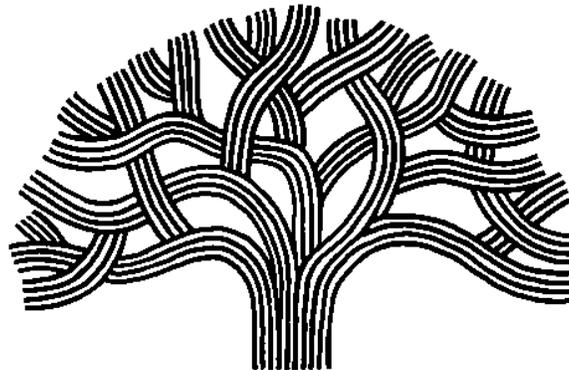


# **CITY OF OAKLAND RENTAL SURVEY**

**(July 2004)**

**Covering years 1980-2004**



Prepared By:

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# CITY OF OAKLAND 2004 RENTAL SURVEY

## Methodology

Data for the 2004 Rental Survey was compiled from listings of vacant apartment units advertised in various local sources. Oakland's Rent Surveys typically take place in July and have previously used information from the first Sunday Edition of the *Oakland Tribune's* Classified Section<sup>1</sup>, the Classified Section of the first weekly edition of the *Montclarion*, and Homefinders, a local rental referral service. This year we have added data from the apartment rental section of craigslist ([www.craigslist.org](http://www.craigslist.org)), a popular online community that offers listings to renters at no cost.

To the extent possible we present data by unit type and geographic area within Oakland. The *Oakland Tribune* uses the numbered areas shown below. Areas 3687 and 3696 (Hills Area) have been excluded due to insufficient data in all years. Area 3714 (the City of Piedmont) is also not included in the survey. The *Montclarion* does not classify its listings by geographic area. Homefinders uses the following five area designations: North Oakland (Rockridge), Montclair, Lake Merritt, Above MacArthur and Below MacArthur.



The *Tribune* identifies each geographic area with a number. The numbers and corresponding areas are listed below.

- Area 3672-NW Oakland, West of Broadway
- Area 3678-Broadway to 13<sup>th</sup> Ave, below MacArthur Freeway
- Area 3681-Broadway to Park Blvd. between Hwys 580 and 13
- Area 3684-East Park Blvd. between Hwys 580 and 13
- Area 3690-13<sup>th</sup> Ave to Seminary below MacArthur Freeway
- Area 3693-Seminary to 109<sup>th</sup> Ave. below MacArthur Blvd.
- Area 3696-East of Redwood Rd above MacArthur Blvd.
- Area 3699-Oakland General

Craigslist also breakdowns their listings by neighborhood: Downtown Oakland, East Oakland, Oakland Hills/Mills College, Lake Merritt/Grand Avenue, North Oakland/Temescal, and Piedmont/Montclair.

We use median rent as the statistic to describe rental rates, which is common in housing market studies. If a category of apartments or geographic area has four or fewer listings, we do not calculate a median and indicate the lack of listings with “N/A” (not available). We have not attempted to aggregate the data across the four listing services. Lacking addresses, we are unable to determine the extent of overlap of the listings and thus aggregate across the different sources. We have used a weighted average of the medians from each source for our estimate of the “Citywide median.”

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<sup>1</sup> This year, the first Sunday in July was a national holiday. The listings come from July 11<sup>th</sup> instead.

## Findings

The survey does not measure rent increases experienced by existing tenants who do not move, many of whom are covered by Oakland's Rent Adjustment Ordinance. It does provide a measure of typical rents faced by tenants seeking to rent a unit on the private market.

### Rent Decreases

For the most part, between mid-2003 and mid-2004, rents in Oakland continued a pattern of decline that began in 2001, but the downward trend appears to have moderated.

The estimated citywide rent for an advertised studio is \$747, up one percent from last year. For a one-bedroom apartment, the rent is roughly \$896, a decrease of four percent from last year. Two-bedroom apartments have a median of \$1,219, down three percent from last year, and three-bedrooms are down six percent from 2003.

