

# CITYWIDE RENTAL SURVEY

*(September 2015)*

COVERING YEARS 2008-2015



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# CITY OF OAKLAND 2015 RENTAL SURVEY

## *METHODOLOGY*

Data for the Rental Survey is compiled every year on July 15<sup>th</sup> from listings of vacant apartment units advertised on [www.craigslist.org](http://www.craigslist.org). Data is presented by number of bedrooms and geographic area within Oakland. The geographic areas include: Downtown, East Oakland, Oakland Hills/Mills, Lake Merritt/Grand, North Oakland/Temescal, Piedmont/Montclair, Rockridge and West Oakland.

We use median rent as the statistic to describe rental rates, which is common in housing market studies. If a category of unit sizes or a geographic area has four or fewer listings, we do not calculate a median and indicate the lack of listings with “N/A” (not available). Data is collected for all available unit sizes but the rental survey analysis only covers studio through 3 bedroom units.

## *FINDINGS*

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

### Median Rents

In 2015, the overall Citywide median rental data experienced a steep rise. The only exception were the one-bedrooms that remained relatively flat. Median rental rates for two-bedroom units experienced the steepest rise, closely followed by the studio units. Three-bedroom units also experienced a substantial increase in their median rental rates. This observed trend is a continuation of overall sharp increase in median rent observed for the year 2014.

Citywide data on rents hide some variation among neighborhoods:

- For studios, the Citywide median rent increased by 35%, as their overall supply fell by 37% from the year 2014. The three neighborhoods of East Oakland, Lake Merritt/Grand and North Oakland/Temescal showed dramatic increase in median rents with 37%, 28% and 38% rises respectively. The supply registered in the remaining neighborhoods of Downtown, Hills/Mills, Piedmont/Montclair, Rockridge and West Oakland was not sufficient to analyze rental cost changes though is an indicator of a very tight studio rental supply in these neighborhoods.
- For one-bedroom units, the median rent showed a slight increase of 2% Citywide over 2014, while their supply increased by 13%. West Oakland and East Oakland experienced 30% rent

increases. All other areas of the city experienced a single digit percentage increase over 2014 rents except for the North Oakland/Temescal neighborhood that saw a 4% decrease in rents.

- For two-bedroom units, median rent had a sharp increase of 40% citywide, while their supply fell by 7%. The two neighborhoods of Hills/Mills and Piedmont/Montclair registered a dramatic increase in rents, with 54% and 46% respectively. Many other neighborhoods also experienced significant increases with East Oakland at 28%, Rockridge at 19%, Lake Merritt/Grand at 11%, and Temescal/North Oakland at 9%. Downtown had a slight increase of 2% in median rents.
- For three-bedroom units, the median rent increased 19% citywide, while their supply fell by 7%. The distribution of percentage-changes varied drastically with five of the neighborhoods experiencing significant increases and three registering a decline or negligible supply. Neighborhoods that had appreciation in rental price include East Oakland (36%), North Oakland/Temescal (30%), Piedmont/Montclair (32%), West Oakland (24%) and Rockridge (22%). Lake Merritt/Grand experienced a 8% decline followed by Hills/Mills with a 3% decline.

**Table 1: Median Monthly Asking Rents for Available Apartments, 2008-2015**

year	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
2008	\$800	-	\$1,150	-	\$ 1,500	-	\$1,968	-
2009	\$825	3%	\$ 1,030	-10%	\$ 1,425	-5%	\$ 1,750	-11%
2010	\$795	-4%	\$1,050	2%	\$ 1,395	-2%	\$ 1,725	-1%
2011	\$850	7%	\$1,025	-2%	\$1,350	-3%	\$1,798	4%
2012	\$850	0%	\$ 1,095	7%	\$1,395	3%	\$ 1,750	-3%
2014	\$1,094	29%	\$ 1,895	73%	\$2,100	51%	\$ 2,500	43%
2015	\$1,475	35%	\$ 1,929	2%	\$2,950	40%	\$ 2,975	19%

