

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	\$3,667	516	\$7.37	85
1	\$4,447	714	\$6.31	176
2	\$5,034	846	\$6.07	63
3	\$4,069	874	\$4.78	4
4	\$3,345	785	\$4.27	2

Filter 1

Market	Avg Price	Avg SqFt	Avg PSf	Count	Price Variance	Avg SqFt Var	Avg PSf Var
0	\$3,667	516	\$7.37	85	+0.00%	+0.00%	+0.00%
1	\$4,447	714	\$6.31	176	+0.00%	+0.00%	+0.00%
2	\$5,034	846	\$6.07	63	+0.00%	+0.00%	+0.00%
3	\$4,069	874	\$4.78	4	+0.00%	+0.00%	+0.00%
4	\$3,345	785	\$4.27	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
0	\$3,667	516	\$7.37	85	+0.00%	+0.00%	+0.00%
1	\$4,447	714	\$6.31	176	+0.00%	+0.00%	+0.00%
2	\$5,034	846	\$6.07	63	+0.00%	+0.00%	+0.00%
3	\$4,069	874	\$4.78	4	+0.00%	+0.00%	+0.00%
4	\$3,345	785	\$4.27	2	+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	\$3,667	516	\$7.37	85	+0.00%	+0.00%	+0.00%
1	\$4,447	714	\$6.31	176	+0.00%	+0.00%	+0.00%
2	\$5,034	846	\$6.07	63	+0.00%	+0.00%	+0.00%
3	\$4,069	874	\$4.78	4	+0.00%	+0.00%	+0.00%
4	\$3,345	785	\$4.27	2	+0.00%	+0.00%	+0.00%

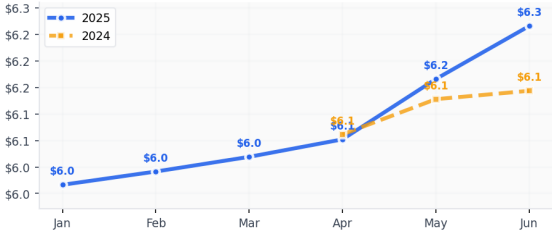
YTD Price Per Square Foot Trends

Full Market Data



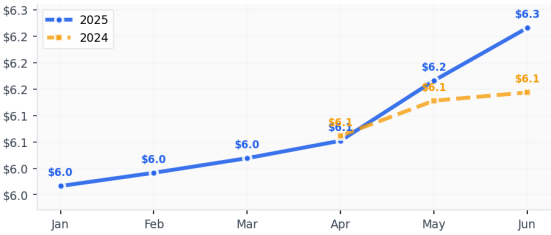
Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.97	\$5.99	\$6.02	\$6.05	\$6.17	\$6.27
Prior Year	2024	-	-	-	\$6.06	\$6.13	\$6.14
Variance	Variance	-	-	-	-0.2%	+0.6%	+2.0%

3 Sutton



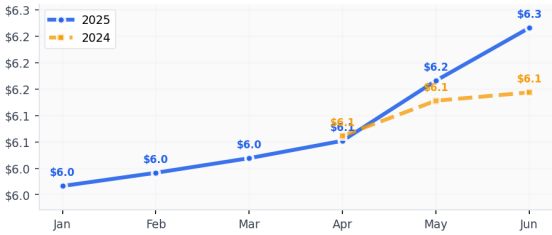
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Prior Year	2024	-	-	-	\$6.06	\$6.13	\$6.14
Variance	Variance	-	-	-	-0.2%	+0.6%	+2.0%

5 Sutton

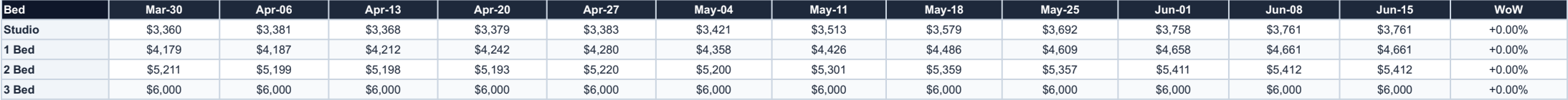


Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.97	\$5.99	\$6.02	\$6.05	\$6.17	\$6.27
Prior Year	2024	-	-	-	\$6.06	\$6.13	\$6.14
Variance	Variance	-	-	-	-0.2%	+0.6%	+2.0%