**Table 1:  
Estimated Citywide Median Rents in Oakland, 2002 - 2004**

	Studio	One-year change	1-Bdrm	One-year change	2-Bdrm	One-year change	3-Bdrm	One-year change
2002	\$790	-5%	\$990	-12%	\$1,373	-6%	\$1,600	
2003	\$741	-6%	\$934	-6%	\$1,251	-9%	\$1,800	13%
2004	\$747	1%	\$896	-4%	\$1,219	-3%	\$1,693	-6%

There were significant variations in trends between the different listing sources. The biggest change was in two-bedroom listings in *The Montclarion*, which tends to reflect the higher end of the rental market, with rents nearly 17 percent less than at the same time last year; this decrease is not as dramatic when looking at the listings from *The Tribune*, Homefinders, and craigslist. On craigslist, advertised rents decreased between six and eleven percent. Data from Homefinders and *The Oakland Tribune* decreased between one and nine percent.

**Table 2:  
Median Monthly Rents for Available Apartments, July 2004**

	Studio		1 Bedroom		2 Bedroom		3-bedroom	
	Median Rent	1-year change	Median Rent	1-year change	Median Rent	1-year Change	Median Rent	1-year change
<i>Montclarion</i>	\$750	-1%	\$938	-5%	\$1,163	-16.90%	N/A	N/A
<i>Oakland Tribune</i>	\$650	-6%	\$775	-9%	\$1,013	-8%	\$1,275	-6%
<i>Homefinders Bulletin</i>	\$745	-1%	\$895	-5%	\$1,200	-4%	\$1,600	-9%
<i>craigslist</i>	\$750	-6%	\$900	-10%	\$1,250	-11%	\$1,800	-9%
<i>Estimated Citywide Rent (weighted average of medians)</i>	<b>\$747</b>	<b>1%</b>	<b>\$896</b>	<b>-4%</b>	<b>\$1,219</b>	<b>-3%</b>	<b>\$1,693</b>	<b>-6%</b>

### Availability of Units

One indicator of a general softening of the rental market is an increase in the number of advertised rentals. The number of apartments listed in the three sources historically included in the rent survey (*The Tribune*, *The Montclarion*, and Homefinders) increased from 596 to 721, and is almost twice the number in 2002 (363). This would suggest a higher vacancy rate, which is consistent with anecdotal reports, field observations and reports from property owners, and would explain the continuing softness in rents.

Beginning in the late 1990s, we found a significant drop in the number of listings in the newspapers, and began to include listings from a fee-based rental service, Homefinders. This past year, there was a small increase in the number of listings in the *Oakland Tribune* and a large decrease in *The Montclarion's* listings. There was also a 24 percent increase in the number of listings with the Homefinders service, a much more modest increase than last year's 86%.

This year, a new source was included in our survey: the internet-based "craigslist" ([www.craigslist.org](http://www.craigslist.org)). This has added nearly 1,200 listings to our survey (although it is not possible to determine how many of the listings on craigslist were also contained in the other listing sources). With 1,194 listings for studios, one-bedrooms, two-bedrooms, and three-bedrooms, craigslist accounts for the majority of the listings among our sources.

Whether or not craigslist is included, the increase in listings this year is less than the increase in 2003, which may indicate that the rental market is beginning to reach bottom.

It should be noted that these sources are not an exhaustive listing of all vacant units, and there are undoubtedly other units available on the market. Even with the addition of craigslist, the nearly 2,000 listings account for only 2.5% of all rental units in the City, while the true vacancy rate is undoubtedly significantly higher.

**Table 3:  
Number of Listings for Rental Units, 1999-2004**

	<i>Montclarion</i>		<i>Oakland Tribune</i>		Homefinders Bulletin		craigslist		Total	
	# of Units	% Change from prior year	# of Units	% Change from prior year	# of Units	% Change from prior year	# of Units	% Change from prior year	# of Units	% Change from prior year
1999	72	26%	29	-37%	110	-12%	N/A	N/A	211	N/A
2000	30	-58%	8	-72%	140	28%	N/A	N/A	178	-15%
2001	73	143%	13	63%	164	17%	N/A	N/A	250	40%
2002	74	1%	47	262%	242	48%	N/A	N/A	363	45%
2003	71	-4%	74	57%	451	86%	1,021	N/A	596 / 1,617	64%
<b>2004</b>	47	-51%	79	6%	595	24%	1,194	14%	721 / 1,915	21% / 18%

### **Affordability**

Although rents have declined significantly in recent years, they are still substantially higher than in the mid to late 1990s. Because household incomes have stagnated or even fallen in recent years, affordability continues to be a major problem for many of Oakland's renters.