### Affordability

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 have 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. 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 the City’s Minimum Wage (\$12.25/hour), the California minimum wage (\$9.00/hour) or the Federal minimum wage (\$7.25/hour). Table 2 shows the numbers 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 2: Weekly Hours of Work Required to Afford a Market-Priced Rental Unit in 2015\***

Wage Rate	Oakland Minimum Wage (\$12.25)		CA State Minimum Wage (\$9.00)		Federal Minimum Wage (\$7.25)	
	1 BR apt	2 BR apt	1 BR apt	2 BR apt	1 BR apt	2 BR apt
Unit Size	1 BR apt	2 BR apt	1 BR apt	2 BR apt	1 BR apt	2 BR apt
Market Median Rent	\$1,929	\$2,950	\$1,929	\$2,950	\$1,929	\$2,950
1 wage-earner	121	185	165	252	205	313
2 wage-earners	61	93	82	126	102	156

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

*Oakland Minimum wage:* one wage-earner: \$25,480, two wage-earners: \$50,960

*CA Minimum wage:* one wage-earner: \$18,720, two wage-earners: \$37,440

*Federal Minimum wage:* one wage-earner: \$15,080, two wage-earners: \$30,160

It should be noted that in all cases, with either one wage-earner or two, it would require working more than 40 hours per week to afford the median rent.

#### Availability of Units

After large increases in the number of studio, one-, two- and three-bedroom units listed from 2008 to 2009, the number of listings for available units continue to decline from 2010 through 2015. This decline has been significant: in 2009 there were a total of 1,830 units listed whereas in 2014 there were only 495 units listed in craigslist. In 2015, there was only a slight decline of 2% in unit listings.

**Table 3: Number of Listings for Rental Units, 2008-2015**

	Studio		1 Bedroom		2 Bedroom		3 Bedroom		Total 0-3 Bedroom	
	Count	% Change	Count	% Change	Count	% Change	Count	% Change	Count	% Change
2008	121	N/A	381	N/A	350	N/A	154	N/A	1006	-
2009	261	116%	742	95%	578	65%	249	62%	1830	82%
2010	168	-36%	728	-2%	555	-4%	190	-24%	1641	-10%
2011	165	-2%	466	-36%	421	-24%	198	4%	1250	-24%
2012	89	-46%	244	-48%	372	-12%	159	-20%	864	-31%
2014	48	-46%	193	-21%	169	-55%	85	-47%	495	-43%
2015	37	-23%	214	11%	153	-9%	79	-7%	483	-2%

The citywide decrease in number of listings hides variation across neighborhoods. With the year 2015 decelerating the decline rate, many neighborhoods experienced dramatic increases in supply of rental units. The only exception to this trend was East Oakland and Lake Merritt that saw a 41% and 8% decline respectively from 2014. The remaining neighborhoods registered significant increases within the range of 21 – 41%, with North Oakland/Temescal experiencing the highest percentage increase.

