



Rent Stabilization Board

DATE: November 18, 2021

TO: Honorable Members of the Rent Stabilization Board

FROM: Lief Bursell, Senior Planner
Jen Fabish, Community Services Specialist

SUBJECT: Market Medians: January 1999 through June 2021

Attached is the Market Medians Report for the second quarter of 2021, which covers the period of April 1, 2021 to June 30, 2021. The number of new tenancies in Q2 2021 increased by 110% (1,251 new tenancies), when compared to Q2 2020 (597 new tenancies). This change shows how far rental activity declined in Q2 2020, due to the COVID-19 pandemic. The new tenancy count is still below normal and is 22% less than were reported in Q2 2019 (1,526 new tenancies).

Market median rents fell across all unit sizes, particularly in studio and 2-bedroom units, which are more than 5% lower than they were in Q2 2020. The table below compares the market median rent data from the second quarter of 2021 to the second quarter of 2020 for residential rental units subject to rent stabilization in Berkeley.

| Unit Size | Q2 2020 Median Rent | Q2 2021 Median Rent | % Change |
|-----------|---------------------|---------------------|----------|
| Studio | \$1,895 | \$1,800 | -5.28% |
| 1 | \$2,200 | \$2,150 | -2.33% |
| 2 | \$3,150 | \$2,950 | -6.78% |
| 3 | \$3,975 | \$3,925 | -1.27% |

Attachment:

1. Market Medians Report: January 1999 to June 2021



M E M O R A N D U M

DATE: November 18, 2021

TO: Matt Brown, Acting Executive Director

FROM: Lief Bursell, Senior Planner
Jen Fabish, Community Services Specialist

SUBJECT: Market Medians: January 1999 through June 2021

The tables below update and supplement medians provided for the first quarter of 2021. Medians reported in the first section (Medians by Calendar Quarter) are derived from only those units which have had a new tenancy recorded in the Rent Tracking System (RTS) during the reported period.

We 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 June 30, 2021. For comparison purposes, December 31, 1998 medians are included below. Changes to previously reported figures are denoted by an asterisk (*).

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)

| 1999 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 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 | \$1,450 | 161 | \$1,300 | 1,245 |
| 3 BR | \$1,500 | 41 | \$1,800 | 69 | \$1,700 | 57 | \$1,745 | 21 | \$1,650 | 172 |

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| 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 | 1,142 |
| 1 BR | \$1,100 | 321 | \$1,150 | 645 | \$1,100 | 747 | \$1,050 | 262 | \$1,100 | 1,892 |
| 2 BR | \$1,400 | 200 | \$1,645 | 506 | \$1,495 | 463 | \$1,350 | 176 | \$1,500 | 1,326 |
| 3 BR | \$1,850 | 25 | \$2,000 | 84 | \$2,100 | 52 | \$1,800 | 17 | \$1,999 | 185 |

| 2004 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2004 | | 2 nd Q 2004 | | 3 rd Q 2004 | | 4 th Q 2004 | | 12/31/2004 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$800 | 205 | \$825 | 357 | \$825 | 528 | \$800 | 140 | \$800 | 1,129 |
| 1 BR | \$1,000 | 313 | \$1,100 | 596 | \$1,050 | 804 | \$1,000 | 272 | \$1,050 | 1,896 |
| 2 BR | \$1,300 | 194 | \$1,500 | 521 | \$1,449 | 485 | \$1,295 | 149 | \$1,400 | 1,294 |
| 3 BR | \$1,650 | 19 | \$2,150 | 77 | \$2,000 | 68 | \$1,550 | 17 | \$2,020 | 174 |

| 2005 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2005 | | 2 nd Q 2005 | | 3 rd Q 2005 | | 4 th Q 2005 | | 12/31/2005 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$825 | 225 | \$850 | 322 | \$850 | 545 | \$830 | 117 | \$850 | 1,132 |
| 1 BR | \$1,050 | 282 | \$1,100 | 594 | \$1,100 | 800 | \$1,050 | 226 | \$1,095 | 1,832 |
| 2 BR | \$1,300 | 188 | \$1,545 | 527 | \$1,476 | 560 | \$1,350 | 110 | \$1,450 | 1,383 |
| 3 BR | \$1,650 | 15 | \$2,030 | 71 | \$2,000 | 59 | \$1,900 | 7 | \$2,000 | 160 |