Oakland's market rate rents are well above what is affordable to the typical Oakland renter. Housing is generally considered to be affordable when gross rents (rent plus utilities paid by the tenant) do not exceed 30 percent of a tenant's household income. According to the 2000 Census, the median household income for renters was \$29,278. In other words, half of all Oakland renter households had incomes less than \$30,000. This would allow them to pay no more than \$750 in gross rents, or roughly \$700 to \$725 plus utilities. Even allowing for some increase in incomes, these levels are well below the median rent for available apartments in Oakland.

Another way of looking at this is to compare current rent levels to what is affordable to households earning either minimum wage (\$6.75/hour) or the City's Living Wage (\$11.11/hour). Table 4 shows the number of hours a person would have to work, per week, in order to afford a market-rate unit. The table does not include an adjustment for tenant-paid utility costs, and the number of hours of work required would be higher if this factor were included.

**Table 4:  
Weekly Hours of Work Required to Afford a Market-Priced Rental Unit\***

	<b>Living Wage (\$11.11/hr)</b>		<b>Minimum Wage (\$6.75/hr)</b>	
<b>Unit Size</b>	1 BR apt	2 BR apt	1 BR apt	2 BR apt
<b>Market Rent</b>	\$896	\$1,219	\$896	\$1,219
<b>Hours of work required</b>				
1 wage-earner	62	84	102	139
2 wage-earners	31	42	51	69

\* Annual earnings for full-time workers at these rates would be as follows:

*Living wage:* one wage-earner: \$23,109; two wage-earners: \$46,218

*Minimum wage:* one wage-earner: \$14,040; two wage-earners: \$28,080

## CITYWIDE RENT FIGURES

**CITY OF OAKLAND RENTAL SURVEY**  
**MEDIAN MONTHLY RENTAL OF OAKLAND'S APARTMENTS BY SIZE,**  
**YEAR, AND PERCENTAGE OF CHANGE OVER PREVIOUS SURVEY YEAR'S MEDIAN**

**THE TRIBUNE LISTINGS**

Year of Survey	STUDIO		ONE-BEDROOM		TWO-BEDROOM		THREE-BEDROOM	
	Median Rental	Percent Change						
1980	\$185		\$250		\$325			
1985	\$325	76%	\$430	72%	\$600	85%		
1990	\$400	23%	\$510	19%	\$680	13%		
1991	\$425	6%	\$500	-2%	\$640	-6%		
1992	\$423	0%	\$515	3%	\$650	2%		
1993	\$425	0%	\$495	-4%	\$605	-7%		
1994	\$400	-6%	\$540	9%	\$650	7%		
1995	\$398	-1%	\$500	-7%	\$650	0%		
1996	\$425	7%	\$515	3%	\$650	0%		
1997	\$440	4%	\$500	-3%	\$705	8%		
1998	\$423	-4%	\$540	8%	\$763	8%		
1999	\$560	32%	\$650	20%	\$775	2%		
2000	N/A	N/A	N/A	N/A	N/A	N/A		
2001	N/A	N/A	\$900	N/A	\$1,200	N/A		
2002	\$770	N/A	\$925	3%	\$1,200	0%		
2003	\$695	-10%	\$850	-8%	\$1,100	-8%	\$ 1,350	
2004	\$650	-6%	\$775	-9%	\$1,013	-8%	\$ 1,275	-6%

Source: City of Oakland, Community and Economic Development Agency  
 Data compiled from *Oakland Tribune* classified ads of apartment rentals from  
 the first Sunday Edition in July for the years shown above.  
 Prices are advertised rents for vacant units. Rents for already-occupied units may be lower.  
 N/A: Not Available (fewer than 5 listings in category)

**CITY OF OAKLAND RENTAL SURVEY  
 MEDIAN MONTHLY RENTAL OF OAKLAND'S APARTMENTS BY SIZE,  
 YEAR, AND PERCENTAGE OF CHANGE OVER PREVIOUS SURVEY YEAR'S MEDIAN**

