

NYC Rental Market Comp Report

Comprehensive Market Analysis

Generated on June 10, 2025

Comp Report June 10, 2025

Comped by No Fee listings with elevator, doorman, & laundry

Comp Data (No Fee + Building Amenities)

Market	Avg Price	Avg SqFt	Avg PSf	Count
0	\$4,245	386	\$10.94	3
1	\$4,701	664	\$7.46	10
2	\$5,324	817	\$6.69	6

Outdoor Space w/o Laundry in Unit

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
1	\$5,246	776	\$6.94	5	+11.59%	+16.87%	-6.97%

Laundry in Unit w/o Outdoor Space

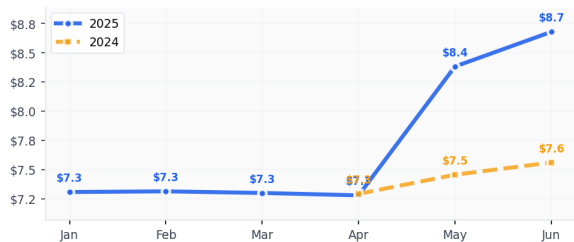
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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Outdoor Space + Laundry in Unit

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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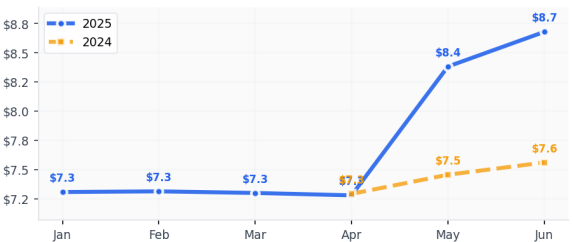
YTD Price Per Square Foot Trends

Full Market Data



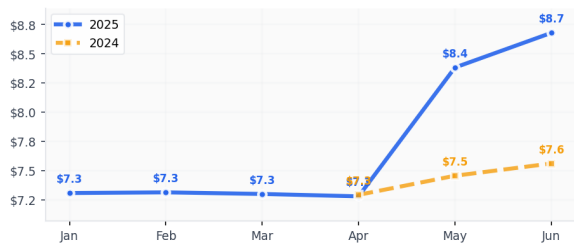
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$7.31	\$7.31	\$7.30	\$7.28	\$8.38	\$8.68
Prior Year	2024	-	-	-	\$7.29	\$7.46	\$7.56
Variance	Variance	-	-	-	-0.2%	+12.4%	+14.8%

3 Sutton



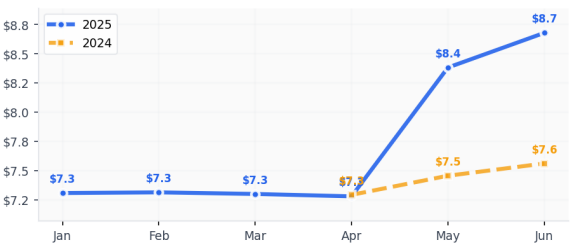
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5 Sutton



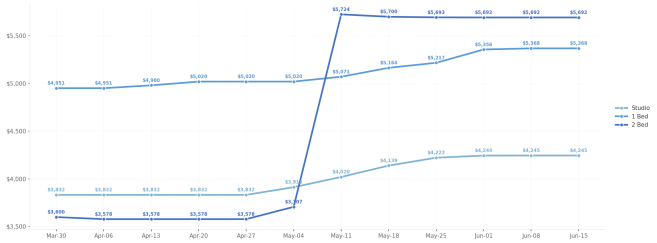
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Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$7.31	\$7.31	\$7.30	\$7.28	\$8.38	\$8.68
Prior Year	2024	-	-	-	\$7.29	\$7.46	\$7.56
Variance	Variance	-	-	-	-0.2%	+12.4%	+14.8%

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	\$3,832	\$3,832	\$3,832	\$3,832	\$3,832	\$3,913	\$4,020	\$4,139	\$4,222	\$4,244	\$4,245	\$4,245	+0.00%
1 Bed	\$4,951	\$4,951	\$4,980	\$5,020	\$5,020	\$5,020	\$5,071	\$5,164	\$5,217	\$5,356	\$5,368	\$5,368	+0.00%
2 Bed	\$3,600	\$3,578	\$3,578	\$3,578	\$3,578	\$3,707	\$5,724	\$5,700	\$5,693	\$5,692	\$5,692	\$5,692	+0.00%