**2015 CITYWIDE AVERAGES**

	Count: studio- 3bdrm	Count: 4bdrm
<i>TOTAL CRAIGSLIST LISTINGS</i>	483	26

	Studio				1 Bedroom				2 Bedroom				3 Bedroom				4 Bedroom			
	Count	% Change	Median Rent	% Change	Count	% Change	Median Rent	% Change	Count	% Change	Median Rent	% Change	Count	% Change	Median Rent	% Change	Count	% Change	Median Rent	% Change
<i>Estimated Citywide 2002</i>			\$790	-5%			\$990	-12%			\$1,373	-6%			\$1,600					
<i>Estimated Citywide 2003</i>			\$741	-6%			\$934	-6%			\$1,251	-9%			\$1,800	13%				
<i>Estimated Citywide 2004</i>			\$747	1%			\$896	-4%			\$1,219	-3%			\$1,693	-6%				
<i>Estimated Citywide 2008</i>	121	N/A	\$ 800	N/A	381	N/A	\$ 1,150	N/A	350	N/A	\$ 1,500	N/A	154	N/A	\$ 1,968	N/A	43	N/A	\$ 2,600	N/A
<i>Estimated Citywide 2009</i>	261	116%	\$ 825	3%	742	95%	\$ 1,030	-10%	578	65%	\$ 1,425	-5%	249	62%	\$ 1,750	-11%	79	84%	\$ 2,950	13%
<i>Estimated Citywide 2010</i>	168	-36%	\$ 795	-4%	728	-2%	\$ 1,050	2%	555	-4%	\$ 1,395	-2%	190	-24%	\$ 1,725	-1%	53	-33%	\$ 2,500	-15%
<i>Estimated Citywide 2011</i>	165	-2%	\$ 850	7%	466	-36%	\$ 1,025	-2%	421	-24%	\$ 1,350	-3%	198	4%	\$ 1,798	4%	50	-6%	\$ 2,375	-5%
<i>Estimated Citywide 2012</i>	89	-46%	\$ 850	0%	244	-48%	\$ 1,095	7%	372	-12%	\$ 1,395	3%	159	-20%	\$ 1,750	-3%	36	-28%	\$ 2,200	-7%
<i>Estimated Citywide 2014</i>	48	-46%	\$ 1,094	29%	193	-21%	\$ 1,895	73%	169	-55%	\$ 2,100	51%	85	-47%	\$ 2,500	43%	23	-36%	\$ 3,975	81%
<i>Estimated Citywide 2015</i>	37	-23%	\$ 1,475	35%	214	11%	\$ 1,929	2%	153	-9%	\$ 2,950	40%	79	-7%	\$ 2,975	19%	26	13%	\$ 5,000	26%

	Oakland Minimum Wage	CA State Minimum	Federal Minimum
2015 Wages	\$12.25	\$9.00	\$7.25
Annual earnings, 1 worker	\$25,480	\$18,720	\$15,080
Annual earnings, 2 workers	\$50,960	\$37,440	\$30,160

2015 Wages & Median Rents	Oakland Minimum		CA State Minimum		Federal Minimum	
	\$12.25		\$9.00		\$7.25	
Unit Size	1 BR apt	2 BR apt	1 BR apt	2 BR apt	1 BR apt	2 BR apt
HUD Fair Market Rents	\$1,260	\$1,585	\$1,260	\$1,585	\$1,260	\$1,585
Market Median Rent	\$1,929	\$2,950	\$1,929	\$2,950	\$1,929	\$2,950
Yearly Income Required	\$77,160	\$118,000	\$77,160	\$118,000	\$77,160	\$118,000
Weekly Income Required	\$1,484	\$2,269	\$1,484	\$2,269	\$1,484	\$2,269
hours required, 1 wage-earner	121	185	165	252	205	313
hours required, 2 wage-earners	61	93	82	126	102	156

	Montclairion		Oakland Tribune		Homefinders		Craigslist	
	# of Listings	% Change	# of Listings	% Change	# of Listings	% Change	# of Listings	% Change
1999	72	26%	29	-37%	110	-12%	N/A	N/A
2000	30	-58%	8	-72%	140	27%	N/A	N/A
2001	73	143%	13	63%	164	17%	N/A	N/A
2002	74	1%	47	262%	242	48%	N/A	N/A
2003	71	-4%	74	57%	451	86%	1,021	N/A
2004	47	-34%	79	7%	595	32%	1,194	17%
2008							1,006	-16%
2009							1,830	82%
2010							1,641	-10%
2011							1,250	-24%
2012							864	-31%

**RENTS BY UNIT TYPE AND AREA**

2015	North Oakland/Temescal										% Change 2014 to 2015	FY 2015 FMRs
	Downtown	East Oakland	Hills/Mills	Lake Merritt/Grand	Piedmont/Montclair	Rockridge	West Oakland	Citywide Median 2015	Citywide Median 2014			
Studios	N/A	\$ 1,223	N/A	\$ 1,500	\$ 1,600	N/A	N/A	\$ 1,475	\$ 1,094	35%	\$ 1,039	
Ones	\$ 2,530	\$ 1,298	\$ 1,500	\$ 1,995	\$ 1,775	\$ 1,825	\$ 2,350	\$ 1,929	\$ 1,895	2%	\$ 1,260	
Twos	\$ 3,338	\$ 1,850	\$ 2,928	\$ 2,950	\$ 2,500	\$ 3,200	\$ 3,200	\$ 2,950	\$ 2,100	40%	\$ 1,585	
Threes	N/A	\$ 2,250	\$ 2,773	\$ 3,998	\$ 3,250	\$ 5,000	\$ 4,600	\$ 2,975	\$ 2,500	19%	\$ 2,213	

