

# MAY 2006 EAST BAY MONTHLY ANALYSIS

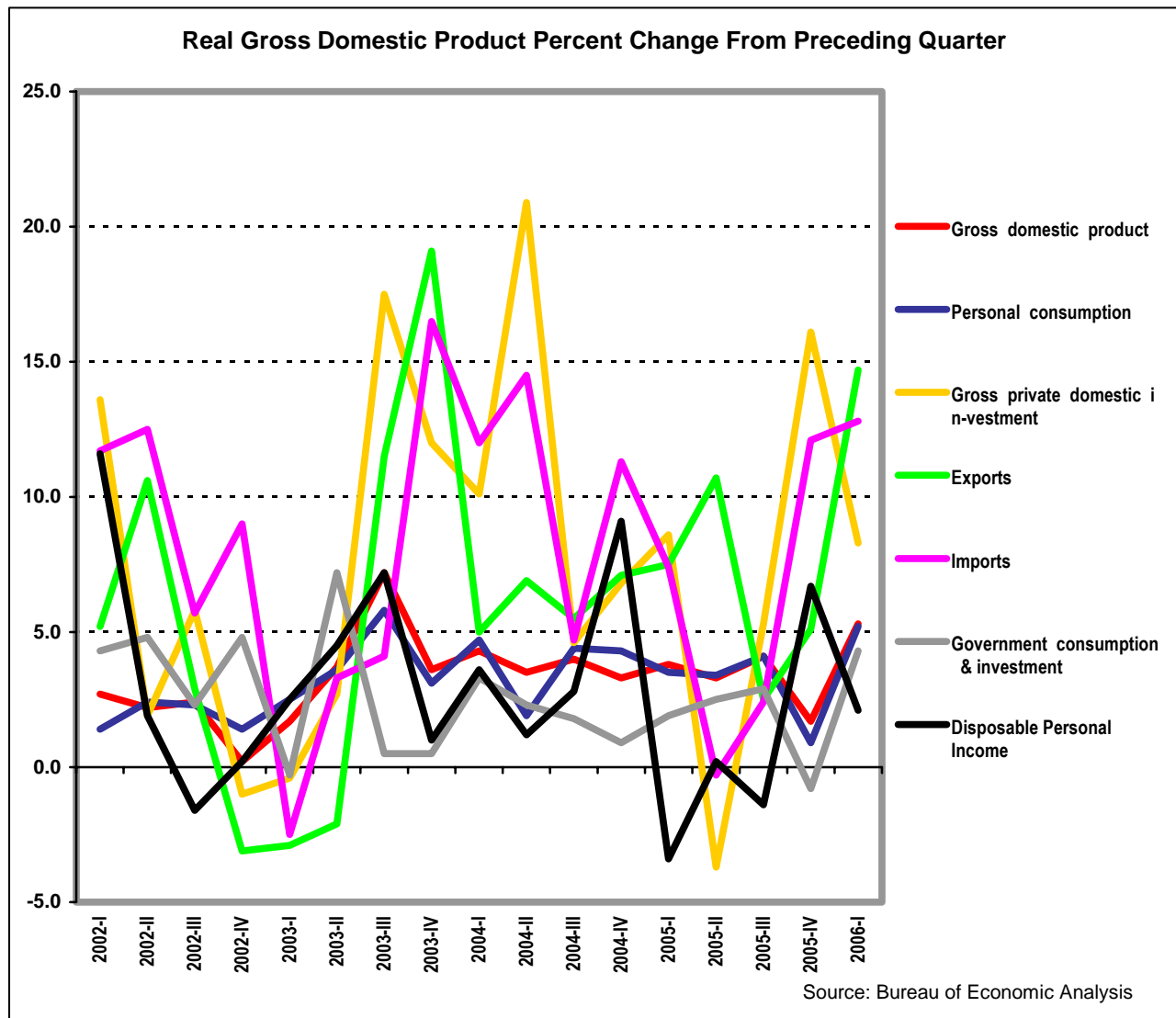
Prepared by the Economic Development Alliance for Business (EDAB).

The East Bay Monthly Analysis augments the East Bay Quarterly Forecast authored by the UCLA Anderson Forecast. A free subscription and downloads of both monthly and quarterly reports are available at [www.edab.org/newsletter.html](http://www.edab.org/newsletter.html). EDAB welcomes your comments and suggestions. Send your email to [srbrown@edab.org](mailto:srbrown@edab.org) or call us at (510) 272-6843.

## GDP SUMMARY

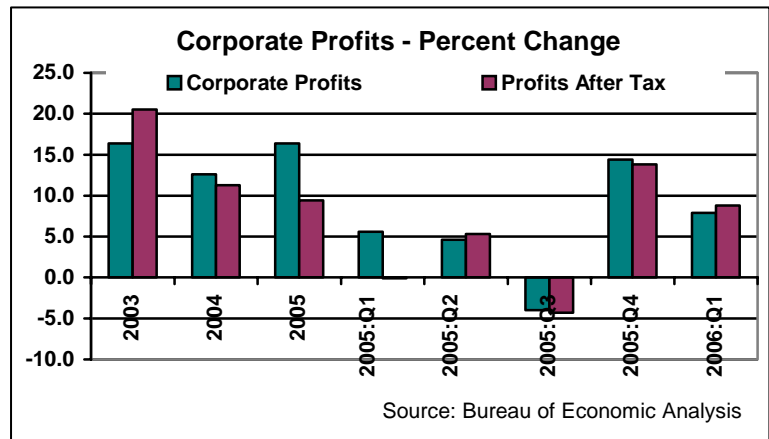
Real gross domestic product -- the output of goods and services produced by labor and property located in the United States -- increased at an annual rate of 5.3% in the first quarter of 2006, according to preliminary estimates released by the Bureau of Economic Analysis. In the fourth quarter of 2005, real GDP increased 1.7%.

The acceleration in first-quarter GDP growth primarily reflected an upturn in consumer spending, an acceleration in exports, an increase in federal government spending, and accelerations in both equipment-and-software and residential investment. In contrast, inventory investment and disposable personal income experienced decelerations.



## Corporate Profits

While not increasing at the rate of 14.4%, as seen in the fourth quarter of 2005, profits continued to show positive growth during the first quarter of 2006, rising 7.9%. Profits After Tax increased 8.8%, compared to 13.8% in the 4th quarter.



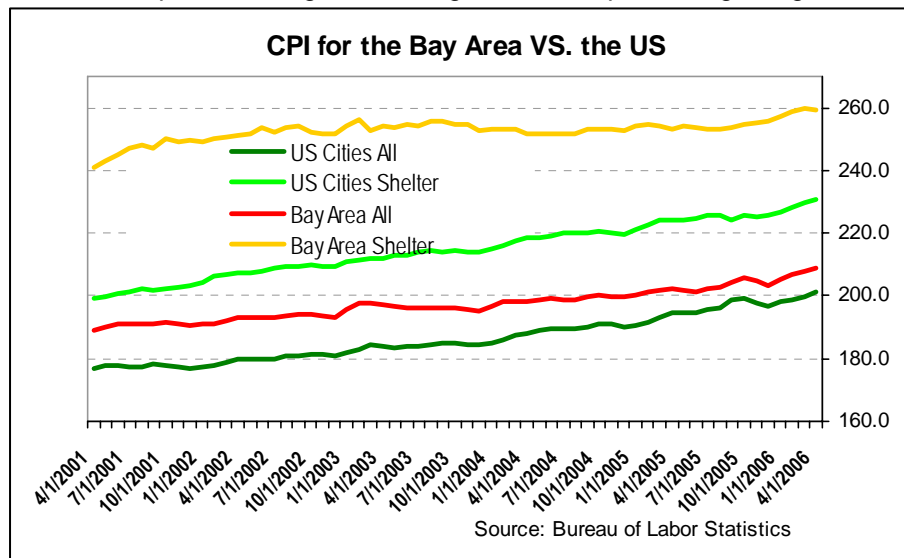
## COST OF LIVING

The Consumer Price Index for All Urban Consumers (CPI-U) increased 0.9% in April, before seasonal adjustment. The US City April level of 201.5 (1982-84=100) was 3.5% higher than in April 2005. The Bay Area's increase was 3.2%.

