

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	\$3,576	478	\$7.47	5
1	\$4,547	648	\$7.05	9
2	\$5,086	784	\$6.65	10

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,576	478	\$7.47	5	+0.00%	+0.00%	+0.00%
1	\$4,547	648	\$7.05	9	+0.00%	+0.00%	+0.00%
2	\$5,086	784	\$6.65	10	+0.00%	+0.00%	+0.00%

Filter 2

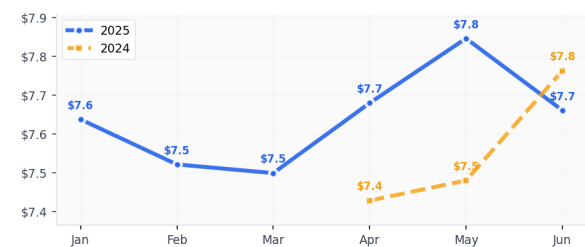
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,576	478	\$7.47	5	+0.00%	+0.00%	+0.00%
1	\$4,547	648	\$7.05	9	+0.00%	+0.00%	+0.00%
2	\$5,086	784	\$6.65	10	+0.00%	+0.00%	+0.00%

Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,576	478	\$7.47	5	+0.00%	+0.00%	+0.00%
1	\$4,547	648	\$7.05	9	+0.00%	+0.00%	+0.00%
2	\$5,086	784	\$6.65	10	+0.00%	+0.00%	+0.00%

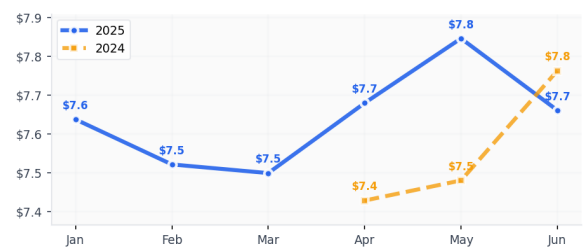
YTD Price Per Square Foot Trends

Full Market Data



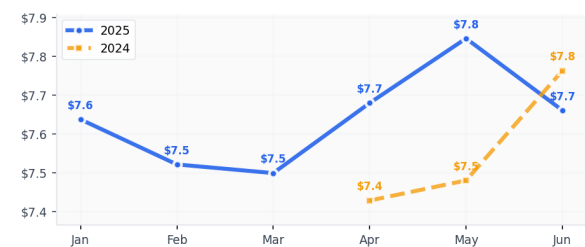
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$7.64	\$7.52	\$7.50	\$7.68	\$7.85	\$7.66
Prior Year	2024	-	-	-	\$7.43	\$7.48	\$7.76
Variance	Variance	-	-	-	+3.4%	+4.9%	-1.3%

3 Sutton



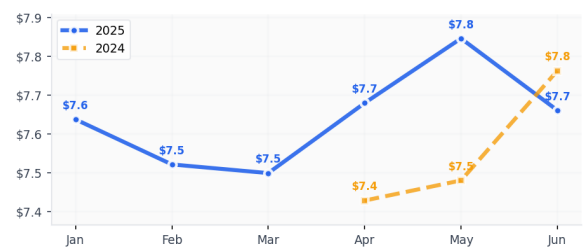
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$7.64	\$7.52	\$7.50	\$7.68	\$7.85	\$7.66
Prior Year	2024	-	-	-	\$7.43	\$7.48	\$7.76
Variance	Variance	-	-	-	+3.4%	+4.9%	-1.3%

5 Sutton



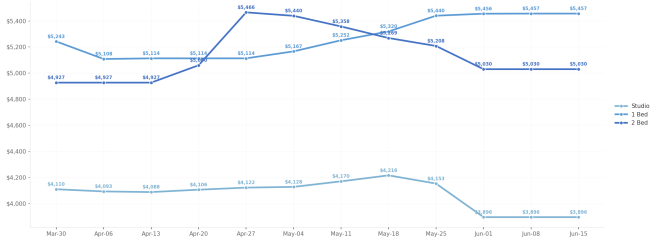
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$7.64	\$7.52	\$7.50	\$7.68	\$7.85	\$7.66
Prior Year	2024	-	-	-	\$7.43	\$7.48	\$7.76
Variance	Variance	-	-	-	+3.4%	+4.9%	-1.3%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$7.64	\$7.52	\$7.50	\$7.68	\$7.85	\$7.66
Prior Year	2024	-	-	-	\$7.43	\$7.48	\$7.76
Variance	Variance	-	-	-	+3.4%	+4.9%	-1.3%

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	\$4,110	\$4,093	\$4,088	\$4,106	\$4,122	\$4,128	\$4,170	\$4,216	\$4,153	\$3,896	\$3,896	\$3,896	+0.00%
1 Bed	\$5,243	\$5,108	\$5,114	\$5,114	\$5,114	\$5,167	\$5,252	\$5,320	\$5,440	\$5,456	\$5,457	\$5,457	+0.00%
2 Bed	\$4,927	\$4,927	\$4,927	\$5,060	\$5,466	\$5,440	\$5,358	\$5,269	\$5,208	\$5,030	\$5,030	\$5,030	+0.00%