YEAR	Studios															
	Downtown		East Oakland		Hills/Mills		Lake Merritt/Grand		North Oakland/Temescal		Piedmont/Montclair		Rockridge		West Oakland	
	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change
2003	\$ 725	N/A	\$ 975	N/A	\$ 798	N/A	\$ 795	N/A	\$ 795	N/A	\$ 823	N/A	N/A	N/A	N/A	N/A
2004	\$ 695	-4%	\$ 675	-31%	\$ 795	0%	\$ 750	-6%	\$ 750	-6%	\$ 750	-9%	N/A	N/A	N/A	N/A
2008	\$ 995	43%	\$ 773	14%	\$ 772	-3%	\$ 850	12%	\$ 930	24%	\$ 895	19%	\$ 863	N/A	\$ 725	N/A
2009	\$ 759	-24%	\$ 748	-3%	\$ 775	0%	\$ 845	-1%	\$ 895	-4%	875	-2%	\$ 895	4%	\$ 743	2%
2010	\$ 750	-1%	\$ 700	-6%	\$ 795	3%	\$ 825	-2%	\$ 850	-5%	\$ 865	-1%	\$ 1,000	12%	\$ 725	-2%
2011	\$ 800	7%	\$ 700	0%	\$ 913	15%	\$ 863	4%	\$ 935	10%	\$ 886	2%	\$ 1,000	0%	\$ 725	0%
2012	\$ 1,095	37%	\$ 695	-1%	\$ 775	-15%	\$ 988	14%	\$ 1,000	7%	\$ 1,050	19%	N/A	N/A	\$ 725	0%
2014	\$ 2,169	98%	\$ 895	29%	N/A	N/A	\$ 1,169	18%	\$ 1,163	16%	N/A	N/A	N/A	N/A	N/A	N/A
2015	N/A	N/A	\$ 1,223	37%	N/A	N/A	\$ 1,500	28%	\$ 1,600	38%	N/A	N/A	N/A	N/A	N/A	N/A

YEAR	Ones															
	Downtown		East Oakland		Hills/Mills		Lake Merritt/Grand		North Oakland/Temescal		Piedmont/Montclair		Rockridge		West Oakland	
	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change
2003	\$ 898	N/A	\$ 795	N/A	\$ 1,045	N/A	\$ 950	N/A	\$ 995	N/A	\$ 1,150	N/A	N/A	N/A	N/A	N/A
2004	\$ 873	-3%	\$ 790	-1%	\$ 895	-14%	\$ 895	-6%	\$ 995	0%	\$ 995	-13%	N/A	N/A	N/A	N/A
2008	\$ 1,490	71%	\$ 825	4%	\$ 1,000	12%	\$ 1,095	22%	\$ 1,100	11%	\$ 1,195	20%	\$ 1,695	N/A	\$ 965	N/A
2009	\$ 1,320	-11%	\$ 845	2%	\$ 985	-2%	\$ 1,025	-6%	\$ 1,025	-7%	\$ 1,158	-3%	\$ 1,198	-29%	\$ 917	-5%
2010	\$ 1,285	-3%	\$ 825	-2%	\$ 950	-4%	\$ 1,050	2%	\$ 1,050	2%	\$ 1,210	5%	\$ 1,395	16%	\$ 950	4%
2011	\$ 1,245	-3%	\$ 825	0%	\$ 1,100	16%	\$ 1,085	3%	\$ 995	-5%	\$ 1,195	-1%	\$ 1,375	-1%	\$ 901	-5%
2012	\$ 1,688	36%	\$ 832	1%	\$ 1,000	-9%	\$ 1,150	6%	\$ 1,185	19%	\$ 1,250	5%	\$ 1,625	18%	\$ 931	3%
2014	\$ 2,468	46%	\$ 1,000	20%	\$ 1,398	40%	\$ 1,750	52%	\$ 1,850	56%	\$ 1,700	36%	N/A	N/A	\$ 1,500	61%
2015	\$ 2,530	3%	\$ 1,298	30%	\$ 1,500	7%	\$ 1,995	14%	\$ 1,775	-4%	\$ 1,825	7%	\$ 2,350	N/A	\$ 1,948	30%