On a seasonally adjusted basis, the CPI-U advanced 0.6% in April, following a 0.4% rise in March. Energy costs increased 1.3% in March and 3.9% in April. The food index, which rose 0.1% in March, saw no change in April.

The US Cities Shelter costs rose 0.3% in April, following increases of 0.4% in both February and March. Bay Area Shelter costs increased 2.4% in April, reflecting continued growth in the period beginning September 2005. An increase in the neighborhood of 2.4% has not been seen since February of 2003 when shelter costs rose 2.4%.

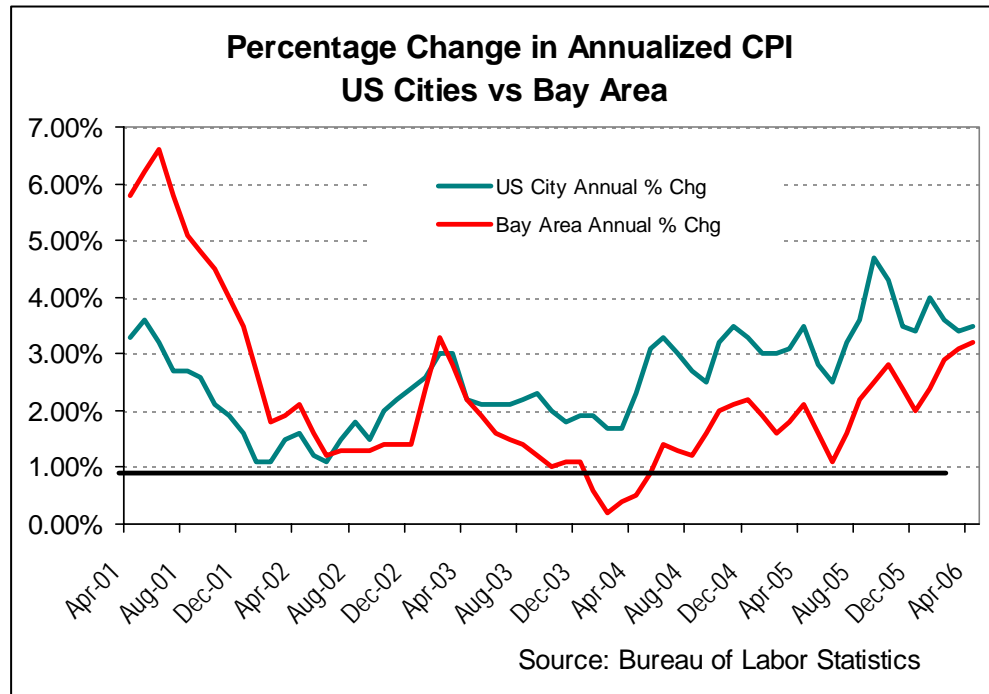
Note: the Bay Area All and Bay Area All Items Less Shelter data is not available for even months, so the preceding and following months are averaged for trend analysis; the CPI index compares prices with an average of the 36-month period covering the years 1982, 1983, and 1984, which is equal to 100.



	Apr-05	May-05	Jun-05	Jul-05	Aug-05	Sep-05	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06	Mar-06	Apr-06
US All Cities - All Items	194.6	194.4	194.5	195.4	196.4	198.8	199.2	197.6	196.8	198.3	198.7	199.8	201.5
US All Cities - Shelter	224.4	224	224.5	225.6	225.6	224.4	225.7	225.4	225.6	226.8	228.3	229.9	230.7
Bay Area - All Items	202.5	201.8	201.2	202.1	203.0	204.4	205.9	204.6	203.4	205.2	207.1	208.0	208.9
Bay Area - All Items Less Shelter	182.9	181.7	180.6	182.0	183.4	185.3	187.2	185.1	183.1	185.0	186.9	188.2	189.5
Bay Area - Shelter	253.1	254.1	253.9	253.4	253.4	253.9	254.8	255.1	255.6	257.5	259.0	259.7	259.2

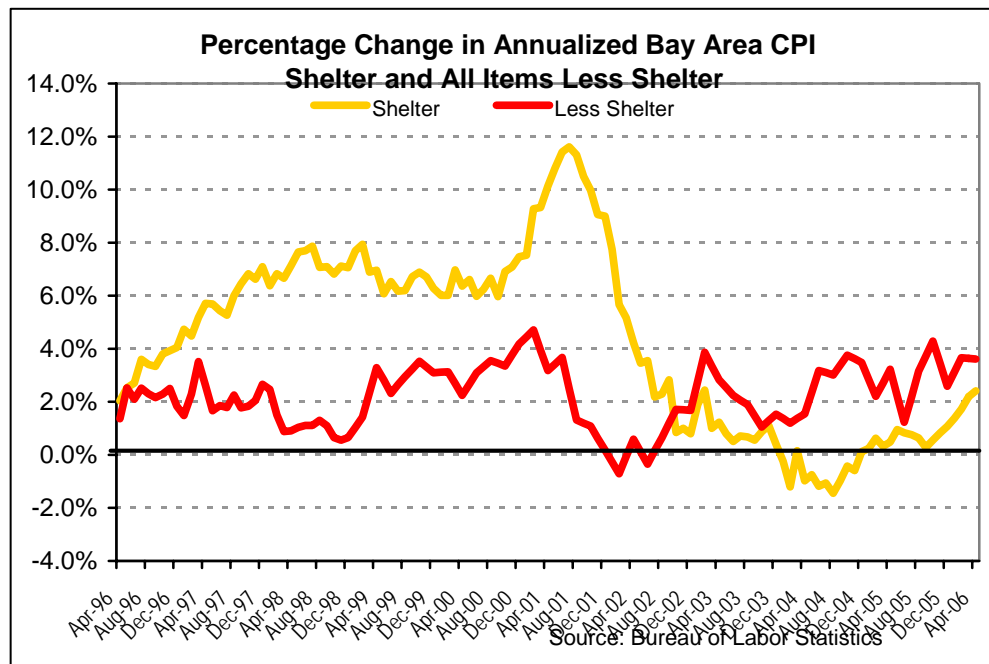
In both March and April 2006, the Bay Area's CPI increased by 0.4%. This rise is less than that of the U.S. Cities, which experienced monthly increases of 0.6% and 0.9% during the months of March and April, respectively.

The annual growth rate of the US City CPI increased from 3.4% in March 2006 to 3.5% in April, while the Bay Area's increased from 3.1% to 3.2%.



Percentage Change from the previous year's corresponding month	Apr-05	May-05	Jun-05	Jul-05	Aug-05	Sep-05	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06	Mar-06	Apr-06
US City Annual % Chg	3.5%	2.8%	2.5%	3.2%	3.6%	4.7%	4.3%	3.5%	3.4%	4.0%	3.6%	3.4%	3.5%
Bay Area Annual % Chg	2.1%	1.6%	1.1%	1.6%	2.2%	2.5%	2.8%	2.4%	2.0%	2.4%	2.9%	3.1%	3.2%

The Bay Area's Shelter percentage increase was 2.4% between April 2005 and April 2006 – a substantial escalation compared to April 2004 to April 2005 when the increase was only 0.5%. The cost of All Items Less Shelter experienced an even greater increase of 3.6%.

