

# NYC Rental Market Comp Report

Comprehensive Market Analysis

---

Generated on June 09, 2025

# Comp Report June 09, 2025

Comped by No Fee listings with elevator, doorman, & laundry

## Market Data

Market	Avg Price	Avg SqFt	Avg PSf	Count
0	\$3,849	501	\$7.94	77
1	\$4,729	693	\$7.00	185
2	\$5,002	837	\$6.15	65
3	\$5,592	894	\$6.17	3

## Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,849	501	\$7.94	77	+0.00%	+0.00%	+0.00%
1	\$4,729	693	\$7.00	185	+0.00%	+0.00%	+0.00%
2	\$5,002	837	\$6.15	65	+0.00%	+0.00%	+0.00%
3	\$5,592	894	\$6.17	3	+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	\$3,849	501	\$7.94	77	+0.00%	+0.00%	+0.00%
1	\$4,729	693	\$7.00	185	+0.00%	+0.00%	+0.00%
2	\$5,002	837	\$6.15	65	+0.00%	+0.00%	+0.00%
3	\$5,592	894	\$6.17	3	+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	\$3,849	501	\$7.94	77	+0.00%	+0.00%	+0.00%
1	\$4,729	693	\$7.00	185	+0.00%	+0.00%	+0.00%
2	\$5,002	837	\$6.15	65	+0.00%	+0.00%	+0.00%
3	\$5,592	894	\$6.17	3	+0.00%	+0.00%	+0.00%

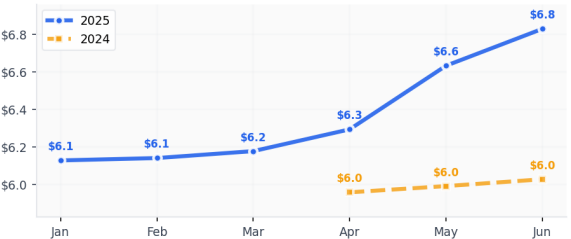
# YTD Price Per Square Foot Trends

Full Market Data



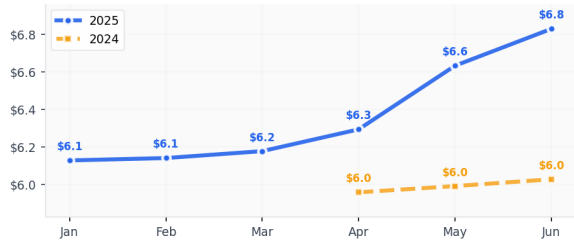
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.13	\$6.14	\$6.18	\$6.29	\$6.63	\$6.83
Prior Year	2024	-	-	-	\$5.96	\$5.99	\$6.03
Variance	Variance	-	-	-	+5.6%	+10.7%	+13.3%

3 Sutton



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.13	\$6.14	\$6.18	\$6.29	\$6.63	\$6.83
Prior Year	2024	-	-	-	\$5.96	\$5.99	\$6.03
Variance	Variance	-	-	-	+5.6%	+10.7%	+13.3%

5 Sutton



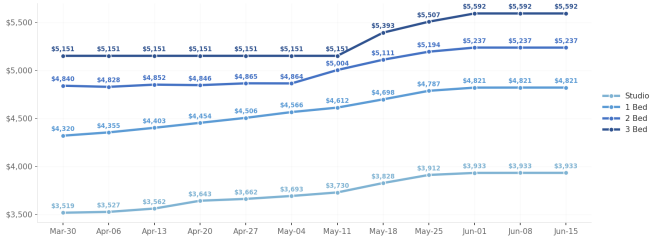
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.13	\$6.14	\$6.18	\$6.29	\$6.63	\$6.83
Prior Year	2024	-	-	-	\$5.96	\$5.99	\$6.03
Variance	Variance	-	-	-	+5.6%	+10.7%	+13.3%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$6.13	\$6.14	\$6.18	\$6.29	\$6.63	\$6.83
Prior Year	2024	-	-	-	\$5.96	\$5.99	\$6.03
Variance	Variance	-	-	-	+5.6%	+10.7%	+13.3%

# 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	\$3,519	\$3,527	\$3,562	\$3,643	\$3,662	\$3,693	\$3,730	\$3,828	\$3,912	\$3,933	\$3,933	\$3,933	+0.00%
1 Bed	\$4,320	\$4,355	\$4,403	\$4,454	\$4,506	\$4,566	\$4,612	\$4,698	\$4,787	\$4,821	\$4,821	\$4,821	+0.00%
2 Bed	\$4,840	\$4,828	\$4,852	\$4,846	\$4,865	\$4,864	\$5,004	\$5,111	\$5,194	\$5,237	\$5,237	\$5,237	+0.00%
3 Bed	\$5,151	\$5,151	\$5,151	\$5,151	\$5,151	\$5,151	\$5,151	\$5,393	\$5,507	\$5,592	\$5,592	\$5,592	+0.00%