YEAR	Twos															
	Downtown		East Oakland		Hills/Mills		Lake Merritt/Grand		North Oakland/Temescal		Piedmont/Montclair		Rockridge		West Oakland	
	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% 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	N/A	N/A	N/A	N/A
2004	\$ 995	-40%	\$ 1,048	-5%	\$ 1,298	-19%	\$ 1,300	0%	\$ 1,225	-17%	\$ 1,398	-13%	N/A	N/A	N/A	N/A
2008	\$ 2,000	101%	\$ 1,175	12%	\$ 1,598	23%	\$ 1,435	10%	\$ 1,450	18%	\$ 1,699	22%	\$ 2,350	N/A	\$ 1,300	N/A
2009	\$ 1,762	-12%	\$ 1,100	-6%	\$ 1,390	-13%	\$ 1,445	1%	\$ 1,463	1%	\$ 1,913	13%	\$ 2,175	-7%	\$ 1,275	-2%
2010	\$ 1,740	-1%	\$ 1,090	-1%	\$ 1,530	10%	\$ 1,463	1%	\$ 1,350	-8%	\$ 1,650	-14%	\$ 1,775	-18%	\$ 1,200	-6%
2011	\$ 1,675	-4%	\$ 1,075	-1%	\$ 1,450	-5%	\$ 1,490	2%	\$ 1,350	0%	\$ 1,700	3%	\$ 2,195	24%	\$ 1,400	17%
2012	\$ 2,096	25%	\$ 1,200	12%	\$ 1,380	-5%	\$ 1,650	11%	\$ 1,363	1%	\$ 1,950	15%	\$ 1,950	-11%	\$ 1,188	-15%
2014	\$ 3,260	56%	\$ 1,450	21%	\$ 1,899	38%	\$ 2,650	61%	\$ 2,300	69%	\$ 2,195	13%	\$ 2,700	38%	N/A	N/A
2015	\$ 3,338	2%	\$ 1,850	28%	\$ 2,928	54%	\$ 2,950	11%	\$ 2,500	9%	\$ 3,200	46%	\$ 3,200	19%	\$ 2,300	N/A

YEAR	Threes															
	Downtown		East Oakland		Hills/Mills		Lake Merritt/Grand		North Oakland/Temescal		Piedmont/Montclair		Rockridge		West Oakland	
	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change	Median	% Change
2003	N/A	N/A	\$ 1,448	N/A	\$ 2,200	N/A	\$ 1,800	N/A	\$ 1,800	N/A	\$ 2,295	N/A	N/A	N/A	N/A	N/A
2004	N/A	N/A	\$ 1,400	-3%	\$ 1,850	-16%	\$ 1,750	-3%	\$ 1,725	-4%	\$ 2,500	9%	N/A	N/A	N/A	N/A
2008	\$ 1,700	N/A	\$ 1,600	14%	\$ 2,250	22%	\$ 1,995	14%	\$ 1,800	4%	\$ 2,973	19%	\$ 3,125	N/A	\$ 1,463	N/A
2009	\$ 1,725	1%	\$ 1,495	-7%	\$ 2,250	0%	\$ 1,850	-7%	\$ 1,900	6%	\$ 2,800	-6%	\$ 3,100	-1%	\$ 1,595	9%
2010	\$ 1,550	-10%	\$ 1,398	-7%	\$ 2,100	-7%	\$ 1,999	8%	\$ 1,850	-3%	\$ 3,198	14%	\$ 2,912	-6%	\$ 1,600	0%
2011	\$ 2,198	42%	\$ 1,498	7%	\$ 2,445	16%	\$ 2,650	33%	\$ 1,800	-3%	\$ 2,895	-9%	\$ 2,300	-21%	\$ 1,500	-6%
2012	\$ 1,893	-14%	\$ 1,495	0%	\$ 2,450	0%	\$ 2,300	-13%	\$ 1,750	-3%	\$ 3,075	6%	\$ 3,950	72%	\$ 1,650	10%
2014	\$ 3,500	85%	\$ 1,650	10%	\$ 2,850	16%	\$ 4,350	89%	\$ 2,500	43%	\$ 3,789	23%	\$ 3,785	-4%	\$ 1,925	17%
2015	N/A	N/A	\$ 2,250	36%	\$ 2,773	-3%	\$ 3,998	-8%	\$ 3,250	30%	\$ 5,000	32%	\$ 4,600	22%	\$ 2,395	24%