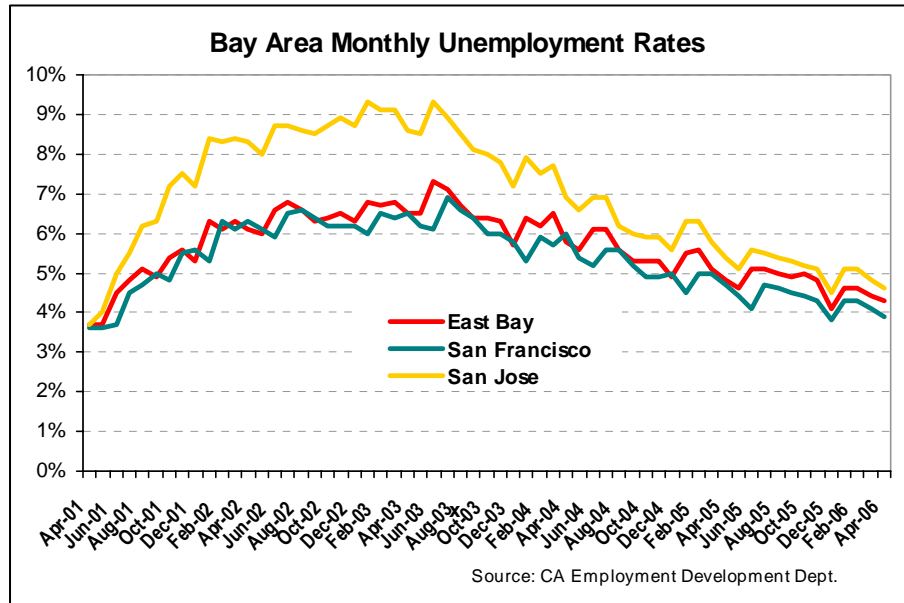


# WORKFORCE, UNEMPLOYMENT AND EMPLOYED RESIDENTS

The unemployment rate in the East Bay (Alameda and Contra Costa Counties) dipped to 4.3% in April 2006, below the year-ago figure of 4.8%. This compares with an unadjusted unemployment rate of 4.8% for California and 4.5% for the nation during the same period.

Within the East Bay, the unemployment rate was 4.4% in Alameda County and 4.1% in Contra Costa County.

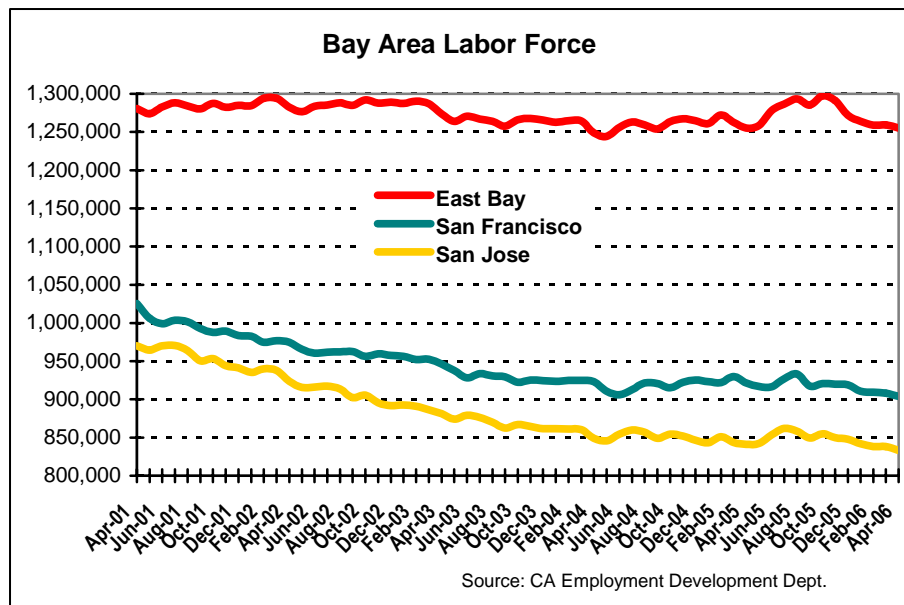
However, part of the reason for these declining Bay Area region's unemployment rates over the last six months (October 2005 to April 2006) was been a decrease in their labor force (-80,900) while total job numbers have slightly increased (4,300).



What is different is that the greatest decline occurred in the East Bay, which lost 42,300 since October 2005, -3.3% of its labor force, followed by San Jose, down 21,800 (-2.6%) and San Francisco, 6,800 less (-1.8%).

The East Bay April 2006 labor force figure of 1,255,300 was only 200 more than its low point in April 2004.

A 12-month comparison (April 2005 to April 2006) is somewhat better for the East Bay as it finds 300 more workers in the East Bay, 12,800 fewer in San Francisco and 7,900 fewer in San Jose.



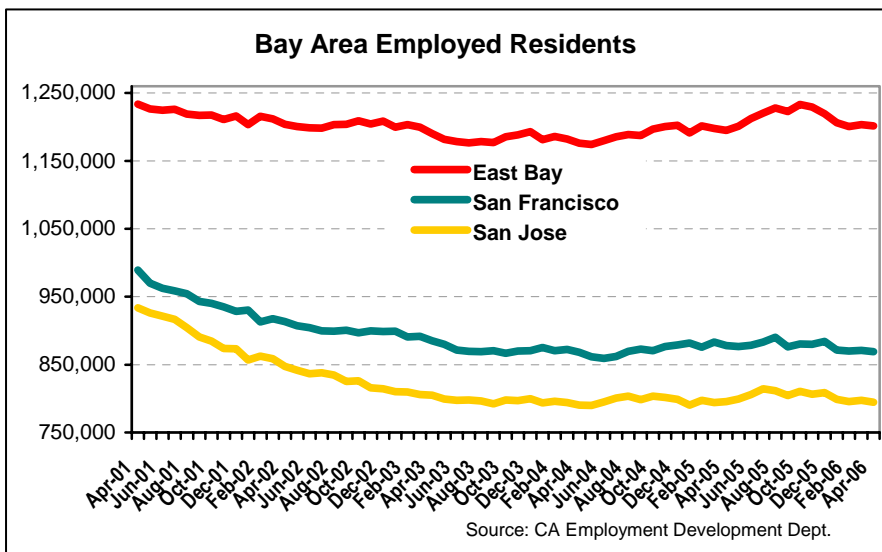
In the last month (between March and April 2006), all three regions lost more workers: with 3,900 fewer in East Bay; 4,200 less in San Francisco; and 5,000 fewer in San Jose.

A review of the employed resident data finds a similar pattern.

In April 2006, there were 31,600 fewer (-2.6%) employed residents in the East Bay than in October 2005. This was not quite as large a decrease as in its labor force, and the number remains 27,200 greater than the East Bay's employed resident low point of 1,147,300 that was reached in May 2004.

In the same October 2005 to April 2006 comparison, San Francisco had 11,300 fewer (-1.3%) employed and there were 16,100 fewer employed residents (-2%) in San Jose.

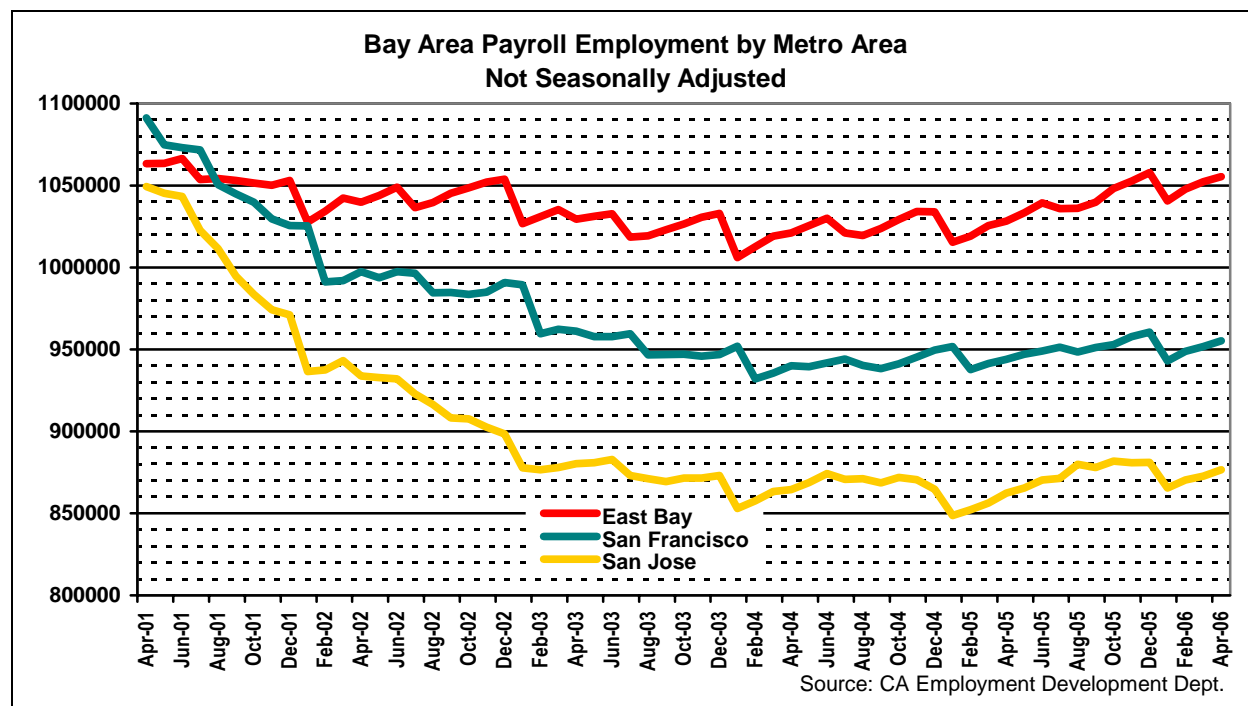
In the April 2005 to April 2006, 12-month comparison, there were 6,700 more employed residents in the East Bay, 9,200 fewer in San Francisco and 900 fewer employed residents in San Jose.