**THE MONTCLARION LISTINGS**

Year of Survey	STUDIO		ONE-BEDROOM		TWO-BEDROOM	
	Median Rental	Percent Change	Median Rental	Percent Change	Median Rental	Percent Change
1980	\$225		\$310		\$395	
1985	\$395	76%	\$500	61%	\$700	77%
1990	\$465	18%	\$575	15%	\$795	14%
1991	\$485	4%	\$600	4%	\$823	4%
1992	\$480	-1%	\$595	-1%	\$795	-3%
1993	\$485	1%	\$590	-1%	\$800	1%
1994	\$493	2%	\$575	-3%	\$773	-3%
1995	\$475	-4%	\$590	3%	\$795	3%
1996	\$493	4%	\$600	2%	\$830	4%
1997	\$535	9%	\$650	8%	\$900	8%
1998	\$550	3%	\$708	9%	\$993	10%
1999	\$698	27%	\$797	13%	\$1,200	21%
2000	N/A	N/A	\$948	19%	\$1,410	18%
2001	\$895	N/A	\$1,095	16%	\$1,475	5%
2002	\$785	-12%	\$995	-9%	\$1,395	-5%
2003	\$760	-3%	\$985	-1%	\$1,400	0.4%
2004	\$ 750	-1%	\$ 938	-5%	\$ 1,163	-16.9%

Source: City of Oakland, Community and Economic Development Agency  
 Data compiled from *The Montclarion* classified ads of apartment rentals from the  
 the first weekly edition in July for the years shown above  
 (1995 data is from the third weekly edition in July).  
 Prices are advertised rents for vacant units. Rents for already-occupied units may be lower.  
 N/A: Not Available (fewer than 5 listings)

**CITY OF OAKLAND RENTAL SURVEY  
 MEDIAN MONTHLY RENTAL OF OAKLAND'S APARTMENTS BY SIZE,  
 YEAR, AND PERCENTAGE OF CHANGE OVER PREVIOUS SURVEY YEAR'S MEDIAN**

**HOMEFINDERS BULLETIN LISTINGS**

Year of Survey	STUDIO		ONE-BEDROOM		TWO-BEDROOM		THREE-BEDROOM	
	Median Rental	Percent Change						
1998	\$540		\$725		\$875			
1999	\$713	32%	\$850	17%	\$1,050	20%		
2000	\$800	12%	\$1,050	24%	\$1,463	39%	\$1,350	N/A
2001	\$800	0%	\$1,175	12%	\$1,500	3%	\$1,875	39%
2002	\$795	-1%	\$1,000	-15%	\$1,400	-7%	\$1,775	-5%
2003	\$750	-6%	\$938	-6%	\$1,250	-11%	\$1,750	-1%
2004	\$745	-1%	\$895	-5%	\$1,200	-4%	1,600	-9%

Source: City of Oakland, Community and Economic Development Agency  
 Data compiled from Homefinders Bulletin listings of Oakland apartment rentals from the first full week in July for the years shown above.  
 Prices are advertised rents for vacant units. Rents for already-occupied units may be lower.  
 N/A: Not Available (fewer than 5 listings)

**CITY OF OAKLAND RENTAL SURVEY  
 MEDIAN MONTHLY RENTAL OF OAKLAND'S APARTMENTS BY SIZE,  
 YEAR, AND PERCENTAGE OF CHANGE OVER PREVIOUS SURVEY YEAR'S MEDIAN**

**CRAIGSLIST.ORG LISTINGS**

Year of Survey	STUDIO		ONE-BEDROOM		TWO-BEDROOM		THREE-BEDROOM		FOUR-BEDROOM	
	Median Rental	Percent Change								
2003	\$795		\$995		\$1,400		\$1,983		\$2,673	
2004	\$750	-6%	\$900	-10%	\$1,250	-11%	\$1,800	-9%	\$2,395	-10%

Source: City of Oakland, Community and Economic Development Agency  
 Data compiled from www.craigslist.org from July 11, 2003 & July 11, 2004  
 Prices are advertised rents for vacant units. Rents for already-occupied units may be lower.  
 N/A: Not Available or fewer than 5 listings

## RENTS BY UNIT TYPE AND AREA

**CITY OF OAKLAND RENTAL SURVEY  
 MEDIAN MONTHLY RENTAL OF OAKLAND'S APARTMENTS BY SIZE, AREA\*  
 YEAR, AND PERCENTAGE OF CHANGE OVER PREVIOUS SURVEY YEAR'S MEDIAN**