RENTS BY AREA AND UNIT TYPE

YEAR	Downtown											
	Median	Studios	% Change	Median	Ones	% Change	Median	Twos	% Change	Median	Threes	% Change
2003	\$	725	N/A	\$	898	N/A	\$	1,648	N/A	\$	N/A	N/A
2004	\$	695	-4%	\$	873	-3%	\$	995	-40%	\$	N/A	N/A
2008	\$	995	43%	\$	1,490	71%	\$	2,000	101%	\$	1,700	N/A
2009	\$	759	-24%	\$	1,320	-11%	\$	1,762	-12%	\$	1,725	1%
2010	\$	750	-1%	\$	1,285	-3%	\$	1,740	-1%	\$	1,550	-10%
2011	\$	800	7%	\$	1,245	-3%	\$	1,675	-4%	\$	2,198	42%
2012	\$	1,095	37%	\$	1,688	36%	\$	2,096	25%	\$	1,893	-14%
2014	\$	2,169	98%	\$	2,468	46%	\$	3,260	56%	\$	3,500	85%
2015	\$	N/A	N/A	\$	2,530	3%	\$	3,338	2%	\$	no data	N/A

YEAR	East Oakland											
	Median	Studios	% Change	Median	Ones	% Change	Median	Twos	% Change	Median	Threes	% Change
2003	\$	975	N/A	\$	795	N/A	\$	1,098	N/A	\$	1,448	N/A
2004	\$	675	-31%	\$	790	-1%	\$	1,048	-5%	\$	1,400	-3%
2008	\$	773	14%	\$	825	4%	\$	1,175	12%	\$	1,600	14%
2009	\$	748	-3%	\$	845	2%	\$	1,100	-6%	\$	1,495	-7%
2010	\$	700	-6%	\$	825	-2%	\$	1,090	-1%	\$	1,398	-7%
2011	\$	700	0%	\$	825	0%	\$	1,075	-1%	\$	1,498	7%
2012	\$	695	-1%	\$	832	1%	\$	1,200	12%	\$	1,495	0%
2014	\$	895	29%	\$	1,000	20%	\$	1,450	21%	\$	1,650	10%
2015	\$	1,223	37%	\$	1,298	30%	\$	1,850	28%	\$	2,250	36%

YEAR	Oakland Hills/Mills											
	Median	Studios	% Change	Median	Ones	% Change	Median	Twos	% Change	Median	Threes	% Change
2003	\$	798	N/A	\$	1,045	N/A	\$	1,600	N/A	\$	2,200	N/A
2004	\$	795	0%	\$	895	-14%	\$	1,298	-19%	\$	1,850	-16%
2008	\$	772	-3%	\$	1,000	12%	\$	1,598	23%	\$	2,250	22%
2009	\$	775	0%	\$	985	-2%	\$	1,390	-13%	\$	2,250	0%
2010	\$	795	3%	\$	950	-4%	\$	1,530	10%	\$	2,100	-7%
2011	\$	913	15%	\$	1,100	16%	\$	1,450	-5%	\$	2,445	16%
2012	\$	775	-15%	\$	1,000	-9%	\$	1,380	-5%	\$	2,450	0%
2014	\$	N/A	N/A	\$	1,398	40%	\$	1,899	38%	\$	2,850	16%
2015	\$	N/A	N/A	\$	1,500	7%	\$	2,928	54%	\$	2,773	-3%

