

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 | \$3,613 | 511 | \$7.30 | 86 |
| 1 | \$4,491 | 690 | \$6.62 | 174 |
| 2 | \$4,785 | 852 | \$5.69 | 53 |
| 3 | \$5,381 | 858 | \$6.41 | 6 |
| 4 | \$3,630 | 870 | \$4.16 | 2 |

Filter 1

| Market | Avg Price | Avg SqFt | Avg PSf | Count | Price Variance | Avg SqFt Var | Avg PSf Var |
|--------|-----------|----------|---------|-------|----------------|--------------|-------------|
| 0 | \$3,613 | 511 | \$7.30 | 86 | +0.00% | +0.00% | +0.00% |
| 1 | \$4,491 | 690 | \$6.62 | 174 | +0.00% | +0.00% | +0.00% |
| 2 | \$4,785 | 852 | \$5.69 | 53 | +0.00% | +0.00% | +0.00% |
| 3 | \$5,381 | 858 | \$6.41 | 6 | +0.00% | +0.00% | +0.00% |
| 4 | \$3,630 | 870 | \$4.16 | 2 | +0.00% | +0.00% | +0.00% |

Filter 2

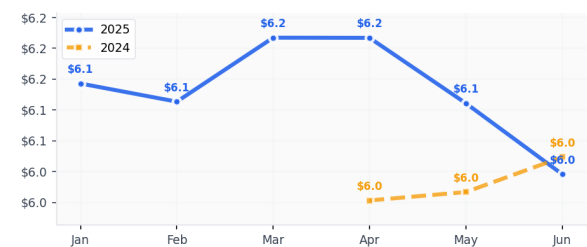
| Market | Avg Price | Avg SqFt | Avg PSf | Count | Price Variance | Avg SqFt Var | Avg PSf Var |
|--------|-----------|----------|---------|-------|----------------|--------------|-------------|
| 0 | \$3,613 | 511 | \$7.30 | 86 | +0.00% | +0.00% | +0.00% |
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| 3 | \$5,381 | 858 | \$6.41 | 6 | +0.00% | +0.00% | +0.00% |
| 4 | \$3,630 | 870 | \$4.16 | 2 | +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 | \$3,613 | 511 | \$7.30 | 86 | +0.00% | +0.00% | +0.00% |
| 1 | \$4,491 | 690 | \$6.62 | 174 | +0.00% | +0.00% | +0.00% |
| 2 | \$4,785 | 852 | \$5.69 | 53 | +0.00% | +0.00% | +0.00% |
| 3 | \$5,381 | 858 | \$6.41 | 6 | +0.00% | +0.00% | +0.00% |
| 4 | \$3,630 | 870 | \$4.16 | 2 | +0.00% | +0.00% | +0.00% |

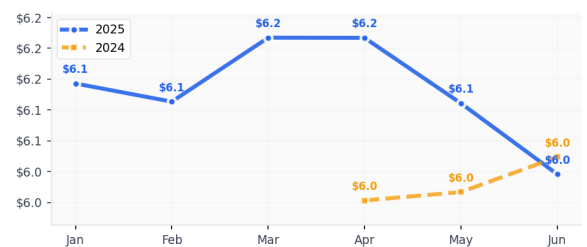
YTD Price Per Square Foot Trends

Full Market Data



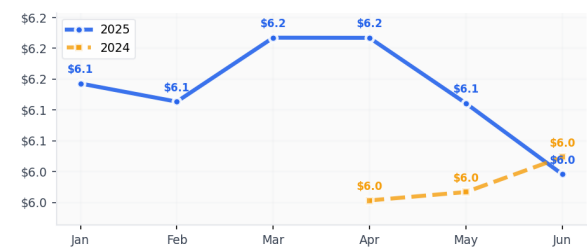
| Category | Year | Jan | Feb | Mar | Apr | May | Jun |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$6.14 | \$6.11 | \$6.22 | \$6.22 | \$6.11 | \$6.00 |
| Prior Year | 2024 | - | - | - | \$5.95 | \$5.97 | \$6.02 |
| Variance | Variance | - | - | - | +4.4% | +2.4% | -0.5% |

3 Sutton



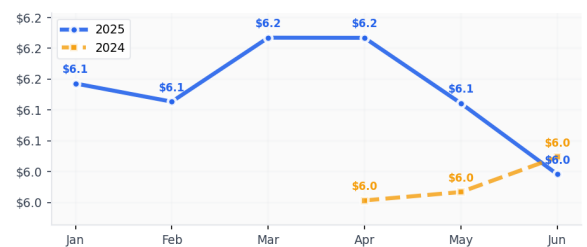
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|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$6.14 | \$6.11 | \$6.22 | \$6.22 | \$6.11 | \$6.00 |
| Prior Year | 2024 | - | - | - | \$5.95 | \$5.97 | \$6.02 |
| Variance | Variance | - | - | - | +4.4% | +2.4% | -0.5% |

5 Sutton



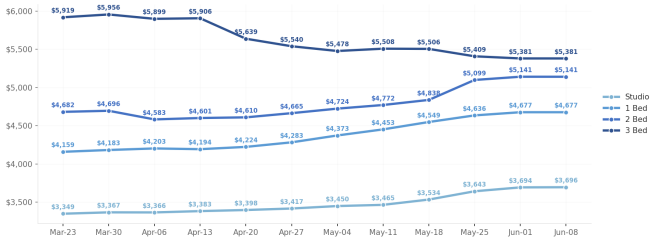
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|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$6.14 | \$6.11 | \$6.22 | \$6.22 | \$6.11 | \$6.00 |
| Prior Year | 2024 | - | - | - | \$5.95 | \$5.97 | \$6.02 |
| Variance | Variance | - | - | - | +4.4% | +2.4% | -0.5% |

Other Buildings



| Category | Year | Jan | Feb | Mar | Apr | May | Jun |
|--------------|----------|--------|--------|--------|--------|--------|--------|
| Current Year | 2025 | \$6.14 | \$6.11 | \$6.22 | \$6.22 | \$6.11 | \$6.00 |
| Prior Year | 2024 | - | - | - | \$5.95 | \$5.97 | \$6.02 |
| Variance | Variance | - | - | - | +4.4% | +2.4% | -0.5% |

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 | \$3,349 | \$3,367 | \$3,366 | \$3,383 | \$3,398 | \$3,417 | \$3,450 | \$3,465 | \$3,534 | \$3,643 | \$3,694 | \$3,696 | +0.06% |
| 1 Bed | \$4,159 | \$4,183 | \$4,203 | \$4,194 | \$4,224 | \$4,283 | \$4,373 | \$4,453 | \$4,549 | \$4,636 | \$4,677 | \$4,677 | +0.00% |
| 2 Bed | \$4,682 | \$4,696 | \$4,583 | \$4,601 | \$4,610 | \$4,665 | \$4,724 | \$4,772 | \$4,838 | \$5,099 | \$5,141 | \$5,141 | -0.01% |
| 3 Bed | \$5,919 | \$5,956 | \$5,899 | \$5,906 | \$5,639 | \$5,540 | \$5,478 | \$5,508 | \$5,506 | \$5,409 | \$5,381 | \$5,381 | +0.00% |