



ATTACHMENT B

Market Overview

3Q2015

San Leandro is 1 of 13 cities in Alameda County (with at least 5 communities)

Rent ranking
for cities in Alameda County

City	Avg Rent
1. Berkeley	\$3,019
2. Oakland	\$2,846
3. Emeryville	\$2,841
4. Dublin	\$2,510
5. Pleasanton	\$2,439
6. Newark	\$2,384
7. Fremont	\$2,317
8. Alameda	\$2,251
9. Union City	\$2,225
10. Livermore	\$2,001
11. Castro Valley	\$1,910
12. Hayward	\$1,863
13. San Leandro	\$1,580

Occupancy ranking
for cities in Alameda County

City	Avg Occ.
1. San Leandro	98.9%
2. Castro Valley	98.5%
3. Hayward	98.2%
4. Berkeley	98.1%
5. Fremont	97.4%
6. Oakland	97.3%
7. Alameda	97.3%
8. Union City	97.0%
9. Livermore	97.0%
10. Emeryville	96.1%
11. Newark	95.9%
12. Pleasanton	95.4%
13. Dublin	95.3%

Rent growth % Rankings Yr. over Yr.
for cities in Alameda County

City	Avg Rent
1. Castro Valley	24.2%
2. Newark	15.3%
3. Fremont	14.8%
4. Emeryville	14.6%
5. Hayward	14.4%
6. Oakland	13.9%
7. Union City	13.4%
8. Livermore	13.3%
9. San Leandro	11.9%
10. Pleasanton	10.9%
11. Alameda	9.4%
12. Dublin	8.4%
13. Berkeley	7.7%

Occupancy growth Rankings Yr. over Yr.
for cities in Alameda County

City	Avg Occ.
1. Berkeley	2.1%
2. Castro Valley	0.7%
3. Hayward	0.6%
4. Livermore	0.5%
5. San Leandro	0.4%
6. Oakland	0.4%
7. Newark	0.0%
8. Fremont	0.0%
9. Alameda	0.0%
10. Dublin	-0.7%
11. Emeryville	-1.2%
12. Pleasanton	-1.4%
13. Union City	-1.5%