| 2006 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2006 | | 2 nd Q 2006 | | 3 rd Q 2006 | | 4 th Q 2006 | | 12/31/2006 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$825 | 186 | \$890 | 332 | \$875 | 554 | \$850 | 90 | \$875 | 1,159 |
| 1 BR | \$1,060 | 298 | \$1,150 | 664 | \$1,150 | 784 | \$1,100 | 176 | \$1,100 | 1,944 |
| 2 BR | \$1,400 | 188 | \$1,650 | 550 | \$1,500 | 537 | \$1,445 | 108 | \$1,550 | 1,430 |
| 3 BR | \$1,700 | 19 | \$2,240 | 77 | \$2,000 | 80 | \$2,000 | 9 | \$2,100 | 191 |

| 2007 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2007 | | 2 nd Q 2007 | | 3 rd Q 2007 | | 4 th Q 2007 | | 12/31/2007 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$900 | 190 | \$925 | 371 | \$920 | 496 | \$885 | 130 | \$900 | 1,099 |
| 1 BR | \$1,100 | 301 | \$1,200 | 698 | \$1,200 | 826 | \$1,175 | 196 | \$1,200 | 1,930 |
| 2 BR | \$1,495 | 166 | \$1,700 | 649 | \$1,600 | 525 | \$1,490 | 122 | \$1,600 | 1,421 |
| 3 BR | \$2,400 | 17 | \$2,300 | 80 | \$2,200 | 98 | \$2,250 | 19 | \$2,250 | 210 |

| 2008 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-----------------|--------|
| #BR | 1 st Q 2008 | | 2 nd Q 2008 | | 3 rd Q 2008 | | 4 th Q 2008 | | 12/31/08 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$925 | 195 | \$990 | 375 | \$995 | 506 | \$950 | 128 | \$980 | 1,116 |
| 1 BR | \$1,185 | 308 | \$1,300 | 704 | \$1,290 | 860 | \$1,200 | 201 | \$1,275 | 1,980 |
| 2 BR | \$1,570 | 202 | \$1,898 | 632 | \$1,750 | 522 | \$1,650 | 102 | \$1,775 | 1,412 |
| 3 BR | \$2,200 | 24 | \$2,590 | 83 | \$2,400 | 113 | \$2,400 | 15 | \$2,450 | 230 |

| 2009 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-----------------|--------|
| #BR | 1 st Q 2009 | | 2 nd Q 2009 | | 3 rd Q 2009 | | 4 th Q 2009 | | 12/31/09 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$925 | 164 | \$985 | 352 | \$975 | 447 | \$845 | 124 | \$950 | 1,081 |
| 1 BR | \$1,150 | 277 | \$1,350 | 633 | \$1,250 | 757 | \$1,175 | 222 | \$1,250 | 1,887 |
| 2 BR | \$1,585 | 138 | \$1,900 | 638 | \$1,675 | 462 | \$1,450 | 143 | \$1,700 | 1,406 |
| 3 BR | \$2,450 | 21 | \$2,500 | 112 | \$2,395 | 86 | \$2,100 | 24 | \$2,400 | 254 |

| 2010 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2010 | | 2 nd Q 2010 | | 3 rd Q 2010 | | 4 th Q 2010 | | 12/31/2010 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$925 | 173 | \$985 | 337 | \$950 | 518 | \$900 | 98 | \$950 | 1,038 |
| 1 BR | \$1,195 | 244 | \$1,295 | 648 | \$1,195 | 787 | \$1,200 | 189 | \$1,225 | 1,828 |
| 2 BR | \$1,500 | 142 | \$1,900 | 580 | \$1,600 | 523 | \$1,500 | 115 | \$1,660 | 1,365 |
| 3 BR | \$1,850 | 16 | \$2,500 | 113 | \$2,395 | 98 | \$2,000 | 16 | \$2,395 | 241 |

| 2011 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2011 | | 2 nd Q 2011 | | 3 rd Q 2011 | | 4 th Q 2011 | | 12/31/2011 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$895 | 122 | \$975 | 403 | \$995 | 454 | \$955 | 98 | \$970 | 1,105 |
| 1 BR | \$1,175 | 235 | \$1,285 | 662 | \$1,250 | 722 | \$1,250 | 220 | \$1,250 | 1,899 |
| 2 BR | \$1,495 | 139 | \$1,900 | 621 | \$1,650 | 544 | \$1,595 | 116 | \$1,700 | 1,472 |
| 3 BR | \$2,050 | 21 | \$2,570 | 106 | \$2,400 | 96 | \$2,400 | 12 | \$2,400 | 248 |

