

Rent Stabilization Board

DATE: February 21, 2019
TO: Honorable Members of the Rent Stabilization Board
FROM: Jay Kelekian, Executive Director *JK*
By: Lief Bursell, Associate Management Analyst
Jen Fabish, Community Services Specialist
SUBJECT: Market Medians: January 1999 through June 2018

The attached Market Medians Reports for the 1st and 2nd quarters of 2018 update the numbers from the 4th quarter of 2017 report, which was submitted to the Board on March 19, 2018.

There were 50% more new tenancies reported for the 1st quarter of 2018 (503 new tenancies) compared to the 1st quarter of 2017 (335 new tenancies). In the 2nd quarter of 2018, there were 1659 new tenancies compared to 1460 in the 2nd quarter of 2017 – a 14% increase.

The table below compares market median rents from January 1, 2017 through the second quarter of 2017, to market median rents from January 1, 2018 through the second quarter of 2018.

| Unit Size | Jan 1 – Q2 2017 Median Rent | Jan 1 – Q2 2018 Median Rent | % increase |
|-----------|--------------------------------|--------------------------------|------------|
| Studio | \$1,650 | \$1,750 | 6.06% |
| 1 BR | \$2,095 | \$2,172 | 3.68% |
| 2 BR | \$2,995 | \$3,000 | 0.17% |
| 3 BR | \$4,062 | \$3,875 | -2.14% |

The comparison shows a 2.14% decrease for three-bedroom units, but increases for all other unit types with the sharpest increase for studio units. Notably, the market median rent for a studio unit has increased by 20% in three years: \$1,495 in the 2nd quarter of 2015 versus \$1,800 the 2nd quarter of 2018. By way of comparison, the market median rent for a one-bedroom unit in the 2nd quarter of 2015 was \$1,795.

The tables below compare market median rent data from the 1st and 2nd quarters of 2018 to data from the 1st and 2nd quarters of 2017 for residential units subject to rent stabilization in Berkeley.

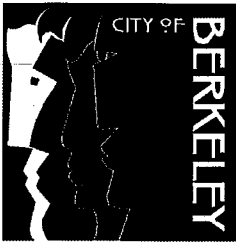
Q1 & Q2 Market Median Rent Comparison: 2017-2018

| Unit Size | Q1 2017 Median Rent | Q1 2018 Median Rent | % increase | Q2 2017 Median Rent | Q2 2018 Median Rent | % increase |
|-----------|---------------------|---------------------|------------|---------------------|---------------------|------------|
| Studio | \$1,500 | \$1,600 | 6.67% | \$1,750 | \$1,800 | 2.86% |
| 1 BR | \$1,995 | \$1,950 | -2.26% | \$2,150 | \$2,295 | 6.74% |
| 2 BR | \$2,600 | \$2,504 | -3.69% | \$3,012 | \$3,150 | 4.58% |
| 3 BR | \$3,240 | \$3,150 | -2.78% | \$4,100 | \$4,066 | -0.83% |

The comparison indicates that market rate rents for three-bedroom units decreased slightly, while market rate rents for studio units rose in 2018 during both quarters. Market rate rents for one- and two-bedroom units decreased slightly during the 1st quarter of 2018, but rose again during the 2nd quarter of 2018.

Attachments:

1. Market Medians Report: January 1999 to March 2018
2. Market Medians Report: January 1999 to June 2018



Rent Stabilization Board

MEMORANDUM

DATE: February 21, 2019

TO: Jay Kelekian, Executive Director

FROM: Lief Bursell, Associate Management Analyst
Jen Fabish, Community Services Specialist

SUBJECT: Market Medians: January 1999 through March 2018

The tables below update and supplement medians provided for the fourth quarter of 2017. 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 March 31, 2018. 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)

| #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 | 1,142 |
| 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 | \$2,896 | 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 | | 03/31/2018 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$1,600 | 135 | | | | | | | \$1,600 | 135 |
| 1 BR | \$1,950 | 223 | | | | | | | \$1,950 | 223 |
| 2 BR | \$2,504 | 116 | | | | | | | \$2,504 | 116 |
| 3 BR | \$3,150 | 20 | | | | | | | \$3,150 | 20 |

