

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

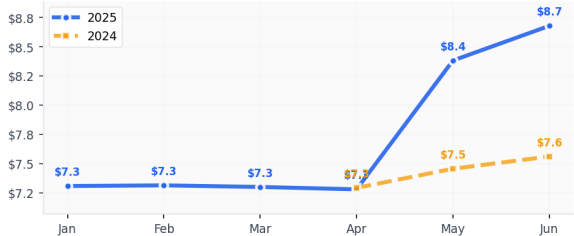
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
--------	-----------	----------	---------	-------	----------------	--------------	-------------

Outdoor Space + Laundry in Unit

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
--------	-----------	----------	---------	-------	----------------	--------------	-------------

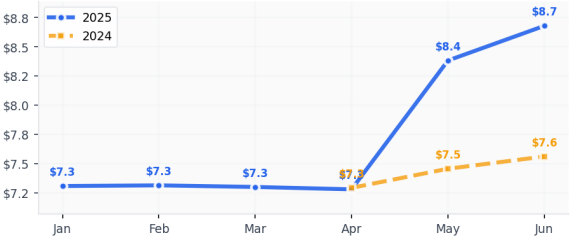
YTD Price Per Square Foot Trends

Full Market Data



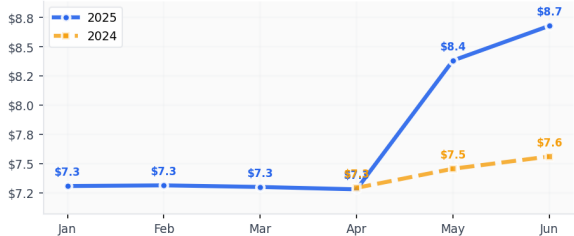
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$7.31	\$7.31	\$7.30	\$7.28	\$8.38	\$8.68
Prior Year	2024	-	-	-	\$7.29	\$7.46	\$7.56
Variance	Variance	-	-	-	-0.2%	+12.4%	+14.8%

3 Sutton



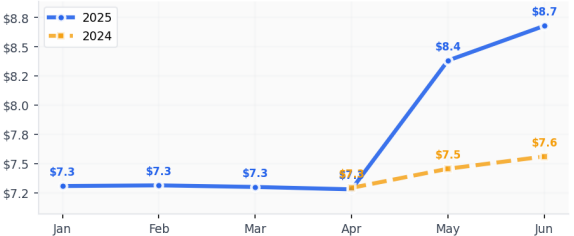
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$7.31	\$7.31	\$7.30	\$7.28	\$8.38	\$8.68
Prior Year	2024	-	-	-	\$7.29	\$7.46	\$7.56
Variance	Variance	-	-	-	-0.2%	+12.4%	+14.8%

5 Sutton



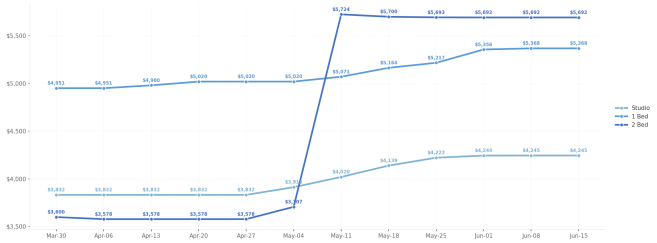
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$7.31	\$7.31	\$7.30	\$7.28	\$8.38	\$8.68
Prior Year	2024	-	-	-	\$7.29	\$7.46	\$7.56
Variance	Variance	-	-	-	-0.2%	+12.4%	+14.8%

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%

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	3d
207 West 109th Street	2R	3	1.0	0	Occupied	4300.00	4300.00	06/14/25	3d
211 West 109th Street	2C	2	1.0	0	Occupied	4100.00	4100.00	06/20/25	9d
215 West 101st Street	6J	3	1.0	0	Occupied	4500.00	4500.00	06/24/25	13d
215 West 101st Street	10H	1	1.0	0	Occupied	3850.00	3850.00	06/30/25	19d
215 West 101st Street	2D	2	1.0	0	Occupied	5000.00	5000.00	06/30/25	19d
318 West 49th Street	2FW	2	1.0	0	Occupied	3857.91	3495.00	06/30/25	19d
324 West 49th Street	5FE	2	1.0	0	Vacant	3552.79	3495.00	06/30/25	19d
207 West 109th Street	4R	3	1.0	0	Occupied	4100.00	4100.00	06/30/25	19d
212 West 109th Street	1C	2	1.0	0	Occupied	3600.00	3600.00	06/30/25	19d
225 West 109th Street	52	4	1.0	0	Occupied	4900.00	4900.00	06/30/25	19d
215 West 101st Street	1B	2	1.0	0	Occupied	4250.00	4250.00	07/14/25	33d
203 West 109th Street	2W	2	1.0	0	Vacant	3650.00	3650.00	07/14/25	33d
206 West 109th Street	4A	3	1.0	0	Occupied	4600.00	4600.00	07/14/25	33d
211 West 109th Street	1C	3	1.0	0	Occupied	4250.00	4250.00	07/14/25	33d
25 East 67th Street	5A	1	1.0	0	Occupied	5459.00	5459.00	07/31/25	50d
25 East 67th Street	7E	1	1.0	0	Occupied	4500.00	4500.00	07/31/25	50d
2247 7th Avenue	4D	0	0.0	0	Occupied	2797.74	2797.74	07/31/25	50d
203 West 109th Street	4R	3	1.0	0	Occupied	4250.00	4250.00	07/31/25	50d
205 West 109th Street	4R	3	1.0	0	Occupied	4400.00	4400.00	07/31/25	50d
209 West 109th Street	2E	2	1.0	0	Occupied	3137.81	3137.81	07/31/25	50d
212 West 109th Street	5B	3	1.0	0	Vacant	4600.00	4600.00	07/31/25	50d
211 West 109th Street	1D	2	1.0	0	Occupied	3600.00	3600.00	08/02/25	52d
204 West 109th Street	5B	3	1.0	0	Occupied	4650.00	4650.00	08/06/25	56d
25 East 67th Street	8D	0	1.0	0	Occupied	3550.00	3550.00	08/14/25	64d
308 West 49th Street	15	2	1.0	0	Occupied	3025.00	3025.00	08/14/25	64d
225 West 109th Street	24	2	1.0	0	Occupied	3750.00	3750.00	08/14/25	64d
367 Edgecombe Avenue	44	1	1.0	0	Occupied	2461.68	2300.00	08/31/25	81d
204 West 109th Street	3B	3	1.0	0	Occupied	4450.00	4450.00	08/31/25	81d
225 West 109th Street	41	4	2.0	0	Occupied	5050.00	5050.00	08/31/25	81d