

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

Market Data

Market	Avg Price	Avg SqFt	Avg PSf	Count
0	\$3,869	460	\$8.38	6
1	\$4,921	653	\$8.04	6
2	\$4,381	839	\$5.28	7

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,869	460	\$8.38	6	+0.00%	+0.00%	+0.00%
1	\$4,921	653	\$8.04	6	+0.00%	+0.00%	+0.00%
2	\$4,381	839	\$5.28	7	+0.00%	+0.00%	+0.00%

Filter 2

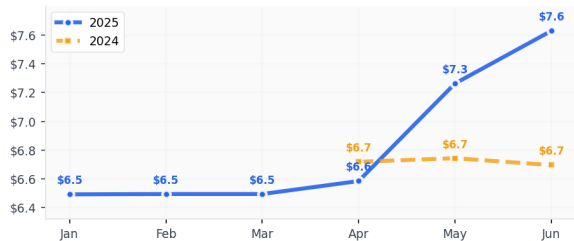
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,869	460	\$8.38	6	+0.00%	+0.00%	+0.00%
1	\$4,921	653	\$8.04	6	+0.00%	+0.00%	+0.00%
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Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,869	460	\$8.38	6	+0.00%	+0.00%	+0.00%
1	\$4,921	653	\$8.04	6	+0.00%	+0.00%	+0.00%
2	\$4,381	839	\$5.28	7	+0.00%	+0.00%	+0.00%

YTD Price Per Square Foot Trends

Full Market Data



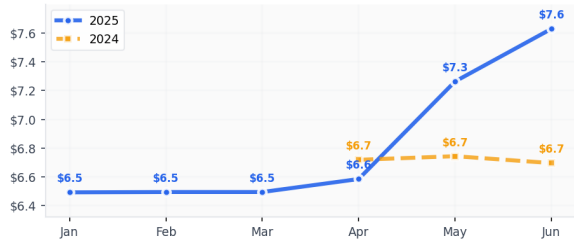
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.49	\$6.49	\$6.49	\$6.58	\$7.26	\$7.63
Prior Year	2024	-	-	-	\$6.72	\$6.74	\$6.70
Variance	Variance	-	-	-	-2.0%	+7.7%	+13.9%

3 Sutton



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5 Sutton



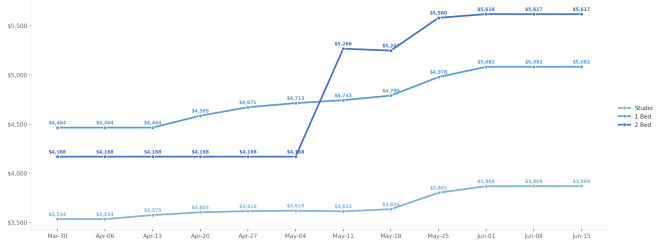
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Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
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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	\$3,534	\$3,534	\$3,575	\$3,603	\$3,615	\$3,619	\$3,613	\$3,634	\$3,802	\$3,868	\$3,869	\$3,869	+0.00%
1 Bed	\$4,464	\$4,464	\$4,464	\$4,585	\$4,671	\$4,713	\$4,743	\$4,790	\$4,978	\$5,082	\$5,082	\$5,082	+0.00%
2 Bed	\$4,168	\$4,168	\$4,168	\$4,168	\$4,168	\$4,168	\$5,266	\$5,247	\$5,580	\$5,618	\$5,617	\$5,617	+0.00%