YEAR	Lake Merritt/Grand											
	Median	Studios	% Change	Median	Ones	% Change	Median	Twos	% Change	Median	Threes	% Change
2003	\$	795	N/A	\$	950	N/A	\$	1,300	N/A	\$	1,800	N/A
2004	\$	750	-6%	\$	895	-6%	\$	1,300	0%	\$	1,750	-1%
2008	\$	850	13%	\$	1,095	22%	\$	1,435	10%	\$	1,995	14%
2009	\$	845	-1%	\$	1,025	-6%	\$	1,445	1%	\$	1,850	-7%
2010	\$	825	-2%	\$	1,050	2%	\$	1,463	1%	\$	1,999	8%
2011	\$	863	5%	\$	1,085	3%	\$	1,490	2%	\$	2,650	33%
2012	\$	988	15%	\$	1,150	6%	\$	1,650	11%	\$	2,300	-13%
2014	\$	1,169	18%	\$	1,963	71%	\$	2,650	61%	\$	4,350	89%
2015	\$	1,500	28%	\$	1,995	2%	\$	2,950	11%	\$	3,998	-8%

YEAR	Temescal											
	Median	Studios	% Change	Median	Ones	% Change	Median	Twos	% Change	Median	Threes	% Change
2003	\$	795	N/A	\$	995	N/A	\$	1,475	N/A	\$	1,800	N/A
2004	\$	750	-6%	\$	995	0%	\$	1,225	-17%	\$	1,725	-4%
2008	\$	930	24%	\$	1,100	11%	\$	1,450	18%	\$	1,800	4%
2009	\$	895	-4%	\$	1,025	-7%	\$	1,463	1%	\$	1,900	6%
2010	\$	850	-5%	\$	1,050	2%	\$	1,350	-8%	\$	1,850	-3%
2011	\$	935	10%	\$	995	-5%	\$	1,350	0%	\$	1,800	-3%
2012	\$	1,000	7%	\$	1,185	19%	\$	1,363	1%	\$	1,750	-3%
2014	\$	1,163	16%	\$	1,850	56%	\$	2,300	69%	\$	2,500	43%
2015	\$	1,600	38%	\$	1,775	-4%	\$	2,500	9%	\$	3,250	30%

YEAR	Montclair											
	Median	Studios	% Change	Median	Ones	% Change	Median	Twos	% Change	Median	Threes	% Change
2003	\$	823	N/A	\$	1,150	N/A	\$	1,600	N/A	\$	2,295	N/A
2004	\$	750	-9%	\$	995	-13%	\$	1,398	-13%	\$	2,500	9%
2008	\$	895	19%	\$	1,195	20%	\$	1,699	22%	\$	2,973	19%
2009	\$	875	-2%	\$	1,158	-3%	\$	1,913	13%	\$	2,800	-6%
2010	\$	865	-1%	\$	1,210	5%	\$	1,650	-14%	\$	3,198	14%
2011	\$	886	2%	\$	1,195	-1%	\$	1,700	3%	\$	2,895	-9%
2012	\$	1,050	19%	\$	1,250	5%	\$	1,950	15%	\$	3,075	0%
2014	\$	N/A	N/A	\$	1,700	36%	\$	2,195	13%	\$	3,789	23%
2015	\$	N/A	N/A	\$	1,825	7%	\$	3,200	46%	\$	5,000	32%

YEAR	Rockridge											
	Median	Studios	% Change	Median	Ones	% Change	Median	Twos	% Change	Median	Threes	% Change
2003	\$	N/A	N/A	\$	N/A	N/A	\$	N/A	N/A	\$	N/A	N/A
2004	\$	N/A	N/A	\$	N/A	N/A	\$	N/A	N/A	\$	N/A	N/A
2008	\$	863	N/A	\$	1,695	N/A	\$	2,350	N/A	\$	3,125	N/A
2009	\$	895	4%	\$	1,198	-29%	\$	2,175	-7%	\$	3,100	-1%
2010	\$	1,000	12%	\$	1,395	16%	\$	1,775	-18%	\$	2,912	-6%
2011	\$	1,000	0%	\$	1,375	-1%	\$	2,195	24%	\$	2,300	-21%
2012	\$	N/A	N/A	\$	1,625	18%	\$	1,950	-11%	\$	3,950	72%
2014	\$	N/A	N/A	\$	N/A	N/A	\$	2,700	38%	\$	3,785	-4%
2015	\$	N/A	N/A	\$	2,350	N/A	\$	3,200	19%	\$	4,600	22%

