



Rent Stabilization Board

DATE: January 21, 2021

TO: Honorable Members of the Rent Stabilization Board

FROM: Matt Brown, Acting Executive Director
By: Lief Bursell, Senior Planner
Jen Fabish, Community Services Specialist

SUBJECT: Market Medians: January 1999 through September 2020

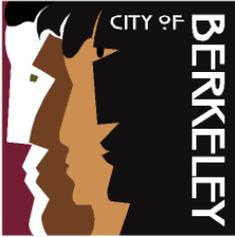
Attached is the Market Medians Report for the third quarter of 2020, which covers the period of July 1, 2020 to September 30, 2020. New tenancies were down by 26% (913 new tenancies) compared to the third quarter of 2019 (1239 new tenancies). This is less of a drop than what was reported in the second quarter of 2020 (61% fewer tenancies as compared to the second quarter of 2019.) Compared to market median rents in the third quarter of 2019, the median market rate rent for studio units remained the same and the median rent for one-bedroom units went down by 4.33%. However, median rents rose for two- and three-bedroom units by 3.45% and 8.22% respectively.

The table below compares the market median rent data from the third quarter of 2019 to the third quarter of 2020 for residential rental units subject to rent stabilization in Berkeley.

| Unit Size | Q3 2019 Median Rent | Q3 2020 Median Rent | % Change |
|-----------|---------------------|---------------------|----------|
| 0 | \$1,795 | \$1,795 | 0% |
| 1 | \$2,195 | \$2,100 | -4.33% |
| 2 | \$2,895 | \$2,995 | 3.45% |
| 3 | \$3,650 | \$3,950 | 8.22% |

Attachment:

1. Market Medians Report: January 1999 to September 2020



Rent Stabilization Board

M E M O R A N D U M

DATE: January 21, 2021

TO: Matt Brown, Acting Executive Director

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

SUBJECT: Market Medians: January 1999 through September 2020

The tables below update and supplement medians provided for the second quarter of 2020. 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 September 30, 2020. 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 | \$1,450 | 161 | \$1,300 | 1,245 |
| 3 BR | \$1,500 | 41 | \$1,800 | 69 | \$1,700 | 57 | \$1,745 | 21 | \$1,650 | 172 |

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Market Medians: January 1999 through September 2020 – Page 2

| 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 |
| 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 |

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Market Medians: January 1999 through September 2020 – Page 3

| 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 |

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

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

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

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

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

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

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

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

| 2020 (new tenancies) | | | | | | | | | | |
|----------------------|------------------------|--------|------------------------|--------|------------------------|--------|------------------------|--------|-------------------|--------|
| #BR | 1 st Q 2020 | | 2 nd Q 2020 | | 3 rd Q 2020 | | 4 th Q 2020 | | 09/30/2020 (Year) | |
| | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units | Rent | #Units |
| Studio | \$1,600 | 95 | \$1,895 | 109 | \$1,795 | 249 | | | \$1,750 | 471 |
| 1 BR | \$2,000 | 132 | \$2,200 | 215 | \$2,100 | 319 | | | \$2,100 | 714 |
| 2 BR | \$2,672 | 80 | \$3,150 | 215 | \$2,995 | 278 | | | \$2,970 | 611 |
| 3 BR | \$4,113 | 6 | \$3,975 | 38 | \$3,950 | 57 | | | \$3,950 | 108 |

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 |
| 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 |

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| Through | 12/31/2016 | | 12/31/2017 | | 12/31/2018 | | 12/31/2019 | | 09/30/2020 | | 2021 | |
|---------|------------|-------|------------|-------|------------|-------|------------|-------|------------|-------|------|-------|
| #BR | Rent | Units | Rent | Units |
| Studio | \$1,178 | 4,002 | \$1,273 | 4,042 | \$1,395 | 4,127 | \$1,495 | 4145 | \$1,550 | 4067 | | |
| 1 BR | \$1,439 | 7,995 | \$1,527 | 8,005 | \$1,663 | 8,056 | \$1,756 | 8044 | \$1,824 | 8003 | | |
| 2 BR | \$1,957 | 6,046 | \$2,076 | 6,044 | \$2,295 | 6,059 | \$2,404 | 6045 | \$2,495 | 6035 | | |
| 3 BR | \$2,700 | 1,044 | \$2,943 | 1,031 | \$3,200 | 1,047 | \$3,355 | 1047 | \$3,453 | 1040 | | |