But between March and April 2006, there were 2,100 less East Bay residents with jobs, 2,100 fewer in San Francisco and 2,800 fewer in San Jose and the trend continued for all three in the last month.

## PAYROLL EMPLOYMENT

Despite the loss in labor force and employed residents during the last six months (October 2005 to April 2006), the East Bay added 7,200 jobs and San Francisco added 2,400. San Jose however lost 5,300.



In the 12-month comparison from April 2005 to April 2006, the picture was brighter, as the East Bay added 27,100 jobs, San Francisco 11,400 and San Jose 14,100; and within the last month, the East Bay added 3,100 jobs, San Francisco 3,500 and San Jose 3,800.

## EAST BAY PAYROLL EMPLOYMENT BY SECTOR

Between April 2005 and April 2006, the number of East Bay jobs grew by 24,400 (2.4%).

East Bay Primary Industry Sectors	1 Month Change	Change from 10/05	12 Month Change	24 Month Change	Change from 4/01
Construction	100	-500	7,400	11,000	9,200
Educational and Health Services	2,200	3,600	5,300	5,700	12,800
Financial Activities	-100	1,700	3,600	6,100	1,700
Professional and Business Services	-400	0	3,100	4,800	-7,700
Leisure and Hospitality	600	1,100	2,600	5,100	7,300
Retail Trade	-200	-500	2,600	4,300	200
Government	-100	2,000	900	700	900
Manufacturing	0	-300	0	-3,000	-21,600
Trans, Warehousing & Utilities	-100	-500	0	200	-7,600
Wholesale Trade	300	800	0	-400	-7,300
Other Services	500	-100	-300	-1,300	900
Information	-100	600	-800	-1,400	600
Source: CA Employment Development Dept.					

- The construction boom continued to bolster payrolls, up 7,400 jobs, predominantly in specialty trade contractors, up 4,000 jobs.
- Educational and Health services added 5,300 jobs, mainly in healthcare and social assistance, up 4,700 jobs.
- Financial Activities increased payrolls by 3,600 jobs, mostly in finance and insurance, up 2,300 jobs.
- Manufacturing, Transportation, Warehousing and Utilities saw no change between April 2005 and April 2006.
- Other Services and Information both incurred losses of 300 and 800, respectively.

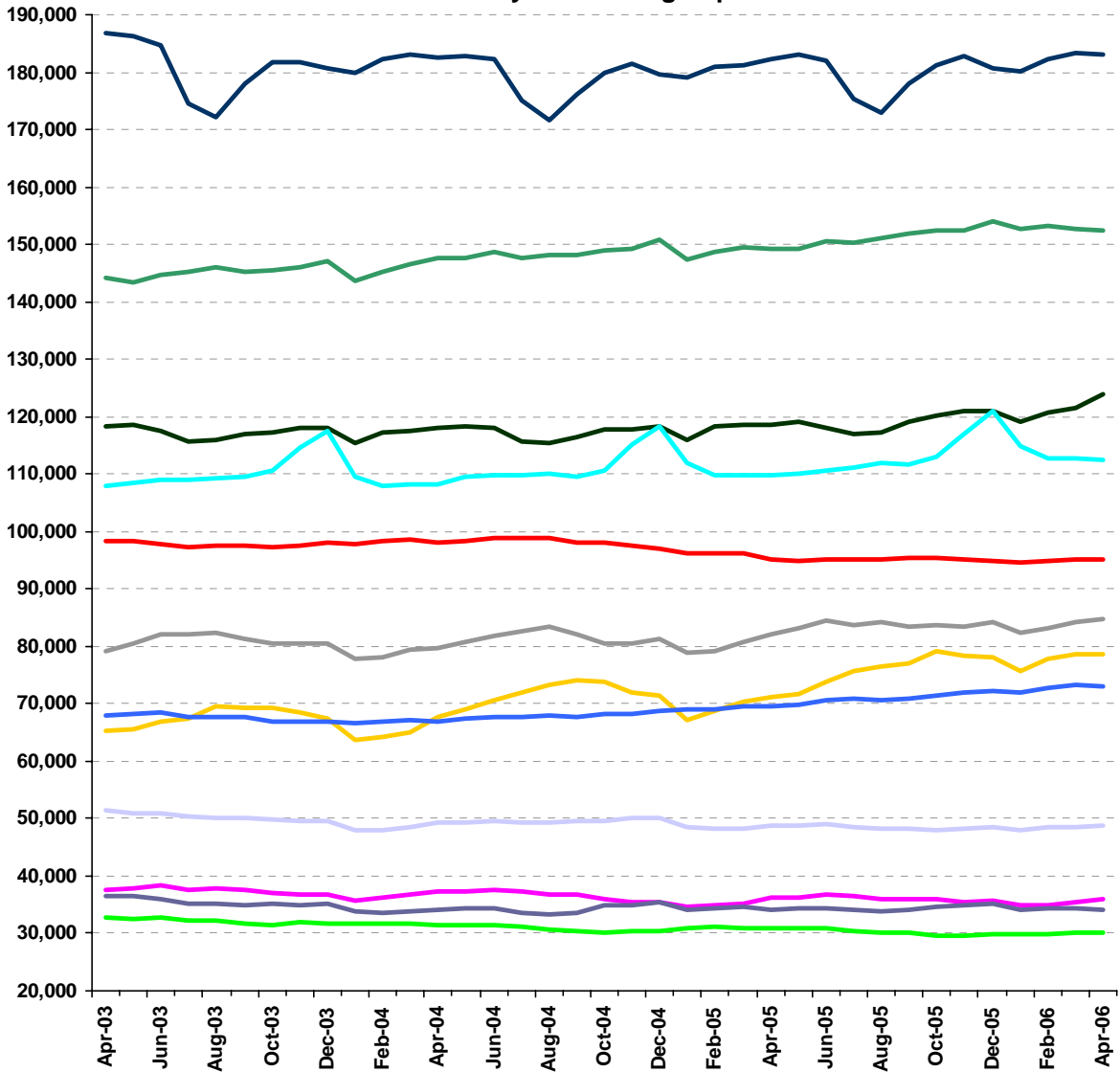
After experiencing a difficult period for some months, employment in the East Bay's manufacturing industry business at large was unchanged between March and April 2006, as well as between April 2005 and April 2006. Within the East Bay's manufacturing sector, residual-food manufacturing gained 700 jobs over the past 12 months, while computer and peripheral equipment manufacturing and residual-communications equipment manufacturing each lost 400 jobs. Compared to April 2001, total manufacturing is down 21,600 jobs with the lone bright spot being transportation equipment.