Other Buildings



Category	Year	Jan	Feb	Mar	Apr	May	Jun
Current Year	2025	\$5.97	\$5.99	\$6.02	\$6.05	\$6.17	\$6.27
Prior Year	2024	-	-	-	\$6.06	\$6.13	\$6.14
Variance	Variance	-	-	-	-0.2%	+0.6%	+2.0%



Inventory Report - Available Units

DEBUG: Total Count = 30 | Units Length = 30 | Has Units = YES

Address	Unit	Bed	Bath	SQFT	Status	Gross	Rent	Move Out	Days
8009 134th Street	5F	2	1.0	0	Vacant	3597.79	2978.76	06/14/25	4d
207 West 109th Street	2R	3	1.0	0	Occupied	4300.00	4300.00	06/14/25	4d
205 West 109th Street	5E	1	1.0	0	Occupied	2771.25	2771.25	06/15/25	5d
211 West 109th Street	2C	2	1.0	0	Occupied	4100.00	4100.00	06/20/25	10d
215 West 101st Street	6J	3	1.0	0	Occupied	4500.00	4500.00	06/24/25	14d
215 West 101st Street	10H	1	1.0	0	Occupied	3850.00	3850.00	06/30/25	20d
215 West 101st Street	2D	2	1.0	0	Occupied	5000.00	5000.00	06/30/25	20d
318 West 49th Street	2FW	2	1.0	0	Occupied	3857.91	3495.00	06/30/25	20d
324 West 49th Street	5FE	2	1.0	0	Vacant	3552.79	3495.00	06/30/25	20d
212 West 109th Street	1C	2	1.0	0	Occupied	3600.00	3600.00	06/30/25	20d
214 West 109th Street	4C	2	1.0	0	Occupied	3550.00	3550.00	06/30/25	20d
225 West 109th Street	52	4	1.0	0	Occupied	4900.00	4900.00	06/30/25	20d
215 West 101st Street	1B	2	1.0	0	Occupied	4250.00	4250.00	07/14/25	34d
215 West 101st Street	5H	1	1.0	0	Occupied	3800.00	3800.00	07/14/25	34d
203 West 109th Street	2W	2	1.0	0	Vacant	3650.00	3650.00	07/14/25	34d
206 West 109th Street	4A	3	1.0	0	Occupied	4600.00	4600.00	07/14/25	34d
211 West 109th Street	1C	3	1.0	0	Occupied	4250.00	4250.00	07/14/25	34d
25 East 67th Street	7E	1	1.0	0	Occupied	4500.00	4500.00	07/31/25	51d
203 West 109th Street	4R	3	1.0	0	Occupied	4250.00	4250.00	07/31/25	51d
205 West 109th Street	4R	3	1.0	0	Occupied	4400.00	4400.00	07/31/25	51d
212 West 109th Street	5B	3	1.0	0	Vacant	4600.00	4600.00	07/31/25	51d
211 West 109th Street	1D	2	1.0	0	Occupied	3600.00	3600.00	08/02/25	53d
204 West 109th Street	5B	3	1.0	0	Occupied	4650.00	4650.00	08/06/25	57d
25 East 67th Street	8D	0	1.0	0	Occupied	3550.00	3550.00	08/14/25	65d
206 West 109th Street	2D	2	1.0	0	Occupied	3450.00	3450.00	08/14/25	65d
225 West 109th Street	24	2	1.0	0	Occupied	3750.00	3750.00	08/14/25	65d
8009 134th Street	3D	1	1.0	0	Vacant	3064.95	2303.70	08/31/25	82d
204 West 109th Street	3B	3	1.0	0	Occupied	4450.00	4450.00	08/31/25	82d
225 West 109th Street	41	4	2.0	0	Occupied	5050.00	5050.00	08/31/25	82d
2625 4th Street	1001	0	0.0	0	Occupied	9900.00	9900.00	03/16/26	279d