

M E M O R A N D U M

DATE: November 1, 2004

TO: Jay Kelekian, Executive Director

FROM: Darcy Jojola, Information Systems Specialist

SUBJECT: Market Medians: January 1999 through September 2004

The tables below update and supplement medians provided in my memorandum of August 19, 2004. Medians reported in the first section (Medians by Calendar Quarter) are derived from only those units which have had a new tenancy recorded in RTS during the reported period. I have supplemented this memorandum with data through 3rd Q 2004 by quarter.

I have updated the “Citywide” medians (includes all “rented” units regardless of tenancy date by number of bedrooms) and “All Units” medians (reflective of neither the unit size or tenancy date) to include medians as of September 30, 2004. Changes to previously reported figures are denoted by an asterisk (*).

For comparison purposes, December 31, 1998 medians are included below.

Medians for 12/31/1998

# BR	Rent	# Units
Studio	\$527	3,725
1 BR	\$624	8,075
2 BR	\$777	5,651
3 BR	\$1,083	915

Medians by Calendar Quarter (new tenancies only)

#BR	1999 (new tenancies)									
	1 st Q 1999		2 nd Q 1999		3 rd Q 1999		4 th Q 1999*		12/31/1999 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$689	297	\$715	360	\$745	489	\$725	167	\$715	1,145
1 BR	\$880	487	\$970	601	\$950	683	\$950	326	\$950	1,927
2 BR	\$1,150	303	\$1,350	456	\$1,350	401	\$1450	161	\$1,300	1,245
3 BR	\$1,500	41	\$1,800	69	\$1,700	57	\$1745	21	\$1,650	172

2000 (new tenancies)										
#BR	1 st Q 2000		2 nd Q 2000		3 rd Q 2000		4 th Q 2000		12/31/2000 (Year)	
	Rent	# Units	Rent	# Units	Rent	# Units	Rent	# Units	Rent	#Units
Studio	\$750	262	\$800	344	\$850	466	\$850	130	\$800	1,073
1 BR	\$975	415	\$1,100	644	\$1,150	681	\$1,195	292	\$1,100	1,861
2 BR	\$1,300	233	\$1,500	454	\$1,500	408	\$1,500	146	\$1,500	1,173
3 BR	\$1,650	28	\$2,000	76	\$2,000	56	\$1,900	21	\$1,980	171

2001 (new tenancies)										
#BR	1 st Q 2001		2 nd Q 2001		3 rd Q 2001		4 th Q 2001		12/31/2001 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$875	159	\$900	302	\$900	479	\$880	157	\$900	1,002
1 BR	\$1,195	322	\$1,200	557	\$1,200	607	\$1,200	289	\$1,200	1,647
2 BR	\$1,550	144	\$1,775	395	\$1,685	357	\$1,500	165	\$1,650	1,007
3 BR	\$2,000	21	\$2,400	71	\$2,100	36	\$1,500	12	\$2,100	133

2002 (new tenancies)										
#BR	1 st Q 2002		2 nd Q 2002		3 rd Q 2002		4 th Q 2002		12/31/2002 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$875	230	\$875	409	\$875	544	\$800	170	\$850	1,251
1 BR	\$1,100	341	\$1,195	722	\$1,195	661	\$1,100	313	\$1,150	1,932
2 BR	\$1,500	193	\$1,765	526	\$1,600	416	\$1,450	170	\$1,600	1,253
3 BR	\$1,900	22	\$2,250	87	\$2,200	51	\$1,800	27	\$2,150	182

2003 (new tenancies)										
#BR	1 st Q 2003		2 nd Q 2003		3 rd Q 2003		4 th Q 2003		12/31/2003 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$820	231	\$850	365	\$875	478	\$850	130	\$850	1,133
1 BR	\$1,100	321	\$1,150	645	\$1,100	747	\$1,050	262	\$1,100	1,868
2 BR	\$1,400	200	\$1,645	506	\$1,495	463	\$1,350	176	\$1,500	1,314
3 BR	\$1,850	25	\$2,000	84	\$2,100	52	\$1,800	17	\$1,999	183