East Bay Manufacturing Sector	4/1/2006 Employment	1 Month Change	Change From 10/05	12 Month Change	24 Month Change	Change from 4/01
Primary Metal Manufacturing	2,700	-100	-200	-200	-100	-400
Industrial Machinery Manufacturing	3,100	0	100	200	200	-2,200
Residual-Other General Purpose Machinery Manufacturing	2,900	0	-100	-100	-300	-600
Computer and Peripheral Equipment Manufacturing	4,200	100	-100	-400	-1,600	-9,800
Residual-Communications Equipment Manufacturing	16,800	-100	-200	-400	-100	-7,200
Transportation Equipment Manufacturing	7,600	100	-100	0	-200	300
Residual-Miscellaneous Manufacturing	22,700	-100	300	300	-200	-4,100
Petroleum and Coal Products Manufacturing	6,200	-100	-300	-300	-700	-800
Chemical Manufacturing	7,300	100	100	200	0	-900
Residual-Food Manufacturing	21,700	100	200	700	0	-3,100
Total Manufacturing	95,200	0	-300	0	-3,000	-21,600
Source: CA Employment Development Dept.						

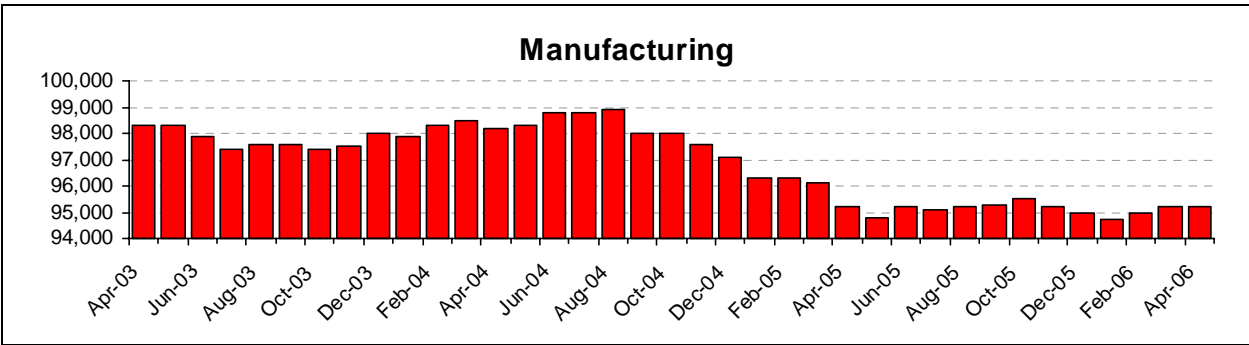
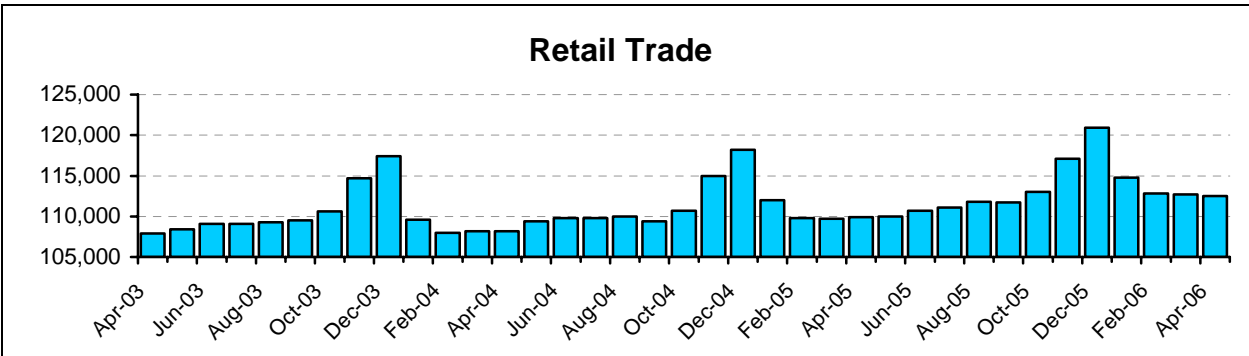
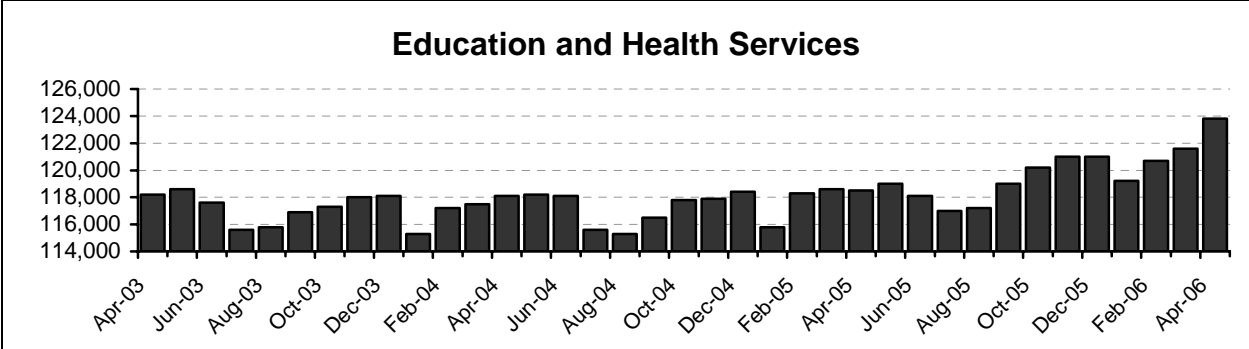
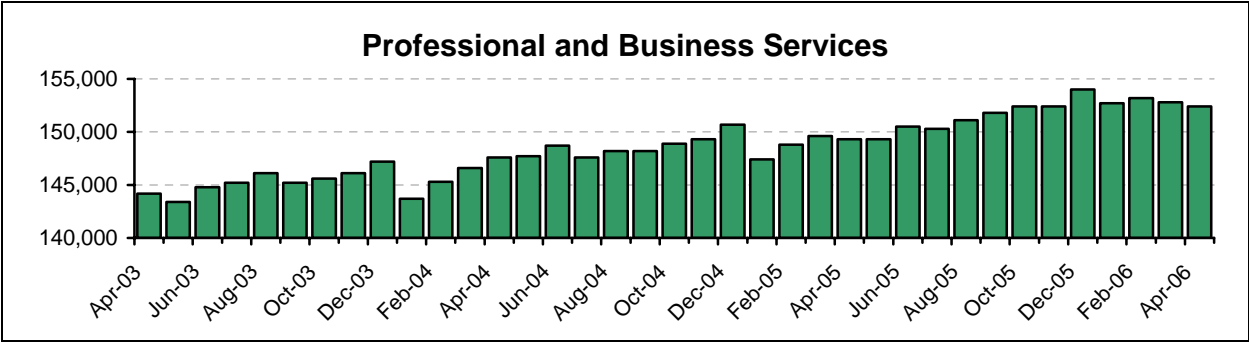
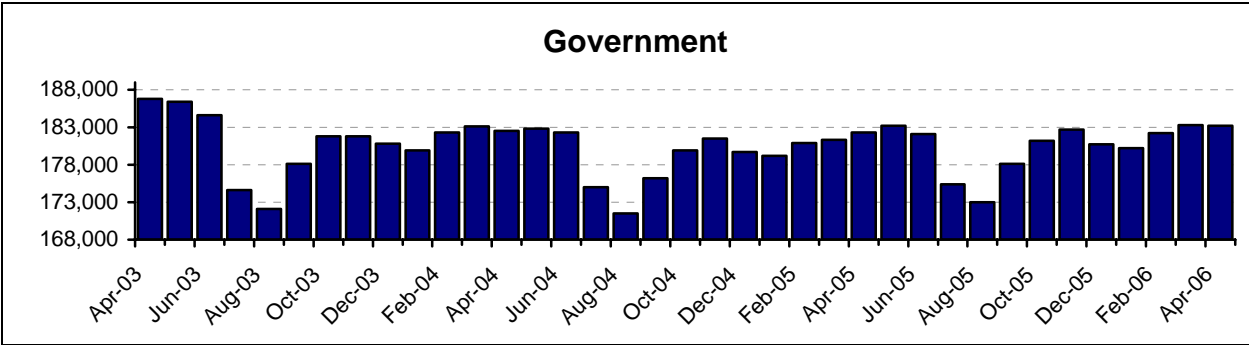
# East Bay Sector Employment Summary