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

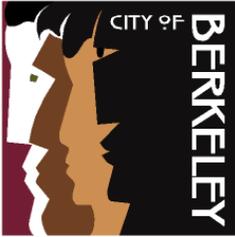
| 12/31/1998 | | | 12/31/1999 | | | 12/31/2000 | | | 12/31/2001 | | | 12/31/2002 | | |
|------------|-------|--------|------------|-------|--------|------------|-------|--------|------------|-------|--------|------------|---------|--------|
| Med | Avg | #Units | Med | Avg | #Units |
| \$643 | \$720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

| 12/31/2003 | | | 12/31/2004 | | | 12/31/2005 | | | 12/31/2006 | | | 12/31/2007 | | |
|------------|---------|--------|------------|---------|--------|------------|---------|--------|------------|---------|--------|------------|---------|--------|
| Med | Avg | #Units |
| \$900 | \$1,028 | 18,617 | \$932 | \$1,046 | 18,652 | \$950 | \$1,062 | 18,418 | \$994 | \$1,092 | 18,534 | \$1,042 | \$1,147 | 18,545 |

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

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

| 12/31/2018 | | | 12/31/2019 | | | 09/30/2020 | | | 2021 | | | 2022 | | |
|------------|---------|--------|------------|---------|--------|------------|---------|--------|------|-----|--------|------|-----|--------|
| Med | Avg | #Units | Med | Avg | #Units | Med | Avg | #Units | Med | Avg | #Units | Med | Avg | #Units |
| \$1,800 | \$1,956 | 19,621 | \$1,895 | \$2,039 | 19,616 | \$1,944 | \$2,107 | 19,481 | | | | | | |



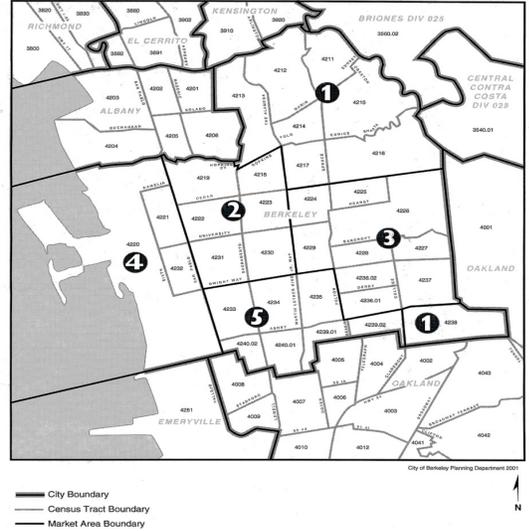
Rent Stabilization Board

City of Berkeley
Number of Reported Qualifying Vacancy Registrations
By Submarket Area through 09/30/2020
(As of 12/17/2020)
(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 | 09/30/2020 Avg. Rent Ceiling |
|---------------------------|---------------|------------------|---------------------------------|
| North Berkeley (Area 1) | 1,404 | 7.21% | \$2,263.59 |
| Central Berkeley (Area 2) | 3,519 | 18.06% | \$1,916.64 |
| University Area (Area 3) | 9,988 | 51.27% | \$2,243.55 |
| West Berkeley (Area 4) | 798 | 4.10% | \$1,717.30 |
| South Berkeley (Area 5) | 3,416 | 17.54% | \$1,925.62 |
| Total | 19,481 | | \$2,106.56 |

| Submarket Area | No. Units | % of Submarket | 09/30/2020 Avg. LRC |
|---|-----------|----------------|---------------------|
| Tenancies Starting Before 1999 | | | |
| 1,877 units (9.64% of all units) | 1 | 11.97% | \$977.25 |
| | 2 | 12.82% | \$882.62 |
| Avg. Rent Ceiling | 3 | 8.10% | \$920.65 |
| All units = \$899.18 | 4 | 12.78% | \$819.41 |
| 1 BR = \$821.13 (899 units) | 5 | 9.05% | \$891.78 |

| | | | |
|---|---|--------|------------|
| Tenancies Starting 1/1/99 – 09/30/2020 | | | |
| 17,604 units (90.36% of all units) | 1 | 88.03% | \$2,438.43 |
| | 2 | 87.18% | \$2,068.64 |
| Avg. Rent Ceiling | 3 | 91.90% | \$2,360.15 |
| All Units = \$2,235.29 | 4 | 87.22% | \$1,848.89 |
| 1 BR = \$1,925.74 (7,104 units) | 5 | 90.95% | \$2,028.44 |