**STUDIO APARTMENTS (TRIBUNE)**

Year of Survey	AREA 3672		AREA 3678		AREA 3681		AREA 3684		AREA 3690		AREA 3693		AREA 3699	
	Median Rental	Percent Change												
1980	\$180		N/A											
1985	\$300	67%	\$378	N/A	N/A	N/A	N/A	N/A	\$325	N/A	N/A	N/A	N/A	N/A
1990	\$350	17%	\$423	12%	N/A	N/A								
1991	\$380	9%	\$425	0%	N/A	N/A	N/A	N/A	\$375	N/A	N/A	N/A	N/A	N/A
1992	\$398	5%	\$450	6%	N/A	N/A	N/A	N/A	\$395	5%	N/A	N/A	N/A	N/A
1993	\$400	1%	\$450	0%	N/A	N/A	N/A	N/A	\$410	4%	N/A	N/A	N/A	N/A
1994	\$390	-3%	\$425	-6%	N/A	N/A	N/A	N/A	\$395	-4%	N/A	N/A	N/A	N/A
1995	\$350	-10%	\$425	0%	N/A	N/A	N/A	N/A	\$395	0%	N/A	N/A	N/A	N/A
1996	\$383	9%	\$425	0%	N/A	N/A								
1997	N/A	N/A	\$450	6%	N/A	N/A								
1998	N/A	N/A												
1999	N/A	N/A												
2000	N/A	N/A												
2001	N/A	N/A												
2002	N/A	N/A	\$790	N/A										
2003	N/A	N/A	\$650	-18%										
2004	N/A	N/A												

Source: City of Oakland, Community and Economic Development Agency  
 Data compiled from *Oakland Tribune* classified ads of apartment rentals from  
 the first Sunday Edition in July for the years shown above.  
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 N/A: Not Available (fewer than 5 listings in category)

\* Area Designators:  
 3672 West of Broadway  
 3678 Broadway to Highway 13, below 580  
 3687 Montclair  
 3690 13th to Seminary Blvd, below 580  
 3684 Park Blvd. East between 580 and 13  
 3693 Seminary to 109, below MacArthur  
 3696 East of Redwood, above MacArthur  
 3699 Oakland General

**CITY OF OAKLAND RENTAL SURVEY  
 MEDIAN MONTHLY RENTAL OF OAKLAND'S APARTMENTS BY SIZE, AREA  
 YEAR, AND PERCENTAGE OF CHANGE OVER PREVIOUS SURVEY YEAR'S MEDIAN**

**STUDIO APARTMENTS (HOMEFINDERS)**

Year of Survey	LAKE MERRITT		NORTH OAKLAND		MONTCLAIR		ABOVE MACARTHUR		BELOW MACARTHUR	
	Median Rental	Percent Change	Median Rental	Percent Change	Median Rental	Percent Change	Median Rental	Percent Change	Median Rental	Percent Change
1999	\$750		\$700		N/A		N/A		N/A	
2000	\$848	13%	\$800	N/A	N/A	N/A	\$585	N/A	N/A	N/A
2001	\$895	6%	\$800	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2002	\$775	-13%	\$873	9%	N/A	N/A	N/A	N/A	\$775	N/A
2003	\$775	0%	\$775	-11%	N/A	N/A	N/A	N/A	\$698	-10%
2004	\$750	-3%	\$750	-3%	N/A	N/A	N/A	N/A	\$675	-3%

Source: City of Oakland, Community and Economic Development Agency

N/A: Not Available (fewer than 5 listings)

Data compiled from Homefinders Bulletin.

Prices are initial asking prices.

All Oakland apartment rentals from the first full week in July for the years shown above

**CITY OF OAKLAND RENTAL SURVEY  
 MEDIAN MONTHLY RENTAL OF OAKLAND'S APARTMENTS BY SIZE, AREA\*  
 YEAR, AND PERCENTAGE OF CHANGE OVER PREVIOUS SURVEY YEAR'S MEDIAN**

**STUDIO APARTMENTS (CRAIGSLIST)**

Year of Survey	DOWNTOWN		OAKLAND EAST		OAKLAND HILLS		LAKE MERRITT		NORTH OAKLAND		MONTCLAIR	
	Median	Percent Change	Median	Percent Change	Median	Percent Change	Median	Percent Change	Median	Percent Change	Median	Percent Change
2003	\$725		\$975		\$798		\$795		\$795		\$823	
2004	\$695	-4%	\$675	-31%	\$795	-0.3%	\$750	-6%	\$750	-6%	\$750	-9%