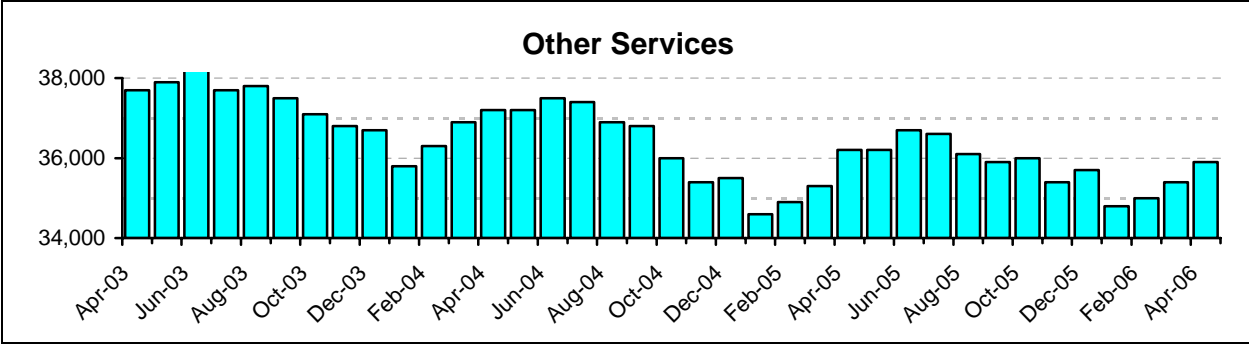
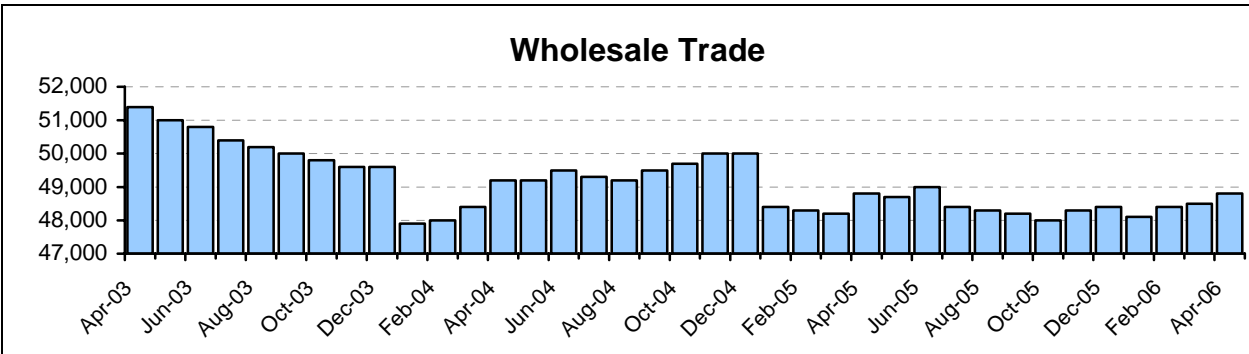
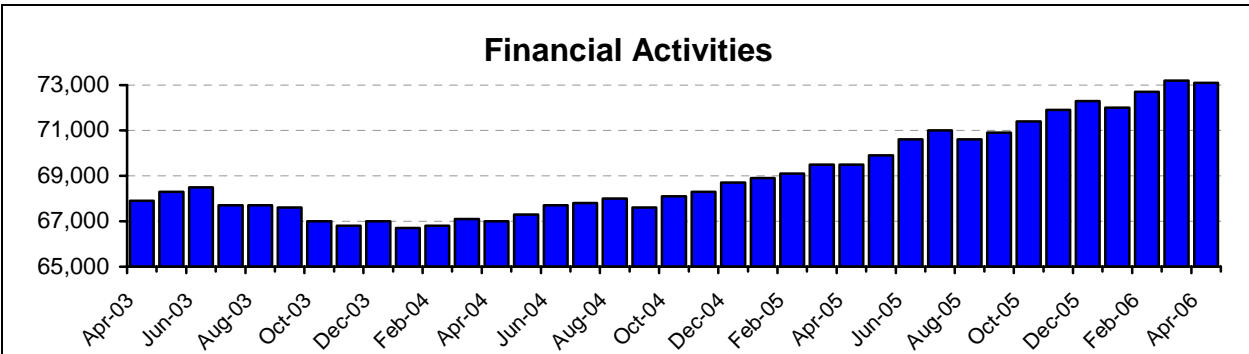
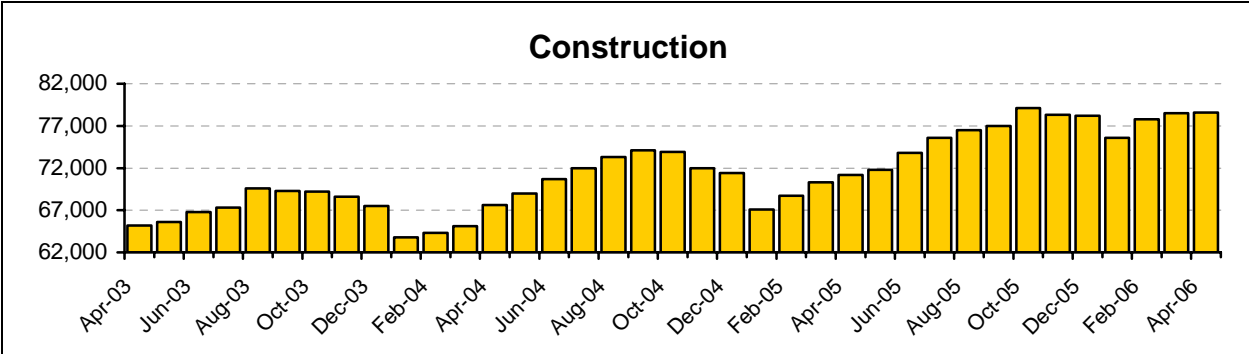
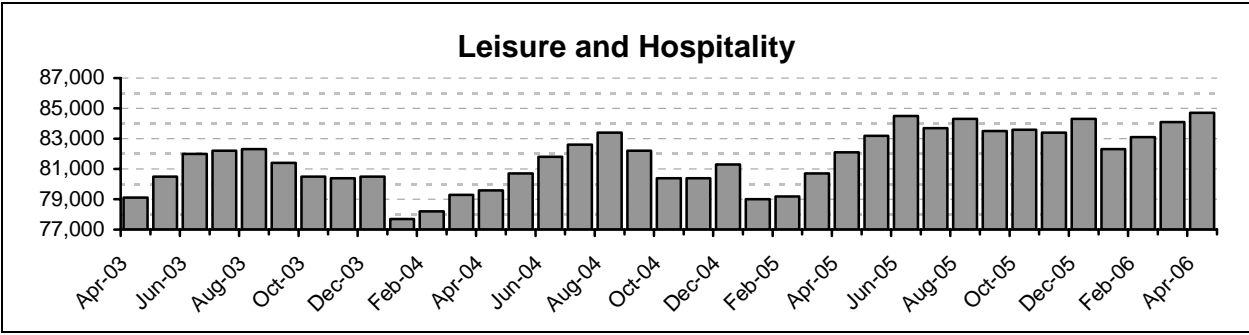
Not Seasonally Adjusted