| 2012 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2012 | | 2 nd Q 2012 | | 3 rd Q 2012 | | 4 th Q 2012 | | 12/31/2012 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$900 | 152 | \$1,025 | 427 | \$1,050 | 408 | \$1,095 | 87 | \$1,050 | 1050 |
| 1 BR | \$1,200 | 226 | \$1,395 | 578 | \$1,345 | 701 | \$1,300 | 162 | \$1,325 | 1689 |
| 2 BR | \$1,600 | 123 | \$2,095 | 641 | \$1,750 | 501 | \$1,700 | 99 | \$1,850 | 1431 |
| 3 BR | \$2,300 | 16 | \$2,700 | 113 | \$2,595 | 93 | \$2,600 | 12 | \$2,595 | 247 |

| 2013 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2013 | | 2 nd Q 2013 | | 3 rd Q 2013 | | 4 th Q 2013 | | 12/31/2013 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$1,000 | 132 | \$1,100 | 419 | \$1,150 | 384 | \$1,100 | 96 | \$1,100 | 1139 |
| 1 BR | \$1,300 | 226 | \$1,495 | 664 | \$1,450 | 611 | \$1,500 | 207 | \$1,460 | 1906 |
| 2 BR | \$1,750 | 100 | \$2,195 | 611 | \$1,995 | 480 | \$1,950 | 105 | \$2,046 | 1522 |
| 3 BR | \$2,500 | 15 | \$2,900 | 147 | \$2,895 | 77 | \$2,700 | 16 | \$2,895 | 280 |

| 2014 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2014 | | 2 nd Q 2014 | | 3 rd Q 2014 | | 4 th Q 2014 | | 12/31/2014 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$1,050 | 147 | \$1,249 | 465 | \$1,275 | 446 | \$1,263 | 124 | \$1,250 | 1098 |
| 1 BR | \$1,400 | 232 | \$1,595 | 721 | \$1,620 | 634 | \$1,650 | 177 | \$1,595 | 1720 |
| 2 BR | \$1,900 | 113 | \$2,395 | 623 | \$2,248 | 457 | \$2,000 | 86 | \$2,250 | 1279 |
| 3 BR | \$2,850 | 16 | \$3,250 | 112 | \$3,000 | 79 | \$2896 | 13 | \$3,000 | 235 |

| 2015 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2015 | | 2 nd Q 2015 | | 3 rd Q 2015 | | 4 th Q 2015 | | 12/31/2015 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$1,295 | 160 | \$1,495 | 350 | \$1,495 | 358 | \$1,548 | 86 | \$1,475 | 966 |
| 1 BR | \$1,695 | 235 | \$1,795 | 612 | \$1,860 | 520 | \$1,900 | 142 | \$1,800 | 1520 |
| 2 BR | \$2,150 | 125 | \$2,695 | 582 | \$2,600 | 383 | \$2,300 | 97 | \$2,600 | 1194 |
| 3 BR | \$2,588 | 18 | \$3,500 | 112 | \$3,498 | 62 | \$3,000 | 9 | \$3,450 | 213 |

| 2016 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2016 | | 2 nd Q 2016 | | 3 rd Q 2016 | | 4 th Q 2016 | | 12/31/2016 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$1,450 | 105 | \$1,695 | 279 | \$1,600 | 369 | \$1,633 | 90 | \$1,600 | 912 |
| 1 BR | \$1,795 | 171 | \$2,000 | 480 | \$2,050 | 491 | \$1,925 | 125 | \$1,995 | 1387 |
| 2 BR | \$2,395 | 90 | \$2,800 | 444 | \$2,800 | 282 | \$2,500 | 84 | \$2,750 | 957 |
| 3 BR | \$3,300 | 13 | \$3,750 | 101 | \$3,495 | 51 | \$3,150 | 11 | \$3,595 | 190 |

| 2017 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2017 | | 2 nd Q 2017 | | 3 rd Q 2017 | | 4 th Q 2017 | | 12/31/2017 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$1,500 | 79 | \$1,750 | 326 | \$1,800 | 343 | \$1,600 | 82 | \$1,750 | 931 |
| 1 BR | \$1,995 | 169 | \$2,150 | 526 | \$2,025 | 457 | \$2,000 | 157 | \$2,027 | 1459 |
| 2 BR | \$2,600 | 75 | \$3,012 | 456 | \$2,800 | 289 | \$2,500 | 88 | \$2,800 | 1014 |
| 3 BR | \$3,240 | 10 | \$4,100 | 105 | \$3,650 | 53 | \$3,200 | 5 | \$3,900 | 186 |

