

# 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	\$3,677	513	\$7.39	89
1	\$4,550	709	\$6.53	185
2	\$4,769	841	\$5.70	69
3	\$4,292	872	\$4.91	3

## Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,677	513	\$7.39	89	+0.00%	+0.00%	+0.00%
1	\$4,550	709	\$6.53	185	+0.00%	+0.00%	+0.00%
2	\$4,769	841	\$5.70	69	+0.00%	+0.00%	+0.00%
3	\$4,292	872	\$4.91	3	+0.00%	+0.00%	+0.00%

## Filter 2

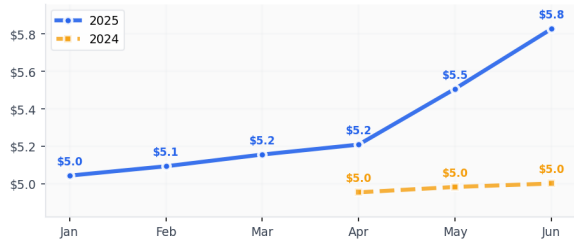
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,677	513	\$7.39	89	+0.00%	+0.00%	+0.00%
1	\$4,550	709	\$6.53	185	+0.00%	+0.00%	+0.00%
2	\$4,769	841	\$5.70	69	+0.00%	+0.00%	+0.00%
3	\$4,292	872	\$4.91	3	+0.00%	+0.00%	+0.00%

## Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,677	513	\$7.39	89	+0.00%	+0.00%	+0.00%
1	\$4,550	709	\$6.53	185	+0.00%	+0.00%	+0.00%
2	\$4,769	841	\$5.70	69	+0.00%	+0.00%	+0.00%
3	\$4,292	872	\$4.91	3	+0.00%	+0.00%	+0.00%

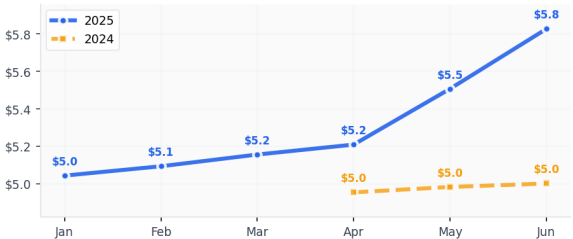
# YTD Price Per Square Foot Trends

Full Market Data



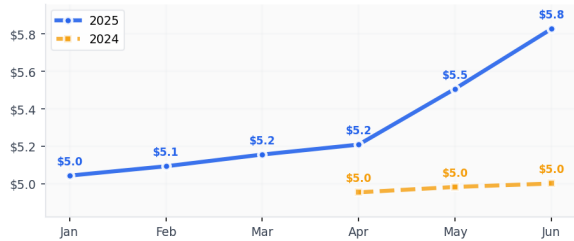
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.04	\$5.09	\$5.16	\$5.21	\$5.51	\$5.83
Prior Year	2024	-	-	-	\$4.96	\$4.98	\$5.00
Variance	Variance	-	-	-	+5.1%	+10.5%	+16.5%

3 Sutton



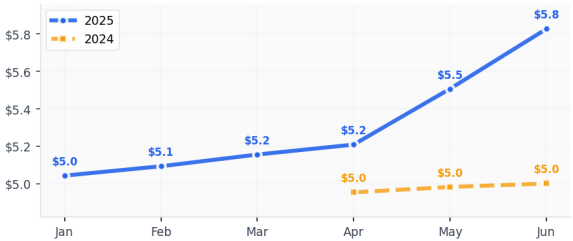
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.04	\$5.09	\$5.16	\$5.21	\$5.51	\$5.83
Prior Year	2024	-	-	-	\$4.96	\$4.98	\$5.00
Variance	Variance	-	-	-	+5.1%	+10.5%	+16.5%

5 Sutton



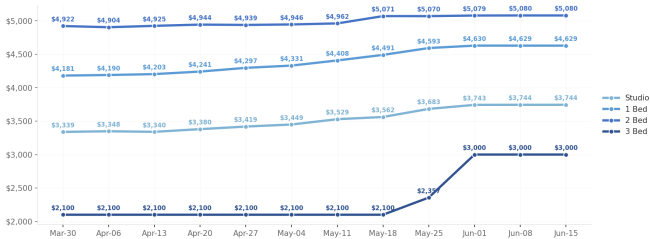
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.04	\$5.09	\$5.16	\$5.21	\$5.51	\$5.83
Prior Year	2024	-	-	-	\$4.96	\$4.98	\$5.00
Variance	Variance	-	-	-	+5.1%	+10.5%	+16.5%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.04	\$5.09	\$5.16	\$5.21	\$5.51	\$5.83
Prior Year	2024	-	-	-	\$4.96	\$4.98	\$5.00
Variance	Variance	-	-	-	+5.1%	+10.5%	+16.5%

# 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	\$3,339	\$3,348	\$3,340	\$3,380	\$3,419	\$3,449	\$3,529	\$3,562	\$3,683	\$3,743	\$3,744	\$3,744	+0.00%
1 Bed	\$4,181	\$4,190	\$4,203	\$4,241	\$4,297	\$4,331	\$4,408	\$4,491	\$4,593	\$4,630	\$4,629	\$4,629	+0.00%
2 Bed	\$4,922	\$4,904	\$4,925	\$4,944	\$4,939	\$4,946	\$4,962	\$5,071	\$5,070	\$5,079	\$5,080	\$5,080	+0.00%
3 Bed	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,357	\$3,000	\$3,000	\$3,000	+0.00%