

MARKET TRENDS ANALYSIS



Simple Rental CMA

2-01 50 AVENUE

March 30th, 2026

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HLRES.COM

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Highline Residential Data Center

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Estimate the fair market rental range of a unit based on nearby comparable apartments.

Filters Used:

Buildings within 0.75 miles of 2-01 50 AVENUE. Buildings with Gym, Pool, Elevator, Doorman, Laundry in Building. Buildings without Shared Outdoor Space. Apartments with Dishwasher, Washer/Dryer, Private Outdoor Space.

Summary of Comparables

Median Price	Current Active Inventory	Total Inventory	Days on Market (Rented Listings)	Days on Market (Active Listings)
\$6,450 +26.3% YTD	18 +50.0% YTD	19 +58.3% YTD	48 -25.8% YTD	618 +131.5% YTD

Fair Market Rental Estimate: **\$4,986 - \$8,453**

On-Market Listing Prices

Buildings within 0.75 miles of 2-01 50 AVENUE. Buildings with Gym, Pool, Elevator, Doorman, Laundry in Building. Buildings without Shared Outdoor Space. Apartments with Dishwasher, Washer/Dryer, Private Outdoor Space.





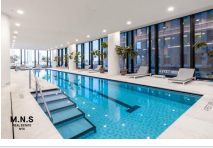


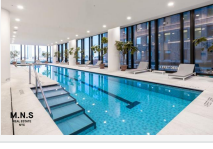




Image	Address	Price	Days on Market	Status	Square Feet
	1 Bell Slip 27K	5436.0	684	Active	
	1 Eagle Street	8180.0	769	Active	
	1 Eagle Street 22020	3555.0	653	Active	515
	1 Eagle Street 21134	4775.0	637	Active	
	1 Eagle Street 11607	3370.0	631	Active	
	1 Eagle Street 11902	3365.0	633	Active	508

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Image	Address	Price	Days on Market	Status	Square Feet
	1 Eagle Street 1901	3615.0	618	Active	
	685 First Avenue 3S	5000.0	16	Unavailable	681
	685 First Avenue 14L	6100.0	36	Active	845
	685 1 AVENUE 22E	12500.0	56	Active	1408
	685 First Avenue 22E	12500.0	63	Active	1408
	685 First Avenue 12M	9500.0	132	Active	
	685 First Avenue 12E	8500.0	63	Active	1226
	685 First Avenue 11K	6450.0	36	Active	895
	685 First Avenue 6E	8450.0	24	Active	1226
	685 First Avenue 24E	12500.0	4	Active	1408

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Image	Address	Price	Days on Market	Status	Square Feet
	685 FIRST AVENUE 15E	7500.0	860	Active	1226
	685 1 AVENUE 26M	9250.0	862	Active	