| 2018 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2018 | | 2 nd Q 2018 | | 3 rd Q 2018 | | 4 th Q 2018 | | 12/31/2018 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$1,600 | 135 | \$1,800 | 328 | \$1,895 | 344 | \$1,798 | 102 | \$1,800 | 999 |
| 1 BR | \$1,950 | 223 | \$2,295 | 592 | \$2,195 | 590 | \$2,150 | 171 | \$2,195 | 1,646 |
| 2 BR | \$2,504 | 116 | \$3,150 | 574 | \$2,900 | 401 | \$2,800 | 116 | \$2,990 | 1,287 |
| 3 BR | \$3,150 | 20 | \$4,066 | 113 | \$3,900 | 75 | \$3,438 | 16 | \$3,900 | 241 |

| 2019 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2019 | | 2 nd Q 2019 | | 3 rd Q 2019 | | 4 th Q 2019 | | 12/31/2019 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$1,695 | 93 | \$1,797 | 310 | \$1,795 | 330 | \$1,725 | 77 | \$1,800 | 956 |
| 1 BR | \$1,995 | 163 | \$2,233 | 577 | \$2,195 | 485 | \$2,020 | 146 | \$2,150 | 1520 |
| 2 BR | \$2,723 | 78 | \$3,195 | 506 | \$2,895 | 330 | \$2,650 | 76 | \$2,995 | 1101 |
| 3 BR | \$3,500 | 17 | \$4,250 | 83 | \$3,650 | 76 | \$3,200 | 9 | \$3,850 | 198 |

| 2020 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2020 | | 2 nd Q 2020 | | 3 rd Q 2020 | | 4 th Q 2020 | | 12/31/2020 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$1,600 | 95 | \$1,895 | 109 | \$1,795 | 249 | \$1,700 | 69 | \$1,750 | 561 |
| 1 BR | \$2,000 | 132 | \$2,200 | 215 | \$2,100 | 319 | \$1,950 | 135 | \$2,085 | 898 |
| 2 BR | \$2,672 | 80 | \$3,150 | 215 | \$2,995 | 278 | \$2,500 | 82 | \$2,895 | 714 |
| 3 BR | \$4,113 | 6 | \$3,975 | 38 | \$3,950 | 57 | \$3,450 | 12 | \$3,850 | 123 |

| 2021 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2021 | | 2 nd Q 2021 | | 3 rd Q 2021 | | 4 th Q 2021 | | 06/30/2021 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$1,638 | 92 | \$1,800 | 304 | | | | | \$1,750 | 411 |
| 1 BR | \$2,025 | 147 | \$2,150 | 446 | | | | | \$2,095 | 635 |
| 2 BR | \$2,550 | 127 | \$2,950 | 399 | | | | | \$2,800 | 556 |
| 3 BR | \$3,475 | 17 | \$3,925 | 78 | | | | | \$3,800 | 104 |

Annual Citywide Medians By Number of Bedrooms
(All Units)

| Through | 12/31/98 | | 12/31/99 | | 12/31/2000 | | 12/31/2001 | | 12/31/2002 | | 12/31/2003 | |
|---------|----------|-------|----------|-------|------------|-------|------------|-------|------------|-------|------------|-------|
| #BR | 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 | \$731 | 3,910 |
| 1 BR | \$624 | 8,075 | \$662 | 8,145 | \$714 | 8,185 | \$773 | 8,184 | \$858 | 8,097 | \$900 | 7,983 |
| 2 BR | \$777 | 5,651 | \$835 | 5,659 | \$900 | 5,693 | \$975 | 5,643 | \$1,100 | 5,562 | \$1,200 | 5,500 |
| 3 BR | \$1,083 | 915 | \$1,140 | 831 | \$1,245 | 816 | \$1,350 | 807 | \$1,538 | 784 | \$1,662 | 765 |

| Through | 12/31/2004 | | 12/31/2005 | | 12/31/2006 | | 12/31/2007 | | 12/31/08 | | 12/31/2009 | |
|---------|------------|-------|------------|-------|------------|-------|------------|-------|----------|-------|------------|-------|
| #BR | Rent | Units | Rent | Units | Rent | Units | Rent | Units | Rent | Units | Rent | Units |
| Studio | \$750 | 3,905 | \$775 | 3,928 | \$795 | 3,919 | \$825 | 3,834 | \$865 | 3,762 | \$895 | 3,740 |
| 1 BR | \$939 | 7,941 | \$950 | 7,899 | \$982 | 7,906 | \$1,026 | 7,911 | \$1,075 | 7,951 | \$1,100 | 7,945 |
| 2 BR | \$1,250 | 5,442 | \$1,280 | 5,430 | \$1,321 | 5,451 | \$1,395 | 5,571 | \$1,450 | 5,667 | \$1,500 | 5,721 |
| 3 BR | \$1,750 | 753 | \$1,799 | 733 | \$1,820 | 733 | \$1,930 | 780 | \$2,044 | 853 | \$2,100 | 887 |