Source: City of Oakland, Community and Economic Development Agency  
 Data compiled from www.craigslist.org from July 11, 2003 & July 11, 2004  
 Prices are advertised rents for vacant units. Rents for already-occupied units may be lower.  
 N/A: Not Available or fewer than 5 listings

**CITY OF OAKLAND RENTAL SURVEY  
 MEDIAN MONTHLY RENTAL OF OAKLAND'S APARTMENTS BY SIZE, AREA\*  
 YEAR, AND PERCENTAGE OF CHANGE OVER PREVIOUS SURVEY YEAR'S MEDIAN**

**ONE-BEDROOM APARTMENTS (TRIBUNE)**

Year of Survey	AREA 3672		AREA 3678		AREA 3681		AREA 3684		AREA 3690		AREA 3693		AREA 3699	
	Median Rental	Percent Change												
1980	\$265		\$315		N/A		\$225		\$237		N/A		N/A	
1985	\$365	38%	\$475	\$1	\$473	N/A	N/A	N/A	\$395	\$1	\$350	N/A	N/A	N/A
1990	\$490	34%	\$543	14%	N/A	N/A	\$560	N/A	\$475	\$0	\$450	\$0	N/A	N/A
1991	\$450	-8%	\$540	-1%	N/A	N/A	\$535	\$0	\$485	\$0	\$448	\$0	N/A	N/A
1992	\$495	10%	\$550	2%	N/A	N/A	\$560	\$0	\$495	2%	\$450	\$0	N/A	N/A
1993	\$510	3%	\$540	-2%	\$525	N/A	\$535	\$0	\$475	-4%	\$441	\$0	N/A	N/A
1994	\$475	-7%	\$540	0%	\$495	\$0	\$525	\$0	\$475	0%	\$450	\$0	N/A	N/A
1995	\$475	0%	\$528	-2%	\$550	\$0	\$513	\$0	\$475	0%	\$475	\$0	N/A	N/A
1996	\$475	0%	\$545	3%	N/A	N/A	N/A	N/A	\$475	\$0	\$450	\$0	N/A	N/A
1997	\$475	\$0	\$545	0%	N/A	N/A	N/A	N/A	\$500	\$0	\$450	\$0	N/A	N/A
1998	N/A	N/A	\$543	\$0	N/A	N/A	N/A	N/A	\$570	\$0	\$485	\$0	N/A	N/A
1999	N/A	N/A	\$763	\$0	N/A	N/A								
2000	N/A	N/A												
2001	N/A	N/A												
2002	N/A	N/A	\$918	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$995	N/A
2003	\$913	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$800	N/A	N/A	N/A	\$900	-10%
2004	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$750	\$0	N/A	N/A	\$795	\$0

Source: City of Oakland, Community and Economic Development Agency  
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\* Area Designators:  
 3672 West of Broadway  
 3678 Broadway to Highway 13, below 580  
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 3690 13th to Seminary Blvd, below 580  
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 3696 East of Redwood, above MacArthur  
 3699 Oakland General

**CITY OF OAKLAND RENTAL SURVEY  
 MEDIAN MONTHLY RENTAL OF OAKLAND'S APARTMENTS BY SIZE, AREA  
 YEAR, AND PERCENTAGE OF CHANGE OVER PREVIOUS SURVEY YEAR'S MEDIAN**

**ONE-BEDROOM APARTMENTS (HOMEFINDERS)**

Year of Survey	LAKE MERRITT		NORTH OAKLAND		MONTCLAIR		ABOVE MACARTHUR		BELOW MACARTHUR	
	Median Rental	Percent Change	Median Rental	Percent Change	Median Rental	Percent Change	Median Rental	Percent Change	Median Rental	Percent Change
1999	\$861		\$910		N/A		N/A		\$648	
2000	\$1,050	22%	\$1,062	17%	N/A	N/A	\$795	N/A	N/A	N/A
2001	\$1,150	10%	\$1,250	18%	N/A	N/A	N/A	N/A	\$938	N/A
2002	\$950	-17%	\$1,100	-12%	N/A	N/A	\$950	N/A	\$795	-15%
2003	\$913	-4%	\$950	-14%	\$1,000	N/A	\$975	3%	\$875	10%
2004	\$895	-2%	\$950	0%	N/A	N/A	825	-15%	\$850	-3%

Source: City of Oakland, Community and Economic Development Agency

N/A: Not Available (fewer than 5 listings)

Data compiled from Homefinders Bulletin.

