

2005 Rent and Vacancy Survey

Presented by:

**Rental Housing Association
of Northern Alameda County**

510-893-9873

www.rhanac.org

Information provided by
Rental Housing Association
of Northern Alameda County
www.rhanac.org

Who We Are

- ◆ Represent Rental Property Owners in the cities of Alameda, Albany, Berkeley, Emeryville, Oakland and Piedmont
- ◆ Promote High Professional Standards and Business Practices
- ◆ Education and Advocacy
- ◆ Chapter of the California Apartment Association

Survey Size

City	Properties	Units	%
Alameda	82	1,266	30.9%
Albany*	8	40	1.0%
Berkeley	56	278	6.8%
Emeryville*	2	16	0.4%
Oakland	290	2,451	59.8%
Piedmont*	5	51	1.2%

*Inadequate sample size

Units Sampled

City	Bed Std	1	2	3	4	Total
Alameda	526	387	330	23	0	1,266
Albany*	0	24	16	0	0	40
Berkeley	67	172	109	36	3	278
Emeryville*	0	6	9	0	1	16
Oakland	435	1,306	700	104	10	2,451
Piedmont*	6	32	12	1	0	51
Total	1,034	1,927	1,176	164	14	4,102

*Inadequate sample size

Average Rents

City	Bed	Std	1	2	3	4	Total
Alameda		\$1,119	\$1,074	\$1,462	\$1,622	N/A	\$1,204
Albany*		N/A	\$908	\$1,200	N/A	N/A	\$1,051
Berkeley		\$816	\$944	\$1,202	\$1,721	\$2,287	\$1,028
Emeryville*		N/A	\$1,008	\$1,100	N/A	\$1,600	\$1,097
Oakland		\$690	\$886	\$1,145	\$1,438	\$1,727	\$990
Piedmont*		\$735	\$882	\$1,190	\$1,900	N/A	\$885
Totals		\$888	\$930	\$1,241	\$1,528	\$1,856	\$1,030

*Inadequate sample size

Average Rent Per Sq.Ft.

City	Bed	Std	1	2	3	4	Total
Alameda		\$1.63	\$1.54	\$1.30	\$1.14	N/A	\$1.51
Albany *		N/A	1.61	\$1.22	N/A	N/A	\$1.40
Berkeley		\$1.97	\$1.65	\$1.56	\$1.67	\$1.27	\$1.34
Emeryville*		N/A	\$1.53	\$1.83	N/A	\$1.60	\$1.70
Oakland		\$1.61	\$1.34	\$1.25	\$1.28	\$1.21	\$1.39
Piedmont*		N/A	\$1.02	\$1.57	N/A	N/A	\$1.10
Totals		\$1.56	\$1.41	\$1.29	\$1.33	\$1.27	\$1.40

*Inadequate sample size

Average Vacancy Factor

City	Bed	Std	1	2	3	4	Total
Alameda		1.0%	4.4%	3.3%	8.7%	N/A	2.8%
Albany *		N/A	4.2%	0.0%	N/A	N/A	2.5%
Berkeley		1.5%	1.2%	3.7%	5.6%	0.0%	3.2%
Emeryville*		N/A	0.0%	0.0%	N/A	0.0%	0.0%
Oakland		6.0%	6.6%	7.0%	9.6%	20.0%	7.1%
Piedmont		0.0%	6.3%	0.0%	0.0%	N/A	3.9%
Totals		3.2%	5.6%	5.5%	8.5%	15.4%	5.1%

*Inadequate sample size

Turnover Increases

City	Bed	Std	1	2	3	4	Total
Alameda		-2.9%	-1.0%	3.4%	0.0%	N/A	-0.4%
Albany*		N/A	3.9%	1.1%	N/A	N/A	2.5%
Berkeley		8.1%	7.7%	2.2%	4.1%	0.0%	9.2%
Emeryville*		N/A	4.2%	0.0%	N/A	0.0%	0.7%
Oakland		8.8%	3.7%	1.7%	1.7%	0.3%	3.5%
Piedmont*		5.4%	10.5%	2.8%	-13.2%	N/A	7.0%
Totals		4.7%	3.0%	2.4%	4.6%	0.2%	3.3%

*Inadequate sample size

Average Unit Size (Sq.Ft.)