2004 (new tenancies)										
#BR	1 st Q 2004		2 nd Q 2004*		3 rd Q 2004		4 th Q 2004		2004* (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$825	186	\$850	309*	\$830	425	N/A	N/A	\$825*	857*
1 BR	\$1,000	286	\$1,100	531*	\$1,050	633	N/A	N/A	\$1,075*	1,405*
2 BR	\$1,300	168	\$1,500	455*	\$1,449	359	N/A	N/A	\$1,450	951*
3 BR	\$1,575	15	\$2,100	69*	\$2,025	46	N/A	N/A	\$2,050	126*

Annual Citywide Medians By Number of Bedrooms
(All Units)

As of	12/31/98		12/31/99		12/31/2000		12/31/2001		12/31/2002		12/31/2003*		9/30/2004	
#BR	Rent	Units	Rent	Units	Rent	Units	Rent	Units	Rent	Units	Rent	Units	Rent	Units
Studio	\$527	3,725	\$560	3,840	\$596	3,895	\$650	3,871	\$719	3,854	\$732*	3,916*	\$750	3,913
1 BR	\$624	8,075	\$662	8,145	\$714	8,185	\$773	8,184	\$858	8,097	\$900	7,977*	\$927	7,946
2 BR	\$777	5,651	\$835	5,659	\$900	5,693	\$975	5,643	\$1,100	5,562	\$1,200	5,492*	\$1,225	5,465
3 BR	\$1,083	915	\$1,140	831	\$1,245	816	\$1,350	807	\$1,538	784	\$1,670*	764*	\$1,745	752

Annual Citywide Medians and Averages
(All Units—includes units with 4+ bedrooms)

12/31/1998			12/31/1999			12/31/2000			12/31/2001			12/31/2002		
Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units
\$643	\$720	19,253	\$690	\$787	18,788	\$750	\$865	19,178	\$810	\$943	18,767	\$882	\$1,008	18,784

12/31/2003			9/30/2004		
Med	Avg	#Units	Med	Avg	#Units
\$900	\$1,028	18,617	\$926	\$1,041	18,521

City of Berkeley
Number of Reported Qualifying Vacancy Registrations
by Submarket Area — through 9/30/04
(As of October 28, 2004)
(excludes exempt units)

Housing Tracts by Area:

- Area 1**, tract nos. 11, 12, 13, 14, 15, 16, 17, 38
- Area 2**, tract nos. 18, 19, 22, 23, 30, 31
- Area 3**, tract nos. 24, 25, 27, 28, 29, 36, 37
- Area 4**, tract nos. 20, 21, 32
- Area 5**, tract nos. 33, 34, 35, 39, 40

Total Number of Registered (“Rented”) Units by Submarket Area

	No. Units	% of total units	9/30/04 Avg. Rent
Ceiling			
North Berkeley (Area 1)	1,493	8.03%	\$1,177.36
Central Berkeley (Area 2)	3,341	17.98%	970.10
University Area (Area 3)	9,910	53.33%	1,093.80
West Berkeley (Area 4)	756	4.07%	885.88
South Berkeley (Area 5)	3,083	16.59%	936.27
Total	18,583		\$1,043.53

	Submarket Area	No. Units	% of Submarket	9/30/04
Avg. LRC				
0 VR forms filed				
5,168 units (27.81% all units)	1	473	31.68%	\$ 825.97
	2	1,126	33.70%	696.17
Avg. Rent Ceiling	3	2,203	22.23%	732.15
All units = \$717.24	4	311	41.14%	632.02
1 BR = \$640.49 (2,194 units)	5	1,052	34.12%	684.62

Tenancies Starting 1/1/99 – 9/30/04

11,949 units (64.30% of all units)	1	877	58.74%	\$1,408.44
	2	1,917	57.83%	1,168.58
Avg. Rent Ceiling	3	6,960	70.23%	1,231.26
All Units = \$1,212.34	4	398	52.65%	1,102.29
1 BR = \$1,119.27 (5,082 units)	5	1,796	58.25%	1,115.38