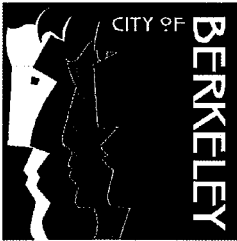
Annual Citywide Medians By Number of Bedrooms
(All Units)

| 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 | | 03/31/2018 | |
|---------|------------|-------|------------|-------|------------|-------|
| #BR | Rent | Units | Rent | Units | Rent | Units |
| Studio | \$1,178 | 4,002 | \$1,273 | 4,042 | \$1,316 | 4,063 |
| 1 BR | \$1,439 | 7,995 | \$1,527 | 8,005 | \$1,590 | 7,989 |
| 2 BR | \$1,957 | 6,046 | \$2,076 | 6,044 | \$2,156 | 6,047 |
| 3 BR | \$2,700 | 1,044 | \$2,943 | 1,031 | \$3,013 | 1,036 |



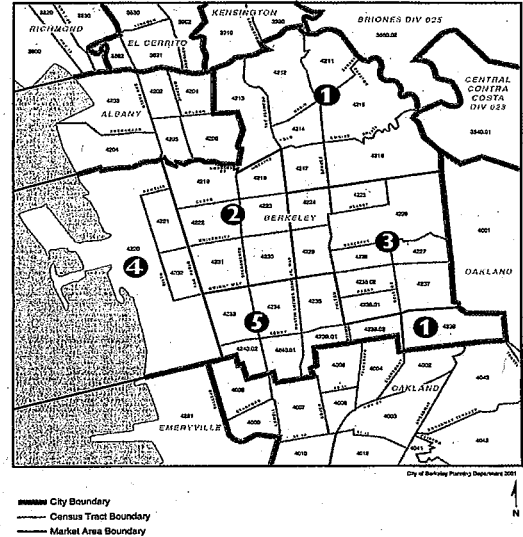
Rent Stabilization Board

City of Berkeley
Number of Reported Qualifying Vacancy Registrations
By Submarket Area through 03/31/2018
(As of 11/26/2018)
(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 Area

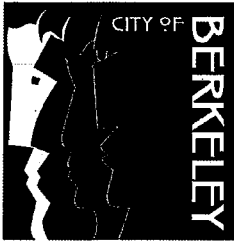


Total Number of Registered (“Rented”) Units by Submarket Area

| | No. Units | % of total units | 03/31/2018 Avg. Rent Ceiling |
|---------------------------|---------------|------------------|------------------------------|
| North Berkeley (Area 1) | 1,459 | 7.49% | \$2,020.32 |
| Central Berkeley (Area 2) | 3,512 | 18.04% | \$1,682.78 |
| University Area (Area 3) | 10,070 | 51.73% | \$1,977.59 |
| West Berkeley (Area 4) | 822 | 4.22% | \$1,543.69 |
| South Berkeley (Area 5) | 3,409 | 17.51% | \$1,711.90 |
| Total | 19,467 | | \$1,867.11 |

| Submarket Area | No. Units | % of Submarket | 03/31/2018 Avg. LRC | |
|---------------------------------------|-----------|----------------|---------------------|----------|
| Tenancies Starting Before 1999 | | | | |
| 2,104 units (10.81% of all units) | 1 | 192 | 13.16% | \$949.42 |
| | 2 | 510 | 14.52% | \$852.04 |
| Avg. Rent Ceiling | 3 | 927 | 9.21% | \$870.97 |
| All units = \$864.11 | 4 | 111 | 13.50% | \$779.64 |
| 1 BR = \$788.76 (980 units) | 5 | 356 | 10.44% | \$845.68 |

| | | | | |
|---|---|-------|--------|------------|
| Tenancies Starting 1/1/99 – 03/31/2018 | | | | |
| 17,363 units (89.19% of all units) | 1 | 1,267 | 86.84% | \$2,182.61 |
| | 2 | 3,002 | 85.48% | \$1,823.92 |
| Avg. Rent Ceiling | 3 | 9,143 | 90.79% | \$2,089.79 |
| All Units = \$1,988.66 | 4 | 711 | 86.50% | \$1,662.97 |
| 1 BR = \$1,735.85 (7,009 units) | 5 | 3,053 | 89.56% | \$1,812.90 |



Rent Stabilization Board

MEMORANDUM

DATE: February 21, 2019

TO: Jay Kelekian, Executive Director

FROM: Lief Bursell, Associate Management Analyst
Jen Fabish, Community Services Specialist