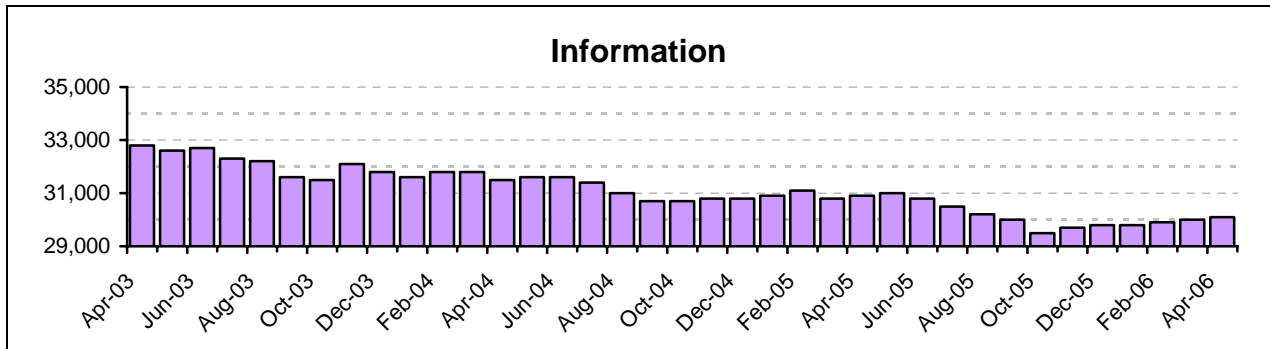
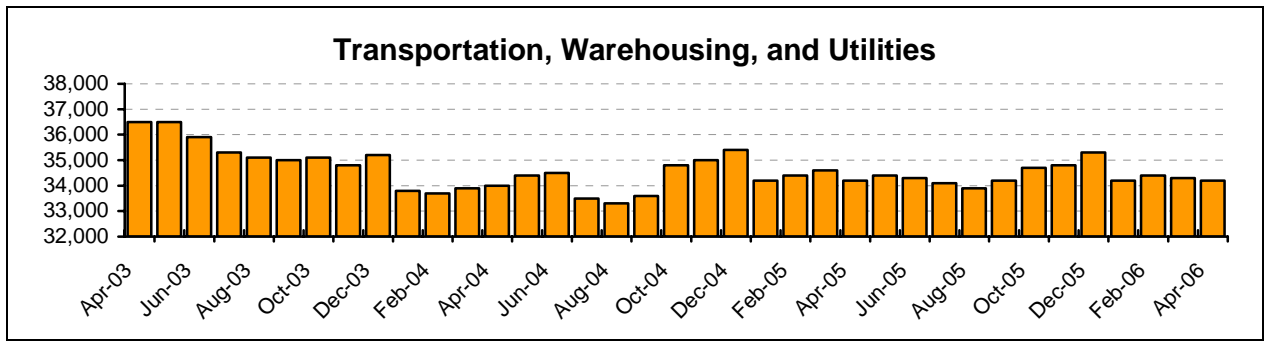
February 2003 through April 2006



Source: CA Employment Development Dept.







## HOUSING

Bay Area home sales in April dropped to their lowest level in five years as prices slowly reached a new peak, according to DataQuick Information Systems.

A total of 8,358 new and resale houses and condos were sold in the nine-county region last month. That was down 14.2% from 9,745 for March, and down 25.1% from 11,158 for April last year.

Normally sales decline from January to February, but February 2005 was the strongest in DataQuick's records, which go back to 1988. However, February 2006 was the eleventh month in a row to see a year-over-year sales decline.

The median price paid for a Bay Area home rose to a record \$628,000 in April. That was up 1.0% from March's \$622,000, and up 7.2% from \$586,000 for April a year ago. April's year-over-year increase was the lowest since August 2003 when the \$447,000 median was also up 7.2%.

All Homes	Number Sold Apr 06	Annual Pct. Chg	Median Apr - 06	Annual Pct. Chg
Alameda	1,694	-24.50%	\$589,000	6.70%
Contra Costa	1,588	-25.10%	\$570,000	7.50%
Marin	321	-33.30%	\$844,000	8.30%
Napa	125	-39.00%	\$609,000	6.10%
San Francisco	497	-27.00%	\$778,000	3.60%
San Mateo	631	-25.80%	\$750,000	2.60%
Santa Clara	2,255	-20.30%	\$661,000	6.80%
Solano	667	-35.70%	\$477,000	16.60%
Sonoma	580	-18.40%	\$566,000	6.00%
Bay Area	8,358	-25.10%	\$628,000	7.20%

Source: DataQuick Information Systems

The percentage increase in the median home prices for Bay Area counties between April 2001 and April 2006 was much greater for the counties whose April 2001 median prices were below \$500,000.

That is particularly true for Contra Costa County in the East Bay, where the increase was 91.9% compared to 60.5% in Alameda County.

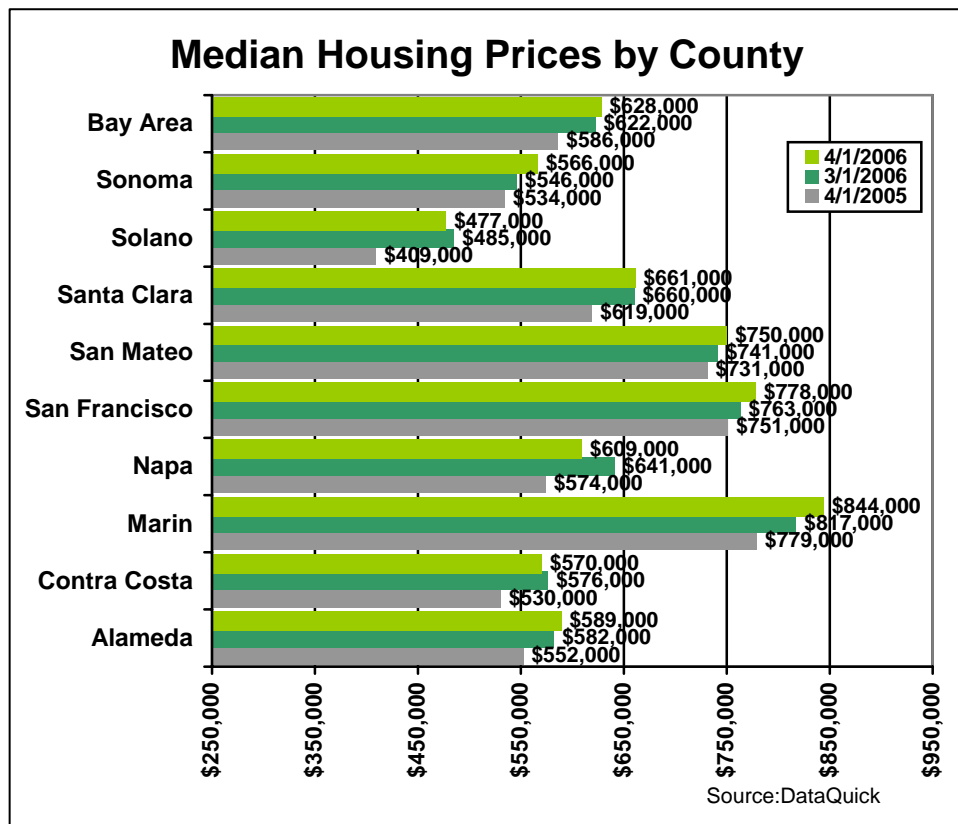
Until 2001, East Bay housing costs have been significantly lower than San Francisco, San Mateo, Santa Clara and Marin.

The typical monthly mortgage payment that Bay Area buyers committed themselves to paying was \$3,048 in April. That was up from \$2,958 in March, and up from \$2,659 for April a year ago. Adjusted for inflation, mortgage payments are 20% higher than they were at the peak of the prior cycle sixteen years ago.

The last update of Housing Affordability Index figures was in December 2005 and is available in our February 2006 newsletter.

