Rent Stabilization Board

DATE: December 16, 2013

TO: Honorable Members of the Rent Stabilization Board

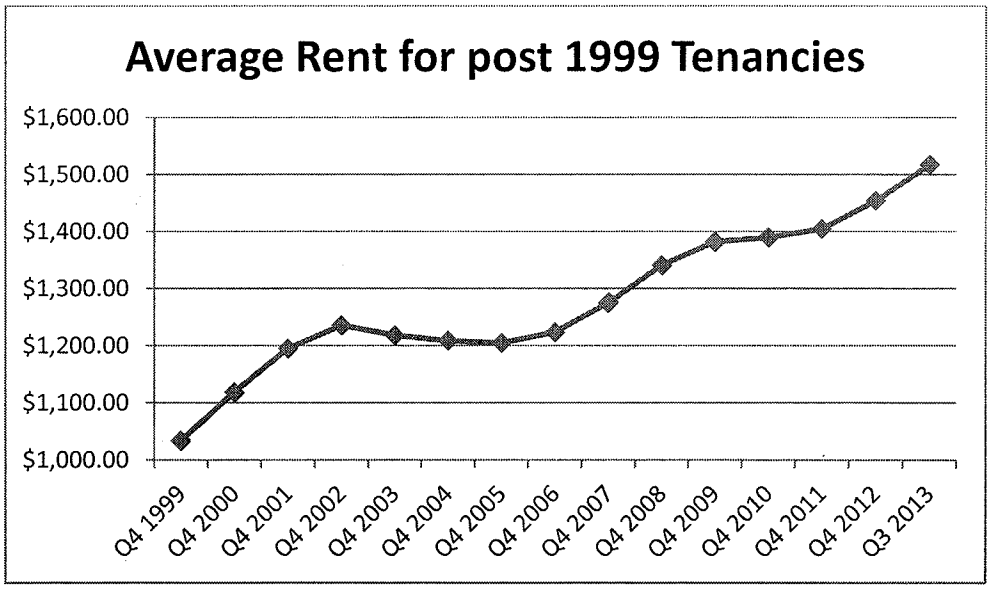
FROM: Jay Kelekian, Executive Director

SUBJECT: **Market Medians Report Updated for the 2nd and 3rd Quarter of 2013**

The attached Market Medians Reports for the 2nd and 3rd quarter of 2013 update the numbers from the 1st quarter report submitted to the Board on May 8, 2013. The data indicates that residential rents in Berkeley (subject to rent stabilization) have once again reached new 2nd and 3rd quarter all time highs. The average monthly rent for tenancies that began after the start of full vacancy decontrol in 1999 has surpassed $1,500 for the first time.

Additionally, Rent Board staff has created the following chart and table for inclusion in the next Market Median Report:

1) The chart tracks the average rent for post January 1, 1999 tenancies from the 4th quarter of 1999 until the 3rd quarter of 2013.



2) The table breaks down new tenancies by both bedroom and market area. (See back page of attached memo for map of market areas.)

2013 New Tenancies by Market Area (Q1 and Q2 only)												
Bedrooms	Market 1		Market 2		Market 3		Market 4		Market 5		All Markets	
	Median Rent	Units	Median Rent	Units	Median Rent	Units	Median Rent	Units	Median Rent	Units	Median Rent	Units
0	$1,250	21	$1,000	55	$1,095	476	$900	4	$1,050	33	$1,095	586
1	$1,500	59	$1,325	114	$1,495	663	$1,275	16	$1,295	91	$1,465	936
2	$1,975	40	$1,795	88	$2,295	515	$2,060	3	$1,500	76	$2,100	733
3	$2,925	12	$2,445	13	$3,145	117	$0	0	$2,300	19	$2,895	164
All units	$1,860	135	$1,552	276	$1,820	1820	$1,385	45	$1,509	222	$1,759	2498

We plan to include these in future 4th quarter Market Median report in order to provide further analysis on the rent data for the entire calendar year, and would appreciate any comments or feedback on the proposed additions

Attachments:

1. Q2 2013 Market Medians Report
2. Q3 2013 Market Medians Report

Rent Stabilization Board

M E M O R A N D U M

DATE: November 12, 2013

TO: Jay Kelekian, Executive Director

FROM: Lief Bursell, Assistant Planner

SUBJECT: Market Medians: January 1999 through June 2013

The tables below update and supplement medians provided in the memorandum of May 8, 2013. Medians reported in the first section (Medians by Calendar Quarter) are derived from only those units which have had a new tenancy recorded in RTS during the reported period. I have supplemented this memorandum with data from the 2nd quarter of 2013.

I 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, 2013.

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

Medians for 12/31/1998

# BR	Rent	# Units
Studio	$527	3,725
1 BR	$624	8,075
2 BR	$777	5,651
3 BR	$1,083	915

Medians by Calendar Quarter (new tenancies only)

1999 (new tenancies)										
	1st Q 1999		2nd Q 1999		3rd Q 1999		4th Q 1999		12/31/1999 (Year)	
#BR	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

