

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	\$3,725	511	\$7.43	72
1	\$4,773	697	\$6.94	169
2	\$4,725	849	\$5.61	64
3	\$3,350	890	\$3.76	2
4	\$3,300	863	\$3.89	2

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,725	511	\$7.43	72	+0.00%	+0.00%	+0.00%
1	\$4,773	697	\$6.94	169	+0.00%	+0.00%	+0.00%
2	\$4,725	849	\$5.61	64	+0.00%	+0.00%	+0.00%
3	\$3,350	890	\$3.76	2	+0.00%	+0.00%	+0.00%
4	\$3,300	863	\$3.89	2	+0.00%	+0.00%	+0.00%

Filter 2

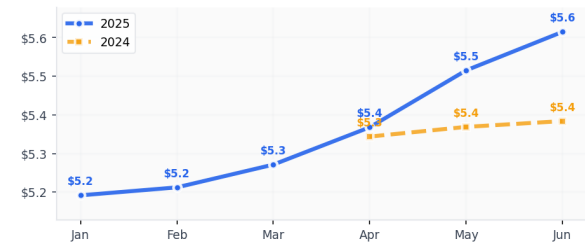
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Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,725	511	\$7.43	72	+0.00%	+0.00%	+0.00%
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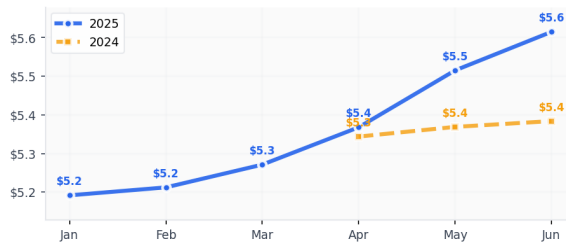
YTD Price Per Square Foot Trends

Full Market Data



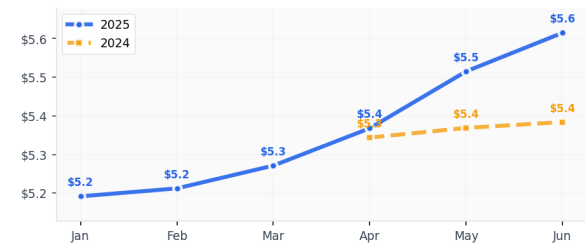
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.19	\$5.21	\$5.27	\$5.37	\$5.52	\$5.61
Prior Year	2024	-	-	-	\$5.34	\$5.37	\$5.38
Variance	Variance	-	-	-	+0.4%	+2.7%	+4.3%

3 Sutton



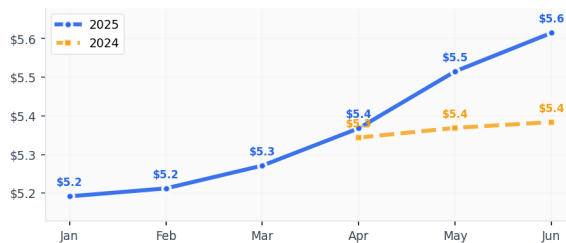
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5 Sutton



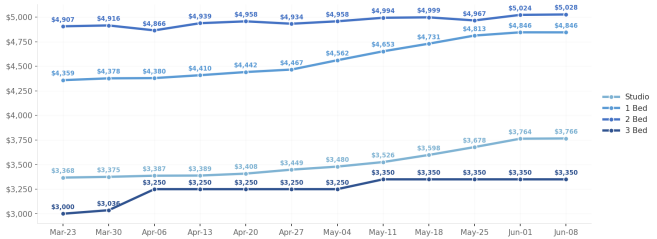
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Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.19	\$5.21	\$5.27	\$5.37	\$5.52	\$5.61
Prior Year	2024	-	-	-	\$5.34	\$5.37	\$5.38
Variance	Variance	-	-	-	+0.4%	+2.7%	+4.3%

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	\$3,368	\$3,375	\$3,387	\$3,389	\$3,408	\$3,449	\$3,480	\$3,526	\$3,598	\$3,678	\$3,764	\$3,766	+0.07%
1 Bed	\$4,359	\$4,378	\$4,380	\$4,410	\$4,442	\$4,467	\$4,562	\$4,653	\$4,731	\$4,813	\$4,846	\$4,846	-0.01%
2 Bed	\$4,907	\$4,916	\$4,866	\$4,939	\$4,958	\$4,934	\$4,958	\$4,994	\$4,999	\$4,967	\$5,024	\$5,028	+0.09%
3 Bed	\$3,000	\$3,036	\$3,250	\$3,250	\$3,250	\$3,250	\$3,250	\$3,350	\$3,350	\$3,350	\$3,350	\$3,350	+0.00%