SUBJECT: Market Medians: January 1999 through June 2018

The tables below update and supplement medians provided for the first quarter of 2018. 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, 2018. 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)

| #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 | 1,142 |
| 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 | | 06/30/2018 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$1,600 | 135 | \$1,800 | 328 | | | | | \$1,750 | 456 |
| 1 BR | \$1,950 | 223 | \$2,295 | 592 | | | | | \$2,172 | 810 |
| 2 BR | \$2,504 | 116 | \$3,150 | 574 | | | | | \$3,000 | 685 |
| 3 BR | \$3,150 | 20 | \$4,066 | 113 | | | | | \$3,975 | 133 |

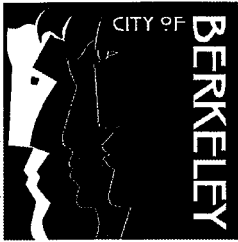
Annual Citywide Medians By Number of Bedrooms
(All Units)

| 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 | | 06/30/2018 | |
|---------|------------|-------|------------|-------|------------|-------|
| #BR | Rent | Units | Rent | Units | Rent | Units |
| Studio | \$1,178 | 4,002 | \$1,273 | 4042 | \$1,330 | 4072 |
| 1 BR | \$1,439 | 7,995 | \$1,527 | 8005 | \$1,612 | 8000 |
| 2 BR | \$1,957 | 6,046 | \$2,076 | 6044 | \$2,200 | 6048 |
| 3 BR | \$2,700 | 1,044 | \$2,943 | 1031 | \$3,069 | 1037 |



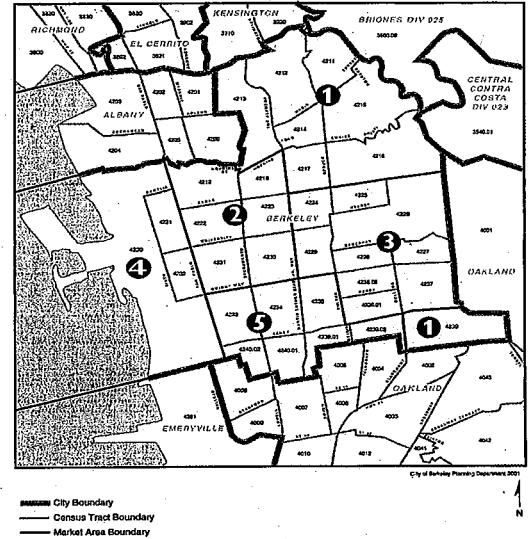
Rent Stabilization Board

City of Berkeley
Number of Reported Qualifying Vacancy Registrations
By Submarket Area through 06/30/2018
(As of 11/26/2018)
(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 | 06/30/2018 Avg. Rent Ceiling |
|---------------------------|---------------|------------------|------------------------------|
| North Berkeley (Area 1) | 1,459 | 7.49% | \$2,035.56 |
| Central Berkeley (Area 2) | 3,515 | 18.03% | \$1,698.52 |
| University Area (Area 3) | 10,077 | 51.70% | \$2,025.84 |
| West Berkeley (Area 4) | 823 | 4.22% | \$1,555.04 |
| South Berkeley (Area 5) | 3,412 | 17.51% | \$1,728.83 |
| Total | 19,491 | | \$1,899.78 |

| Submarket Area | No. Units | % of Submarket | 06/30/2018 Avg. LRC | |
|---------------------------------------|-----------|----------------|---------------------|----------|
| Tenancies Starting Before 1999 | | | | |
| 2,071 units (10.63% of all units) | 1 | 191 | 13.09% | \$946.20 |
| | 2 | 507 | 14.42% | \$852.43 |
| Avg. Rent Ceiling | 3 | 903 | 8.96% | \$868.58 |
| All units = \$862.68 | 4 | 111 | 13.49% | \$779.64 |
| 1 BR = \$787.85 (967 units) | 5 | 351 | 10.29% | \$845.94 |

| | | | | |
|---|---|-------|--------|------------|
| Tenancies Starting 1/1/99 – 06/30/2018 | | | | |
| 17,420 units (89.37% of all units) | 1 | 1,268 | 86.91% | \$2,199.65 |
| | 2 | 3,008 | 85.58% | \$1,841.13 |
| Avg. Rent Ceiling | 3 | 9,174 | 91.04% | \$2,139.75 |
| All Units = \$2,023.08 | 4 | 712 | 86.51% | \$1,675.92 |
| 1 BR = \$1,761.02 (7,033 units) | 5 | 3,061 | 89.71% | \$1,830.06 |