YEAR	West Oakland											
	Median	Studios	% Change	Median	Ones	% Change	Median	Twos	% Change	Median	Threes	% Change
2003	\$	N/A	N/A	\$	N/A	N/A	\$	N/A	N/A	\$	N/A	N/A
2004	\$	N/A	N/A	\$	N/A	N/A	\$	N/A	N/A	\$	N/A	N/A
2008	\$	725	N/A	\$	965	N/A	\$	1,300	N/A	\$	1,463	N/A
2009	\$	743	2%	\$	917	-5%	\$	1,275	-2%	\$	1,595	9%
2010	\$	725	-2%	\$	950	4%	\$	1,200	-6%	\$	1,600	0%
2011	\$	725	0%	\$	901	-5%	\$	1,400	17%	\$	1,500	-6%
2012	\$	725	0%	\$	931	3%	\$	1,188	-15%	\$	1,650	10%
2014	\$	N/A	N/A	\$	1,500	61%	\$	N/A	N/A	\$	1,925	17%
2015	\$	N/A	N/A	\$	1,948	30%	\$	2,300	N/A	\$	2,395	24%

**UNIT COUNTS BY TYPE AND AREA**

2015 Count	Downtown		East Oakland		Hills/Mills		Lake Merritt/Grand		North Oakland/Temescal		Piedmont/Montclair		Rockridge		West Oakland		Total
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	
Studios	N/A		6.00		N/A		13.00		5.00		N/A		N/A		N/A		24
Ones	36.00		23.00		9.00		74.00		18.00		28.00		8.00		18.00		214
Twos	32.00		30.00		12.00		43.00		16.00		10.00		5.00		5.00		153
Threes	-		15.00		26.00		5.00		9.00		8.00		7.00		9.00		79
<b>Total 0-3 bdrm</b>	68		74		47		135		48		46		20		32		470

YEAR	Studios		Ones		Twos		Thress		Total 0-3 Bdrm		Downtown		East Oakland		Hills/Mills		Lake Merritt/Grand		North Oakland/Temescal		Piedmont/Montclair		Rockridge		West Oakland	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
	Count	Change	Count	Change	Count	Change	Count	Change	Count	Change	Count	Change	Count	Change	Count	Change	Count	Change	Count	Change	Count	Change	Count	Change	Count	Change
2008	121		381		350		154		1006		92		163		111		423		106		114		40		77	
2009	261	116%	742	95%	578	65%	249	62%	1830	82%	198	115%	309	90%	170	53%	620	47%	175	65%	204	79%	65	63%	89	16%
2010	168	-36%	728	-2%	555	-4%	190	-24%	1641	-10%	147	-26%	355	15%	140	-18%	489	-21%	154	-12%	157	-23%	74	14%	125	40%
2011	165	-2%	466	-36%	421	-24%	198	4%	1250	-24%	89	-39%	314	-12%	128	-9%	310	-37%	100	-35%	115	-27%	57	-23%	137	10%
2012	89	-46%	244	-48%	372	-12%	159	-20%	864	-31%	59	-34%	323	3%	120	-6%	142	-54%	62	-38%	67	-42%	24	-58%	67	-51%
2014	38	-57%	189	-23%	165	-56%	85	-47%	477	-45%	55	-7%	126	-61%	37	-69%	147	4%	34	-45%	38	-43%	15	-38%	25	-63%
2015	24	-37%	214	13%	153	-7%	79	-7%	470	-1%	68	24%	74	-41%	47	27%	135	-8%	48	41%	46	21%	20	33%	32	28%

