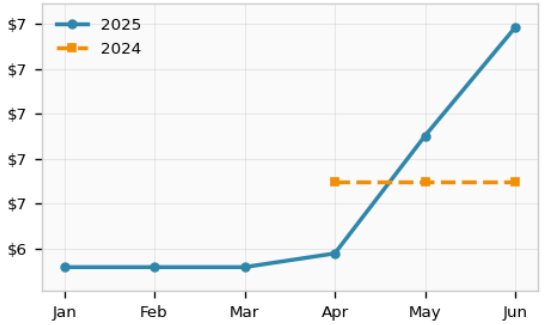
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.34	\$6.40	\$6.48	\$6.63	\$6.98	\$7.19
Prior Year	2024	-	-	-	\$6.25	\$6.32	\$6.35
Variance	Variance	-	-	-	+6.1%	+10.4%	+13.2%

2BR & 3BR



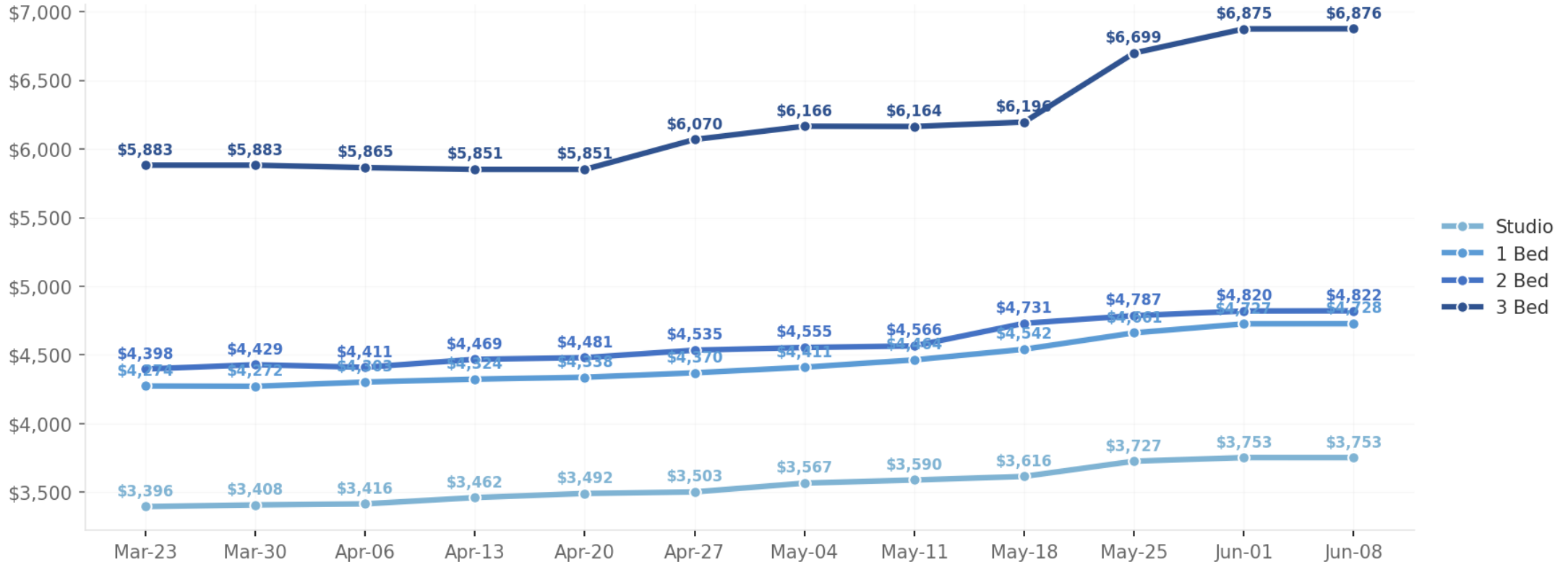
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.74	\$5.75	\$5.78	\$5.85	\$6.24	\$6.55
Prior Year	2024	-	-	-	\$5.86	\$5.87	\$5.90
Variance	Variance	-	-	-	-0.1%	+6.3%	+11.2%

Luxury (3BR+)



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.32	\$6.32	\$6.32	\$6.38	\$6.90	\$7.38
Prior Year	2024	-	-	-	\$6.70	\$6.70	\$6.70
Variance	Variance	-	-	-	-4.8%	+3.1%	+10.3%

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	\$3,396	\$3,408	\$3,416	\$3,462	\$3,492	\$3,503	\$3,567	\$3,590	\$3,616	\$3,727	\$3,753	\$3,753	-0.00%
1 Bed	\$4,274	\$4,272	\$4,303	\$4,324	\$4,338	\$4,370	\$4,411	\$4,464	\$4,542	\$4,661	\$4,727	\$4,728	+0.02%
2 Bed	\$4,398	\$4,429	\$4,411	\$4,469	\$4,481	\$4,535	\$4,555	\$4,566	\$4,731	\$4,787	\$4,820	\$4,822	+0.03%
3 Bed	\$5,883	\$5,883	\$5,865	\$5,851	\$5,851	\$6,070	\$6,166	\$6,164	\$6,196	\$6,699	\$6,875	\$6,876	+0.01%