City	Bed	Std	1	2	3	4	Total
Alameda		550	689	861	1,583	N/A	771
Albany*		N/A	565	980	N/A	N/A	731
Berkeley		415	573	772	1,029	1,800	770
Emeryville*		N/A	658	600	N/A	1,600	647
Oakland		428	661	916	1,120	1,432	713
Piedmont*		N/A	864	757	N/A	N/A	802
Totals		569	659	965	1,148	1,465	735

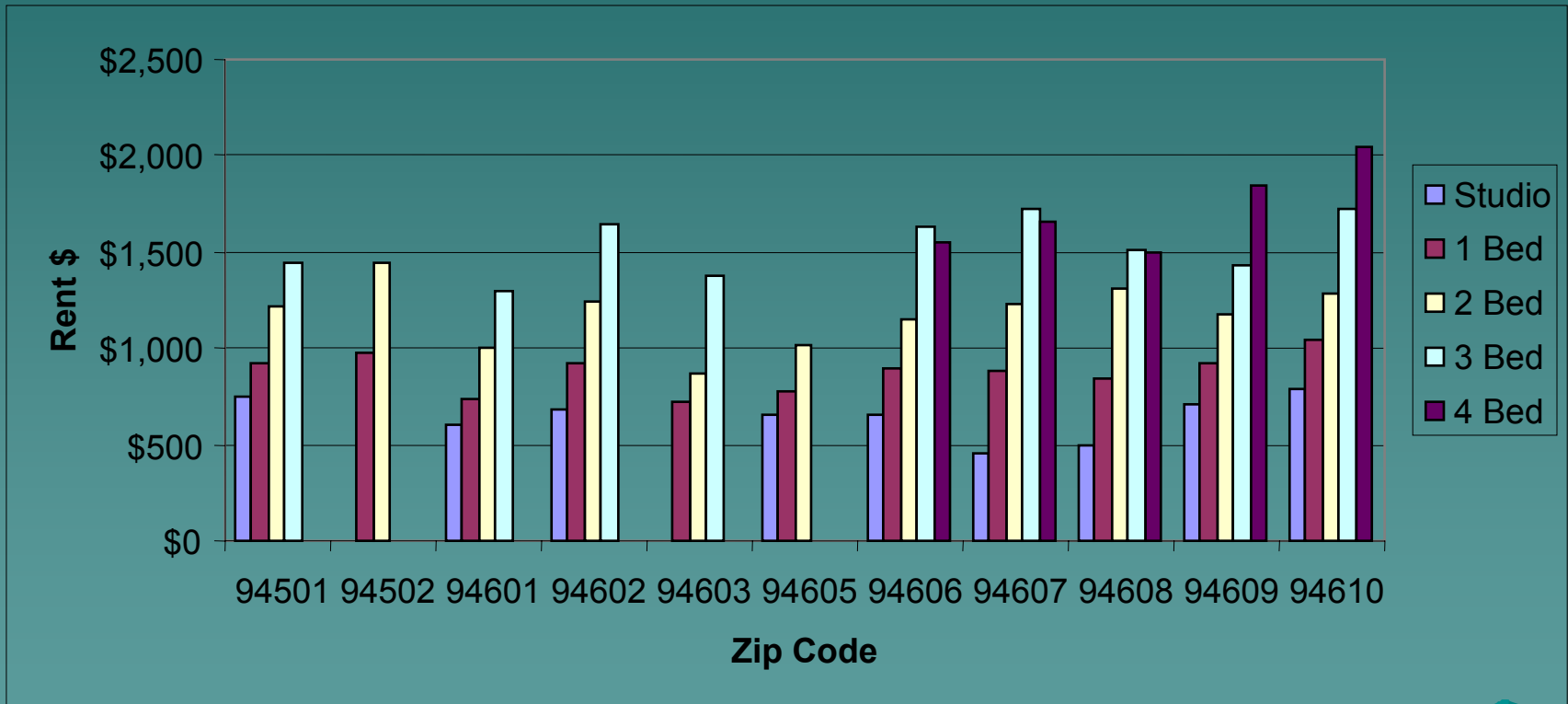
*Inadequate sample size

By Zip Codes 94501-94610

	Studio	1 Bed	2 Bed	3 Bed	4 Bed
94501	\$751	\$926	\$1,214	\$1,442	N/A
94502	N/A	\$975	\$1,443	N/A	N/A
94601	\$598	\$741	\$996	\$1,301	N/A
94602	\$683	\$926	\$1,240	\$1,650	N/A
94603	N/A	\$722	\$864	\$1,372	N/A
94605	\$650	\$781	\$1,014	N/A	N/A
94606	\$658	\$890	\$1,147	\$1,637	\$1,550
94607	\$450	\$887	\$1,227	\$1,725	\$1,663
94608	\$500	\$838	\$1,306	\$1,513	\$1,500
94609	\$714	\$927	\$1,177	\$1,427	\$1,850
94610	\$785	\$1,038	\$1,278	\$1,726	\$2,050