Prices are initial asking prices.

All Oakland apartment rentals from the first full week in July for the years shown above

**CITY OF OAKLAND RENTAL SURVEY  
 MEDIAN MONTHLY RENTAL OF OAKLAND'S APARTMENTS BY SIZE, AREA  
 YEAR, AND PERCENTAGE OF CHANGE OVER PREVIOUS SURVEY YEAR'S MEDIAN**

**ONE-BEDROOM APARTMENTS (CRAIG'S LIST)**

Year of Survey	DOWNTOWN		OAKLAND EAST		OAKLAND HILLS		LAKE MERRITT		NORTH OAKLAND		MONTCLAIR	
	Median	Percent Change	Median	Percent Change	Median	Percent Change	Median	Percent Change	Median	Percent Change	Median	Percent Change
2003	\$898		\$795		\$1,045		\$950		\$995		\$1,150	
2004	\$873	-3%	\$790	-1%	\$895	-14%	\$895	-6%	\$995	0%	\$995	-13%

Source: City of Oakland, Community and Economic Development Agency  
 Data compiled from [www.craigslist.org](http://www.craigslist.org) from July 11, 2003 & July 11, 2004  
 Prices are advertised rents for vacant units. Rents for already-occupied units may be lower.  
 N/A: Not Available or fewer than 5 listings

**CITY OF OAKLAND RENTAL SURVEY**  
**MEDIAN MONTHLY RENTAL OF OAKLAND'S APARTMENTS BY SIZE, AREA\***  
**YEAR, AND PERCENTAGE OF CHANGE OVER PREVIOUS SURVEY YEAR'S MEDIAN**

**TWO-BEDROOM APARTMENTS (TRIBUNE)**

Year of Survey	AREA 3672		AREA 3678		AREA 3681		AREA 3684		AREA 3690		AREA 3693	
	Median Rental	Percent Change										
1980	\$425		N/A		N/A		\$295		N/A		N/A	
1985	\$495	16%	\$700	N/A	\$685	N/A	\$675	129%	\$525	N/A	\$443	N/A
1990	\$600	21%	\$788	13%	\$735	7%	\$725	7%	\$600	14%	\$550	24%
1991	\$600	0%	\$688	-13%	N/A	N/A	\$725	0%	\$650	8%	\$575	5%
1992	\$613	2%	\$725	5%	N/A	N/A	\$685	-6%	\$600	-8%	\$625	9%
1993	\$600	-2%	\$713	-2%	\$600	N/A	N/A	N/A	\$600	0%	\$550	-12%
1994	\$610	2%	\$695	-3%	N/A	N/A	\$675	N/A	\$610	2%	\$610	11%
1995	\$575	-6%	\$695	0%	N/A	N/A	\$675	0%	\$635	4%	\$585	-4%
1996	\$563	-2%	\$725	4%	N/A	N/A	\$705	N/A	\$600	-6%	\$555	-5%
1997	N/A	N/A	\$725	0%	N/A	N/A	N/A	N/A	\$695	16%	\$610	10%
1998	N/A	N/A	\$825	14%	N/A	N/A	N/A	N/A	\$775	12%	N/A	N/A
1999	N/A	N/A	\$1,148	39%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2000	N/A	N/A										
2001	N/A	N/A										
2002	N/A	N/A										
2003	N/A	N/A										
2004	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 925	N/A	N/A	N/A

Source: City of Oakland, Community and Economic Development Agency  
 Data compiled from *Oakland Tribune* classified ads of apartment rentals from the first Sunday Edition in July for the years shown above.  
 Prices are advertised rents for vacant units. Rents for already-occupied units may be lower.  
 N/A: Not Available (fewer than 5 listings in category)

\* Area Designators:  
 3672 West of Broadway  
 3678 Broadway to Highway 13, below 580  
 3687 Montclair  
 3690 13th to Seminary Blvd, below 580  
 3684 Park Blvd. East between 580 and 13  
 3693 Seminary to 109, below MacArthur  
 3696 East of Redwood, above MacArthur  
 3699 Oakland General