| Through | 12/31/2010 | | 12/31/2011 | | 12/31/2012 | | 12/31/2013 | | 12/31/2014 | | 12/31/2015 | |
|---------|------------|-------|------------|-------|------------|-------|------------|-------|------------|-------|------------|-------|
| #BR | Rent | Units | Rent | Units | Rent | Units | Rent | Units | Rent | Units | Rent | Units |
| Studio | \$895 | 3,703 | \$900 | 3,813 | \$935 | 3,729 | \$975 | 3,668 | \$1,012 | 3,858 | \$1,081 | 3,899 |
| 1 BR | \$1,101 | 7,895 | \$1,129 | 7,906 | \$1,177 | 7,855 | \$1,225 | 7,893 | \$1,293 | 7,928 | \$1,350 | 7,950 |
| 2 BR | \$1,500 | 5,734 | \$1,525 | 5,804 | \$1,587 | 5,900 | \$1,650 | 5,975 | \$1,746 | 6,004 | \$1,846 | 6,036 |
| 3 BR | \$2,150 | 890 | \$2,150 | 934 | \$2,241 | 987 | \$2,350 | 1,026 | \$2,450 | 1,027 | \$2,595 | 1,034 |

| Through | 12/31/2016 | | 12/31/2017 | | 12/31/2018 | | 12/31/2019 | | 12/31/2020 | | 06/30/2021 | |
|---------|------------|-------|------------|-------|------------|-------|------------|-------|------------|-------|------------|-------|
| #BR | Rent | Units | Rent | Units | Rent | Units | Rent | Units | Rent | Units | Rent | Units |
| Studio | \$1,178 | 4,002 | \$1,273 | 4,042 | \$1,395 | 4,127 | \$1,495 | 4,145 | \$1,550 | 4,068 | \$1,574 | 4,043 |
| 1 BR | \$1,439 | 7,995 | \$1,527 | 8,005 | \$1,663 | 8,056 | \$1,756 | 8,044 | \$1,820 | 8,004 | \$1,850 | 7,982 |
| 2 BR | \$1,957 | 6,046 | \$2,076 | 6,044 | \$2,295 | 6,059 | \$2,404 | 6,045 | \$2,495 | 6,033 | \$2,500 | 6,009 |
| 3 BR | \$2,700 | 1,044 | \$2,943 | 1,031 | \$3,200 | 1,047 | \$3,355 | 1,047 | \$3,454 | 1,043 | \$3,500 | 1,031 |

Annual Citywide Medians and Averages
(All Units—including 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 | | | 12/31/2004 | | | 12/31/2005 | | | 12/31/2006 | | | 12/31/2007 | | |
|------------|---------|--------|------------|---------|--------|------------|---------|--------|------------|---------|--------|------------|---------|--------|
| Med | Avg | #Units | Med | Avg | #Units | Med | Avg | #Units | Med | Avg | #Units | Med | Avg | #Units |
| \$900 | \$1,028 | 18,617 | \$932 | \$1,046 | 18,652 | \$950 | \$1,062 | 18,418 | \$994 | \$1,092 | 18,534 | \$1,042 | \$1,147 | 18,545 |

| 12/31/2008 | | | 12/31/2009 | | | 12/31/2010 | | | 12/31/2011 | | | 12/31/2012 | | |
|------------|---------|--------|------------|---------|--------|------------|---------|--------|------------|---------|--------|------------|---------|--------|
| Med | Avg | #Units | Med | Avg | #Units | Med | Avg | #Units | Med | Avg | #Units | Med | Avg | #Units |
| \$1,100 | \$1,213 | 18,798 | \$1,150 | \$1,260 | 18,893 | \$1,159 | \$1,274 | 18,797 | \$1,195 | \$1,297 | 19,027 | \$1,236 | \$1,345 | 19,030 |

