

# NYC Rental Market Comp Report

Comprehensive Market Analysis

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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	\$3,839	490	\$8.04	91
1	\$4,723	703	\$6.81	183
2	\$4,596	848	\$5.47	63
3	\$4,949	875	\$5.71	4
4	\$4,535	920	\$4.94	2

## Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,839	490	\$8.04	91	+0.00%	+0.00%	+0.00%
1	\$4,723	703	\$6.81	183	+0.00%	+0.00%	+0.00%
2	\$4,596	848	\$5.47	63	+0.00%	+0.00%	+0.00%
3	\$4,949	875	\$5.71	4	+0.00%	+0.00%	+0.00%
4	\$4,535	920	\$4.94	2	+0.00%	+0.00%	+0.00%

## Filter 2

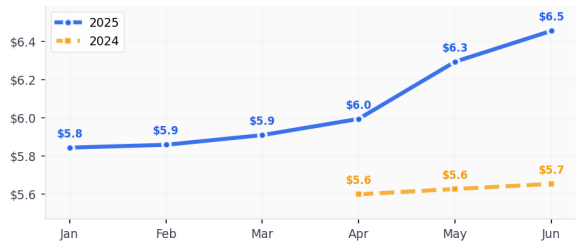
Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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## Filter 3

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
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4	\$4,535	920	\$4.94	2	+0.00%	+0.00%	+0.00%

# YTD Price Per Square Foot Trends

Full Market Data



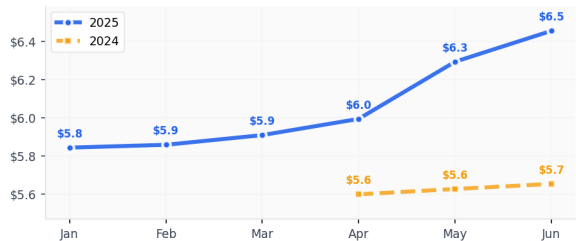
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.84	\$5.86	\$5.91	\$5.99	\$6.29	\$6.46
Prior Year	2024	-	-	-	\$5.60	\$5.63	\$5.65
Variance	Variance	-	-	-	+7.1%	+11.9%	+14.2%

3 Sutton



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5 Sutton



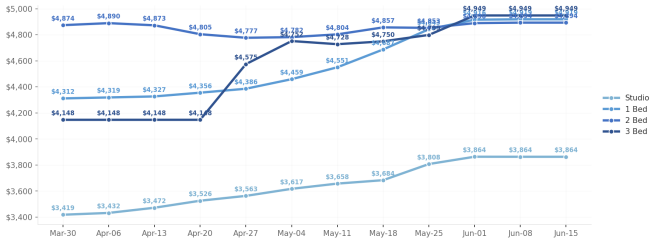
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Variance	Variance	-	-	-	+7.1%	+11.9%	+14.2%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.84	\$5.86	\$5.91	\$5.99	\$6.29	\$6.46
Prior Year	2024	-	-	-	\$5.60	\$5.63	\$5.65
Variance	Variance	-	-	-	+7.1%	+11.9%	+14.2%

# 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	\$3,419	\$3,432	\$3,472	\$3,526	\$3,563	\$3,617	\$3,658	\$3,684	\$3,808	\$3,864	\$3,864	\$3,864	+0.00%
1 Bed	\$4,312	\$4,319	\$4,327	\$4,356	\$4,386	\$4,459	\$4,551	\$4,687	\$4,843	\$4,916	\$4,919	\$4,919	+0.00%
2 Bed	\$4,874	\$4,890	\$4,873	\$4,805	\$4,777	\$4,782	\$4,804	\$4,857	\$4,853	\$4,890	\$4,894	\$4,894	+0.00%
3 Bed	\$4,148	\$4,148	\$4,148	\$4,148	\$4,575	\$4,752	\$4,728	\$4,750	\$4,799	\$4,949	\$4,949	\$4,949	+0.00%