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 MEDIAN MONTHLY RENTAL OF OAKLAND'S APARTMENTS BY SIZE, AREA  
 YEAR, AND PERCENTAGE OF CHANGE OVER PREVIOUS SURVEY YEAR'S MEDIAN**

**TWO-BEDROOM APARTMENTS (HOMEFINDERS)**

Year of Survey	LAKE MERRITT		NORTH OAKLAND		MONTCLAIR		ABOVE MACARTHUR		BELOW MACARTHUR	
	Median Rental	Percent Change	Median Rental	Percent Change	Median Rental	Percent Change	Median Rental	Percent Change	Median Rental	Percent Change
1999	\$1,038		\$1,200		N/A		\$1,175		\$800	
2000	\$1,450	40%	\$1,748	46%	N/A	N/A	\$1,695	44%	\$900	13%
2001	\$1,498	3%	\$1,575	-10%	N/A	N/A	N/A	N/A	N/A	N/A
2002	\$1,400	-7%	\$1,500	-5%	N/A	N/A	\$1,450	N/A	\$1,100	N/A
2003	\$1,200	-14%	\$1,250	-17%	\$ 1,950	N/A	\$1,300	-10%	\$1,150	5%
2004	\$1,235	3%	\$1,295	4%	N/A	N/A	\$1,250	-4%	\$1,100	-4%

Source: City of Oakland, Community and Economic Development Agency

N/A: Not Available (fewer than 5 listings)

Data compiled from Homefinders Bulletin.

Prices are initial asking prices.

All Oakland apartment rentals from the first full week in July for the years shown above

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 YEAR, AND PERCENTAGE OF CHANGE OVER PREVIOUS SURVEY YEAR'S MEDIAN**

**TWO-BEDROOM APARTMENTS (CRAIG'S LIST)**

Year of Survey	DOWNTOWN		OAKLAND EAST		OAKLAND HILLS		LAKE MERRITT		NORTH OAKLAND		MONTCLAIR	
	Median	Percent Change	Median	Percent Change	Median	Percent Change	Median	Percent Change	Median	Percent Change	Median	Percent Change
2003	\$1,648	N/A	\$1,098	N/A	\$1,600	N/A	\$1,300	N/A	\$1,475	N/A	\$1,600	N/A
2004	\$995	\$0	\$1,048	\$0	\$1,298	\$0	\$1,300	\$0	\$1,225	\$0	\$1,398	\$0

Source: City of Oakland, Community and Economic Development Agency  
 Data compiled from [www.craigslist.org](http://www.craigslist.org) from July 11, 2003 & July 11, 2004  
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 N/A: Not Available or fewer than 5 listings

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**THREE-BEDROOM APARTMENTS (HOMEFINDERS)**

Year of Survey	LAKE MERRITT		NORTH OAKLAND		MONTCLAIR		ABOVE MACARTHUR		BELOW MACARTHUR	
	Median Rental	Percent Change	Median Rental	Percent Change	Median Rental	Percent Change	Median Rental	Percent Change	Median Rental	Percent Change
2002	N/A	N/A	\$1,895	N/A	N/A	N/A	\$1,300	N/A	N/A	N/A
2003	\$1,950	N/A	\$1,750	-8%	N/A	N/A	N/A	N/A	\$1,450	N/A
2004	\$1,825	-6%	\$1,650	-6%	N/A	N/A	\$1,725	33%	\$1,475	2%

Source: City of Oakland, Community and Economic Development Agency

Data compiled from Homefinders Bulletin listings of Oakland apartment rentals from the first full week in July for the years shown above.

Prices are advertised rents for vacant units. Rents for already-occupied units may be lower.

N/A: Not Available (fewer than 5 listings)

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**THREE-BEDROOM APARTMENTS (CRAIG'S LIST)**

Year of Survey	DOWNTOWN		OAKLAND EAST		OAKLAND HILLS		LAKE MERRITT		NORTH OAKLAND		MONTCLAIR	
	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change
2003	N/A		\$1,448		\$2,200		\$1,800		\$1,800		\$2,295	
2004	N/A	N/A	\$1,400	-3%	\$1,850	-16%	\$1,750	-3%	\$1,725	-4%	\$2,500	9%

Source: City of Oakland, Community and Economic Development Agency  
 Data compiled from [www.craigslist.org](http://www.craigslist.org) from July 11, 2003 & July 11, 2004  
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