

NYC Rental Market Comp Report

Comprehensive Market Analysis

Generated on June 10, 2025

Comp Report June 10, 2025

No Fee Listings, Laundry in Building, Virtual Doorman, Live-In Super

Comp Data (No Fee + Building Amenities)

Market	Avg Price	Avg SqFt	Avg PSf	Count
0	\$4,111	468	\$8.81	22
1	\$4,833	677	\$7.23	62
2	\$4,716	851	\$5.59	45
3	\$4,099	851	\$4.82	1

Outdoor Space w/o Laundry in Unit

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$4,760	529	\$9.02	9	+15.79%	+13.03%	+2.38%
1	\$5,598	710	\$7.95	17	+15.83%	+4.87%	+9.96%
2	\$4,028	776	\$5.23	7	-14.59%	-8.81%	-6.44%
3	\$4,099	851	\$4.82	1	+0.00%	+0.00%	+0.00%

Laundry in Unit w/o Outdoor Space

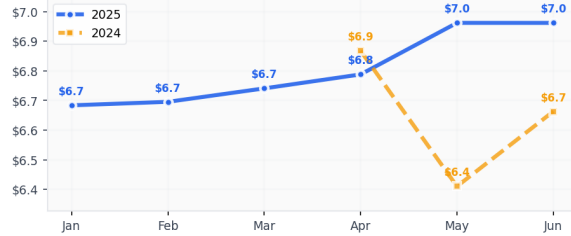
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,362	427	\$7.95	4	-18.22%	-8.76%	-9.76%
1	\$4,089	616	\$6.79	17	-15.39%	-9.01%	-6.09%
2	\$4,260	858	\$5.08	22	-9.67%	+0.82%	-9.12%

Outdoor Space + Laundry in Unit

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$2,400	401	\$5.99	1	-41.62%	-14.32%	-32.01%
1	\$4,513	701	\$6.65	8	-6.62%	+3.55%	-8.02%
2	\$5,900	877	\$6.76	4	+25.11%	+3.06%	+20.93%

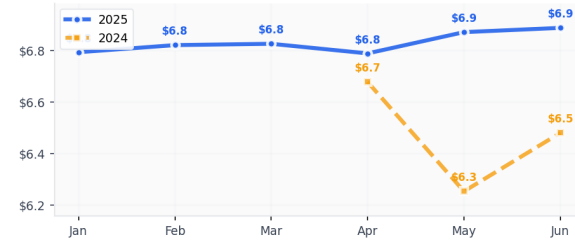
YTD Price Per Square Foot Trends

Comp Data (No Fee + Building Amenities)



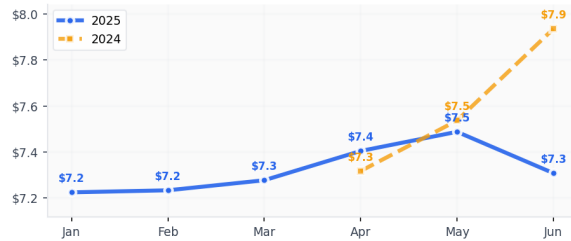
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.68	\$6.70	\$6.74	\$6.79	\$6.96	\$6.96
Prior Year	2024	-	-	-	\$6.87	\$6.41	\$6.66
Variance	Variance	-	-	-	-1.2%	+8.6%	+4.5%

Outdoor Space w/o Laundry in Unit



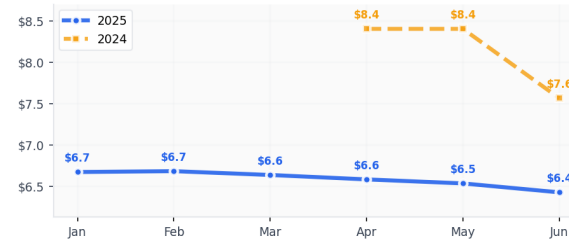
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.79	\$6.82	\$6.83	\$6.79	\$6.87	\$6.89
Prior Year	2024	-	-	-	\$6.68	\$6.25	\$6.48
Variance	Variance	-	-	-	+1.7%	+9.9%	+6.3%

Laundry in Unit w/o Outdoor Space



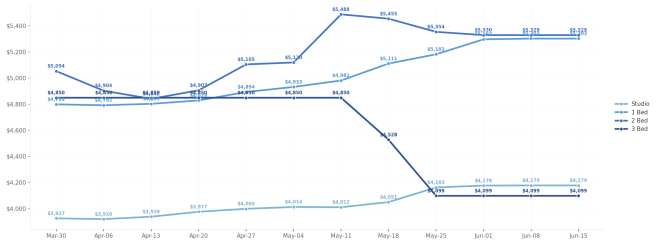
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$7.22	\$7.23	\$7.28	\$7.40	\$7.49	\$7.31
Prior Year	2024	-	-	-	\$7.32	\$7.54	\$7.94
Variance	Variance	-	-	-	+1.2%	-0.7%	-7.9%

Outdoor Space + Laundry in Unit



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.67	\$6.68	\$6.64	\$6.58	\$6.53	\$6.43
Prior Year	2024	-	-	-	\$8.40	\$8.40	\$7.56
Variance	Variance	-	-	-	-21.7%	-22.3%	-15.1%

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	\$3,927	\$3,920	\$3,939	\$3,977	\$4,000	\$4,014	\$4,012	\$4,051	\$4,163	\$4,178	\$4,179	\$4,179	+0.00%
1 Bed	\$4,799	\$4,792	\$4,803	\$4,829	\$4,894	\$4,933	\$4,982	\$5,111	\$5,183	\$5,297	\$5,303	\$5,303	+0.00%
2 Bed	\$5,054	\$4,904	\$4,842	\$4,907	\$5,105	\$5,120	\$5,488	\$5,455	\$5,354	\$5,330	\$5,329	\$5,329	+0.00%
3 Bed	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,850	\$4,528	\$4,099	\$4,099	\$4,099	\$4,099	+0.00%