| 12/31/2013 | | | 12/31/2014 | | | 12/31/2015 | | | 12/31/2016 | | | 12/31/2017 | | |
|------------|---------|--------|------------|---------|--------|------------|---------|--------|------------|---------|--------|------------|---------|--------|
| Med | Avg | #Units | Med | Avg | #Units | Med | Avg | #Units | Med | Avg | #Units | Med | Avg | #Units |
| \$1,300 | \$1,419 | 19,093 | \$1,375 | \$1,498 | 19,087 | \$1,474 | \$1,606 | 19,252 | \$1,572 | \$1,710 | 19,411 | \$1,675 | \$1,816 | 19,451 |

| 12/31/2018 | | | 12/31/2019 | | | 12/31/2020 | | | 6/30/2021 | | | 2022 | | |
|------------|---------|--------|------------|---------|--------|------------|---------|--------|-----------|---------|--------|------|-----|--------|
| Med | Avg | #Units | Med | Avg | #Units | Med | Avg | #Units | Med | Avg | #Units | Med | Avg | #Units |
| \$1,800 | \$1,956 | 19,621 | \$1,895 | \$2,039 | 19,616 | \$1,944 | \$2,100 | 19,485 | \$1,959 | \$2,122 | 19,393 | | | |



Rent Stabilization Board

City of Berkeley

Number of Reported Qualifying Vacancy Registrations By Submarket Area through 06/30/2021

(As of 11/8/2021)

(Excludes exempt units)

Housing Tracts by Area:

Area 1, tract nos. 11, 12, 13, 14, 15, 16, 17, 38

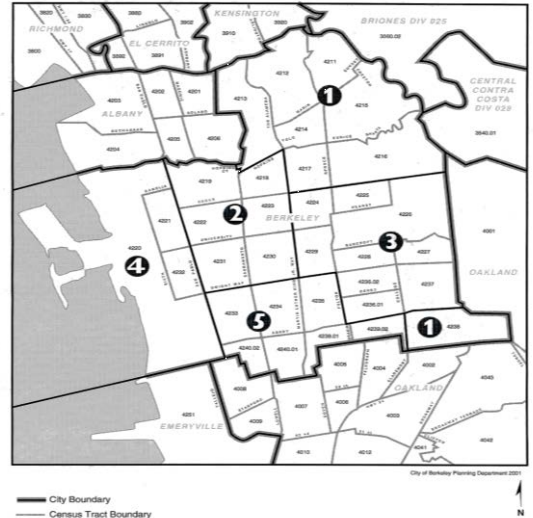
Area 2, tract nos. 18, 19, 22, 23, 30, 31

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

City of Berkeley and Surrounding Cities
Census Tract Map and Market Areas



Total Number of Registered ("Rented") Units by Submarket Area

| | No. Units | % of total units | 06/30/2021 Avg. Rent Ceiling |
|---------------------------|---------------|------------------|---------------------------------|
| North Berkeley (Area 1) | 1,411 | 7.26% | \$2,290.44 |
| Central Berkeley (Area 2) | 3,536 | 18.23% | \$1,928.37 |
| University Area (Area 3) | 9,976 | 51.44% | \$2,248.46 |
| West Berkeley (Area 4) | 781 | 4.03% | \$1,745.04 |
| South Berkeley (Area 5) | 3,410 | 17.58% | \$1,934.10 |
| Total | 19,490 | | \$2,122.21 |

| | Submarket Area | No. Units | % of Submarket | 06/30/2021 Avg. LRC |
|---------------------------------------|----------------|-----------|----------------|---------------------|
| Tenancies Starting Before 1999 | | | | |
| 1,832 units (9.4% of all units) | 1 | 160 | 11.34% | \$988.01 |
| | 2 | 446 | 12.61% | \$890.30 |
| Avg. Rent Ceiling | 3 | 808 | 8.10% | \$920.95 |
| All units = \$906.87 | 4 | 98 | 12.55% | \$828.61 |
| 1 BR = \$826.76 (878 units) | 5 | 309 | 9.06% | \$891.87 |

Tenancies Starting 1/1/99 – 06/30/2021

| | | | | |
|-----------------------------------|---|-------|--------|------------|
| 17,658 units (90.6% of all units) | 1 | 1,251 | 88.66% | \$2,457.81 |
| | 2 | 3,090 | 87.39% | \$2,078.46 |
| Avg. Rent Ceiling | 3 | 9,168 | 91.90% | \$2,365.88 |
| All Units = \$2,249.00 | 4 | 683 | 87.45% | \$1,874.25 |
| 1 BR = \$1,955.77 (7,104 units) | 5 | 3,101 | 90.94% | \$2,037.94 |

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