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2000 (new tenancies)										
	1st Q 2000		2nd Q 2000		3rd Q 2000		4th Q 2000		12/31/2000 (Year)	
#BR	**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)										
	1st Q 2001		2nd Q 2001		3rd Q 2001		4th Q 2001		12/31/2001 (Year)	
#BR	**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)										
	1st Q 2002		2nd Q 2002		3rd Q 2002		4th Q 2002		12/31/2002 (Year)	
#BR	**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)										
	1st Q 2003		2nd Q 2003		3rd Q 2003		4th Q 2003		12/31/2003 (Year)	
#BR	**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)										
	1st Q 2004		2nd Q 2004		3rd Q 2004		4th Q 2004		12/31/2004 (Year)	
#BR	**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)										
	1st Q 2005		2nd Q 2005		3rd Q 2005		4th Q 2005		12/31/2005 (Year)	
#BR	**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)										
	1st Q 2006		2nd Q 2006		3rd Q 2006		4th Q 2006		12/31/2006 (Year)	
#BR	**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)										
	1st Q 2007		2nd Q 2007		3rd Q 2007		4th Q 2007		12/31/2007 (Year)	
#BR	**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)										
	1st Q 2008		2nd Q 2008		3rd Q 2008		4th Q 2008		12/31/08 (Year)	
#BR	**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)										
	1st Q 2009		2nd Q 2009		3rd Q 2009		4th Q 2009		12/31/09 (Year)	
#BR	**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)										
	1st Q 2010		2nd Q 2010		3rd Q 2010		4th Q 2010		12/31/2010(Year)	
#BR	**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)										
	1st Q 2011		2nd Q 2011		3rd Q 2011		4th Q 2011		12/31/2011(Year)	
#BR	**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)										
	1st Q 2012		2nd Q 2012*		3rd Q 2012		4th Q 2012		12/31/2012(Year)*	
#BR	**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)										
	1st Q 2013		2nd Q 2013*		3rd Q 2013		4th Q 2013		6/30/2013 (Year)*	
#BR	**Rent**	**#Units**	**Rent**	**#Units**	**Rent**	**#Units**	**Rent**	**#Units**	**Rent**	**#Units**
Studio	$1,000	132	$1,100	419					$1,095	586
1 BR	$1,300	226	$1,495	664					$1,465	936
2 BR	$1,750	100	$2,195	611					$2,100	733
3 BR	$2,500	15	$2,900	147					$2,895	164

Annual Citywide Medians By Number of Bedrooms
(All Units)

As of	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

As of	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

As of	12/31/2010		12/31/2011		12/31/2012		6/30/2013*	
#BR	**Rent**	**Units**	**Rent**	**Units**	**Rent**	**Units**	**Rent**	**Units**
Studio	$895	3,703	$900	3,813	$935	3,729	$956	3,666
1 BR	$1,101	7,895	$1,129	7,906	$1,177	7,855	$1,200	7,887
2 BR	$1,500	5,734	$1,525	5,804	$1,587	5,900	$1,622	5,915
3 BR	$2,150	890	$2,150	934	$2,241	987	$2,300	996

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**	**Med**	**Avg**	**#Units**	**Med**	**Avg**	**#Units**	**Med**	**Avg**	**#Units**
$643	$720	19,253	$690	$787	18,788	$750	$865	19,178	$810	$943	18,767	$882	$1,008	18,784

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

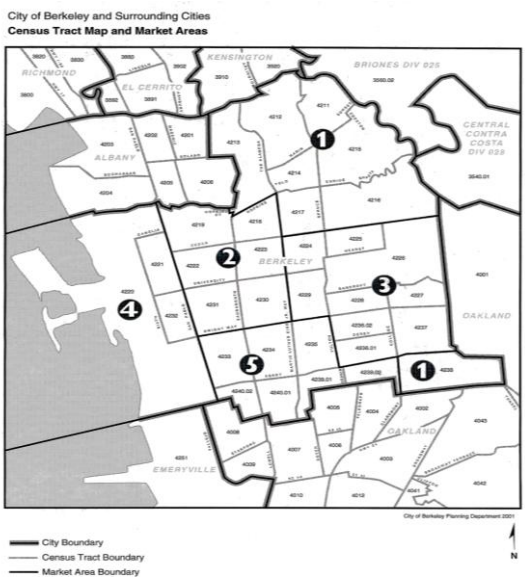
12/31/2008			12/31/2009			12/31/2010			12/31/2011			12/31/2012		
Med	**Avg**	**#Units**	**Med**	**Avg**	**#Units**	**Med**	**Avg**	**#Units**	**Med**	**Avg**	**#Units**	**Med**	**Avg**	**#Units**
$1,100	$1,213	18,798	$1,150	$1,260	18,893	$1,159	$1,274	18,797	$1,195	$1,297	19,027	$1,236	$1,345	19,030

6/30/2013*		
Med	**Avg**	**#Units**
$1,276	$1,388	18,944

Rent Stabilization Board

City of Berkeley

Number of Reported Qualifying Vacancy Registrations
By Submarket Area through 6/30/2013
(As of 11/7/2013)
(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

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

	No. Units	% of total units	6/30/2013 Avg. Rent Ceiling
North Berkeley (Area 1)	1,462	7.70%	$1,565.95
Central Berkeley (Area 2)	3,449	18.16%	$1,274.35
University Area (Area 3)	10,001	52.65%	$1,462.55
West Berkeley (Area 4)	802	4.22%	$1,162.46
South Berkeley (Area 5)	3,290	17.27%	$1,244.18
Total	18,944		$1,388.28

	Submarket Area	No. Units	% of Submarket	6/30/2013 Avg. LRC
0 VR forms filed				
2,534 units (13.34% of all units)	1	226	15.46%	$896.82
	2	562	16.29%	$768.42
Avg. Rent Ceiling	3	1,104	11.04%	$792.56
All units = $791.73	4	162	20.20%	$709.41
1 BR = $705.85 (1,094 units)	5	480	14.63%	$792.65
Tenancies Starting 1/1/99 – 6/30/2013				
15,907 units (83.75% of all units)	1	1,182	80.32%	$1,729.35
	2	2,743	78.99%	$1,399.58
Avg. Rent Ceiling	3	8,658	86.31%	$1,560.07
All Units = $1,496.81	4	621	76.76%	$1,287.01
1 BR = $1,297.80 (6,541 units)	5	2,703	81.73%	$1,350.56

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