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By Zip Code 94501-94610

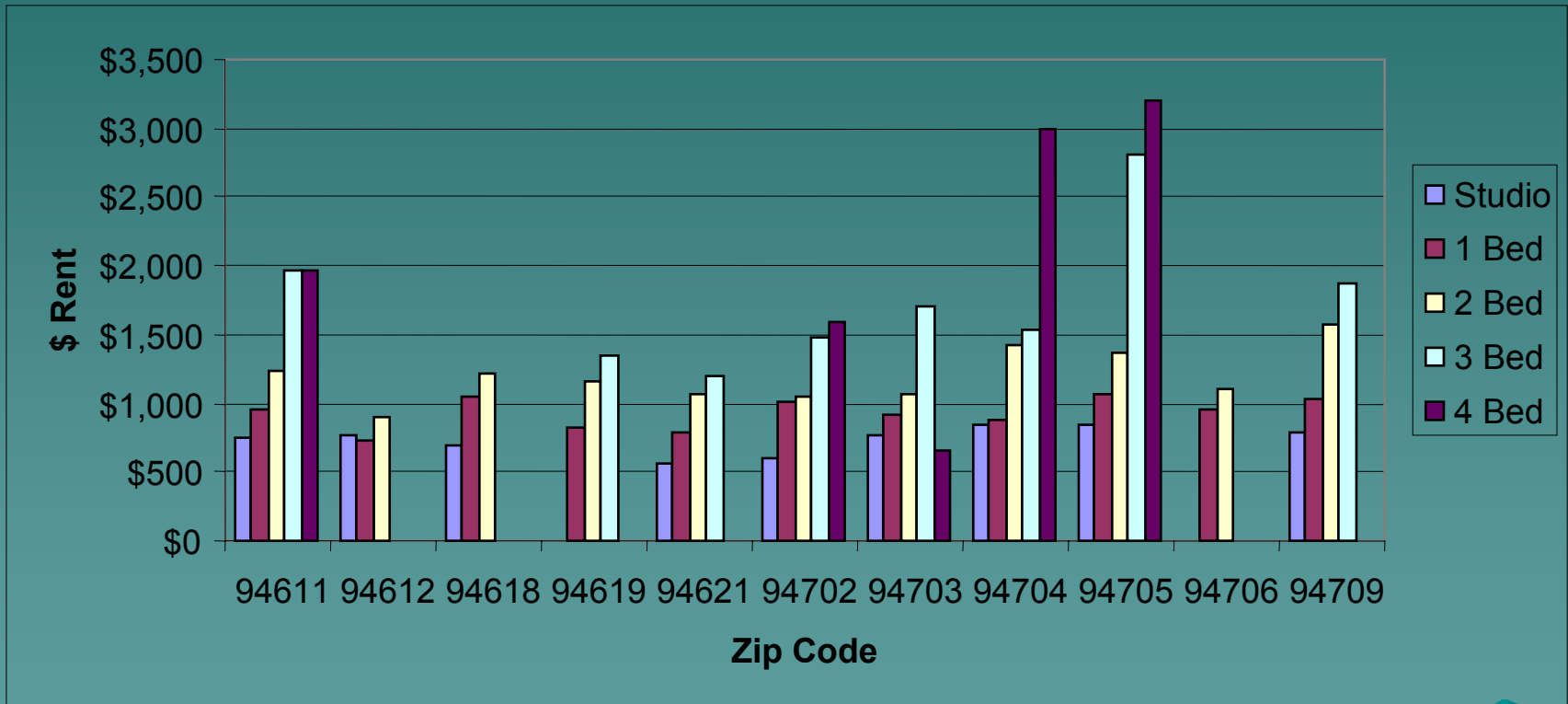


By Zip Codes 94611-94709

	Studio	1 Bed	2 Bed	3 Bed	4 Bed
94611	\$746	\$954	\$1,238	\$1,974	\$1,965
94612	\$773	\$726	\$900	N/A	N/A
94618	\$685	\$1,055	\$1,224	N/A	N/A
94619	N/A	\$828	\$1,167	\$1,350	N/A
94621	\$560	\$792	\$1,074	\$1,200	N/A
94702	\$600	\$1,006	\$1,049	\$1,485	\$1,600
94703	\$775	\$922	\$1,072	\$1,698	\$661
94704	\$838	\$873	\$1,426	\$1,530	\$3,000
94705	\$850	\$1,069	\$1,363	\$2,800	\$3,200
94706	N/A	\$952	\$1,100	N/A	N/A
94709	788	\$1,024	\$1,564	\$1,864	N/A

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By Zip Code 94611-94709



2005, 2004 & 2003

	2005	2004	2003
Average Rent	\$1,030	\$949	\$993
Vacancy	5.1%	7.4%	7.0%
Turnover	3.3%	5.1%	8.8%
\$/Sqft.	\$1.40	\$1.49	\$1.48
Units Sampled	4,102	3,896	2,151

Bottom Line

- ◆ Average Rent Up 8.5% or \$81
- ◆ Vacancy Factor Down 2.3%

Contact Information

Steven Edrington, Executive Director
Link Corkery, Chair Market Conditions
Committee

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