

Rental Market Overview Report



San Jose

The San Jose rental market remains highly competitive. Finding a home requires an open mind, preparedness, and quick decision-making. Dwellworks’ services are critical in this market. Consultants maintain area expertise and are skillful guides in navigating this competitive region.

Your consultant will manage your home search and may work with trusted real estate professionals to tailor home options according to your specific needs and budget. Property availability can change swiftly due to fast demand and turnover. Those interested in a property must be prepared to make quick decisions and have funds, references, and proof of employment readily available.

Market at a Glance

Considerations	Findings	Comments
Housing Availability	Low	Availability changes daily. Lowest vacancy during summer
Tenant Paid Real Estate Fees	Seldom	No this is not traditional in the area
Typical Lease Length	12 Months	
Typical Security Deposit	1 to 1.5 Months	Cannot legally be more than two month’s rent
Early Termination Clauses	Limited	More common with Corporate owned apartment communities
Negotiation of Lease Terms	Low	Rare for the low end of the market – Possible with high end rentals

Types of Housing – San Jose, CA

Apartments

These are multi-residential units in low or high rise buildings. They range in size from a studio apartment to units with three bedrooms and 2.5 baths. Styles include flats and townhouses. Apartment complexes can be as small as five units and as large as 500 units. The apartment building may have private entrances into each unit or have a common entrance shared by all residents.

Advantages

Disadvantages

No maintenance responsibilities

Lack of privacy

Major appliances and/or hook-up provided

Limited covered/enclosed parking

Recreational amenities may be available

Limited storage

Some utilities may be included

Pet restrictions

Multiplexes

Multiplexes are usually 2, 3, or 4 connected units, which can be of townhouse, condominium or flat design.

Advantages

Disadvantages

Yard (garden) space

Yard maintenance may be your responsibility

Garage/covered parking

Tenant responsible for several utilities

Some privacy

Tenant may have to provide major appliances

Single-Family Homes

are free standing residential properties. Styles include ranch (single story), split-level, tri or multi-level, and mid-entry.

Advantages

Disadvantages

Privacy

Yard maintenance is your responsibility

Garages	Tenant responsible for all utilities
Yard (gardens)	Snow removal, as applicable

Neighborhoods

Neighborhoods		1BD	2BD	3BD	4BD	5BD
Nob Hill/Russian Hill	Apartment	\$1800-5500	\$2500-18000	\$4000-10000	N/A	N/A
	House	N/A	N/A	\$4500-6000	N/A	N/A
Berkeley	Apartment	\$2,800-3500	\$3800-5500	\$7,300	N/A	N/A
	House	N/A	N/A	\$4,500+	\$5800 +	\$5800-11500
Burlingame	Apartment	\$3100-3800	\$3,700-5000	\$5000-7500	N/A	N/A
	House	N/A	N/A	\$5,200+	\$6,300	\$7,500
Emeryville	Apartment	\$2400-3100	\$3,300-4800	\$4500-6000	N/A	N/A
	House	\$2,700	N/A	N/A	\$3900 +	\$3500+
Foster City	Apartment	\$2150-3200	\$2500-3800	\$4000-4600	N/A	N/A
	House	N/A	N/A	\$4,000+	\$4800+	\$5800+
Fremont	Apartment	\$2,300-2900	\$2900-3400	\$3,400-\$4200	N/A	N/A
	House	N/A	N/A	\$3,800+	\$3,500	\$4,500
Haight-Ashbury	Apartment	\$2650-\$4,095	\$2500-\$2,400	\$4500-\$8,000	N/A	N/A
	House	N/A	N/A	\$4,700-\$8,000	\$5,200	\$6,100
Los Gatos	Apartment	\$2400-3000	\$2,800-3,200	\$3,100-3,500	N/A	N/A
	House	N/A	N/A	\$3400+	\$4,300	\$5,600
Menlo Park	Apartment	\$2900-3800	\$3,900-5500	\$5,600-7700	N/A	N/A
	House	N/A	N/A	\$6,200+	\$6,200	\$10,700
Mission Dolores	Apartment	\$3400-\$3,700	\$4,600-\$5,300	\$4800-\$5500	N/A	N/A
	House	N/A	N/A	\$5,600 +	\$6,400	N/A
Mountain View	Apartment	\$1600-4500	\$1500-10500	\$3100-7200	N/A	N/A
	House	N/A	N/A	\$3,800+	\$5,800	\$10,000 +
Nob Hill/Russian Hill	Apartment	\$ 3200 -4000	\$3,500-4000	\$4300- 7000	N/A	N/A
	House	N/A	N/A	\$6200+	\$6,000	\$10,500
Noe Valley	Apartment	\$2,600	\$3,400	\$5,000	N/A	N/A
	House	N/A	N/A	\$4,500+	\$7,200	\$5,800
Oakland	Apartment	\$2,600-\$3000	\$3,100-3900	\$3500-4900	N/A	N/A
	House	N/A	N/A	\$3,000+	\$3,800	\$4,700

Palo Alto	Apartment	\$3400-3900	\$3,600-4,500	\$4500-6000	N/A	N/A
	House	N/A	N/A	\$4,300+	\$5,200	\$5,200
Pleasanton	Apartment	\$2500-2900	\$2700-4300	\$4000-6000	N/A	N/A
	House	N/A	N/A	\$4,000+	\$4,500	\$4,500
Redwood City	Apartment	\$3300-4000	\$3,000-\$4,500	\$4,800-6500	N/A	N/A
	House	N/A	N/A	\$4000+	\$5,900	\$6900 +
San Jose	Apartment	\$2800-3500	\$3,000-4,000	\$3,000-5500	N/A	N/A
	House	N/A	N/A	\$3,000+	\$3900 +	\$4,400
San Mateo	Apartment	\$2,900-3500	\$3,500-\$5000	\$5,300-6,700	N/A	N/A
	House	N/A	N/A	\$3800+	\$3400 +	\$5,000
Santa Clara	Apartment	\$3400-4000	\$3,400-4500	\$3800-5200	N/A	N/A
	House	N/A	N/A	\$3,800+	\$3,500	\$5,300
Sunnyvale	Apartment	\$2,800-3,500	\$2,900-4200	\$4000-5200	N/A	N/A
	House	N/A	N/A	\$3,300+	\$3,900	\$4,100
Walnut Creek	Apartment	\$2,100-2600	\$2,400 -3100	\$3100-4500	N/A	N/A
	House	N/A	N/A	\$3,800+	\$3,800	\$5900 +