Bay Area Median Home Prices by County				
	April 2001	April 2006	\$ Increase	% Change
San Francisco	\$550,000	\$778,000	\$228,000	41.4%
San Mateo	\$532,000	\$750,000	\$218,000	40.9%
Santa Clara	\$500,000	\$661,000	\$161,000	32.2%
Marin	\$669,000	\$844,000	\$175,000	26.1%
Alameda	\$367,000	\$589,000	\$222,000	60.5%
Contra Costa	\$297,000	\$570,000	\$485,000	91.9%
Napa	\$305,000	\$609,000	\$356,000	116.7%
Solano	\$241,000	\$477,000	\$236,000	97.9%
Sonoma	\$307,000	\$566,000	\$259,000	84.4%
Bay Area	\$378,000	\$628,000	\$250,000	66.1%

Source: DataQuick Information Systems



In April 2006, the city with the highest average price of homes sold in the East Bay was Alamo, where the average price of the 16 homes sold was \$1,671,500. In Alameda County, two cities tied for the highest average price: Berkeley, where 82 homes were sold for an average price of \$765,000, and Pleasanton, where 68 homes were sold for an average price of \$787,250.

In Contra Costa County, Byron experienced the highest percentage year-to-year price increase, 38.0%, or \$219,250. In Alameda County, Union City had a 19.07% increase of \$102,500.

In April 2006, the average price of the homes sold in Alameda County was \$50,000 more than those sold in Contra Costa County, with 145 more homes being sold in Alameda County than in Contra Costa County. The price difference in April 2005 was \$44,000 greater in Alameda County.

The city with the lowest average price for Alameda County was Emeryville, where the average price was \$427,000, a \$52,500, or 14.0%, increase from April 2005.

The largest decrease in the East Bay was in Contra Costa County, where Moraga experienced a \$112,500, or -14.1%, decrease.

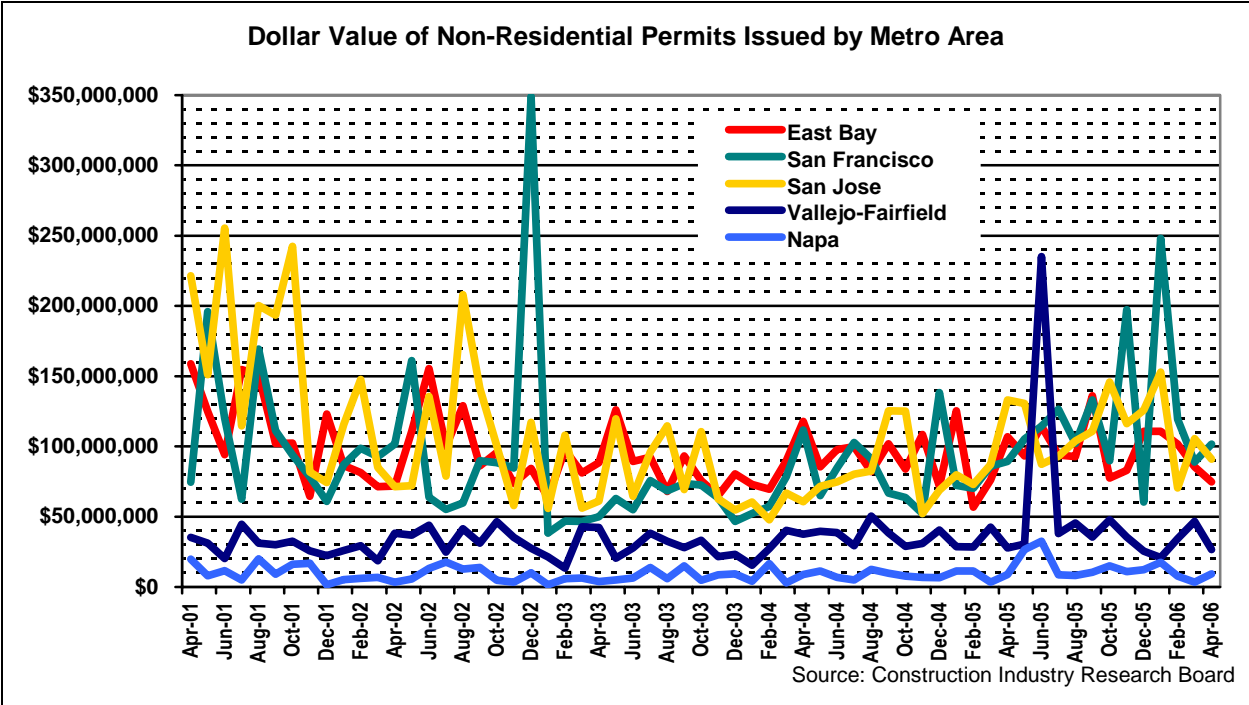
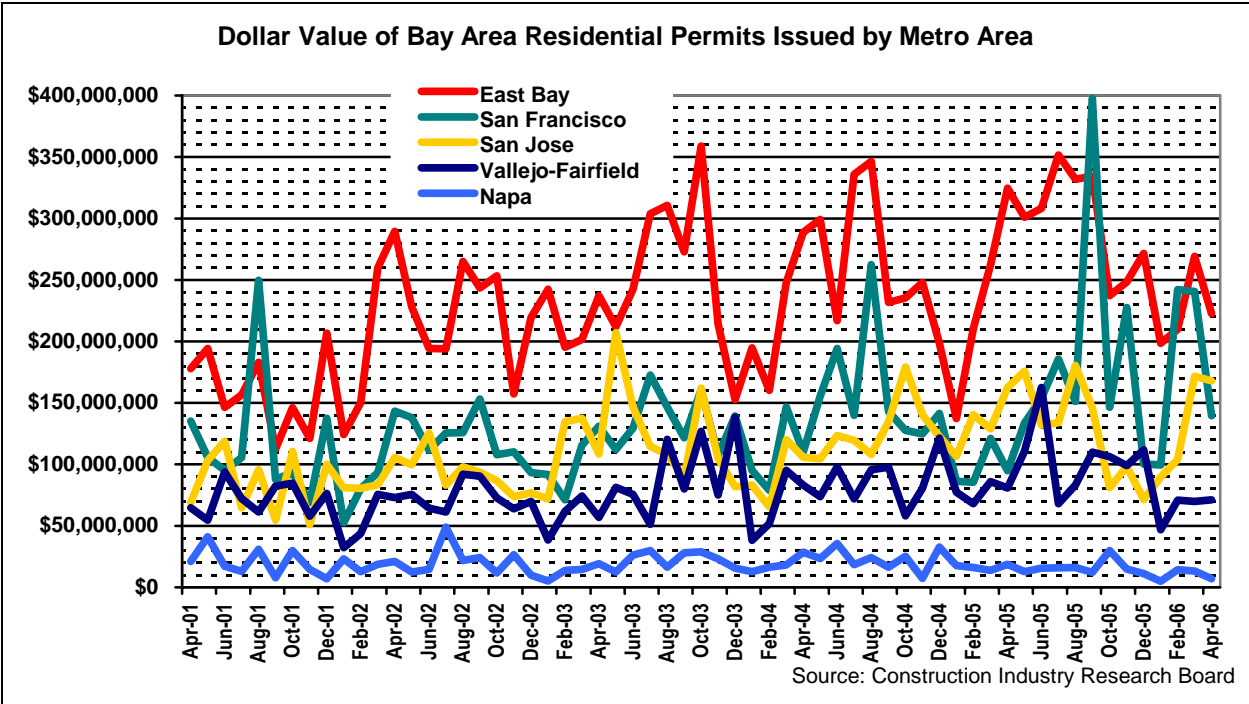
NOTE: The housing costs provided by DataQuick include all home sales – new and existing, condos and single-family.

County/City/Area	# Sold	Apr 2006	Apr 2005	% Change Yr-To-Yr
<b>Alameda County</b>	<b>1,458</b>	<b>\$605,000</b>	<b>\$559,000</b>	<b>8.23%</b>
Alameda	62	\$711,250	\$640,000	11.13%
Albany	15	\$655,000	\$580,000	12.93%
Berkeley	82	\$765,000	\$720,000	6.25%
Castro Valley	68	\$660,250	\$566,000	16.65%
Dublin	58	\$642,500	\$648,000	-0.85%
Emeryville	30	\$427,500	\$375,000	14.00%
Fremont	232	\$640,000	\$650,000	-1.54%
Hayward	156	\$585,000	\$515,000	13.59%
Livermore	106	\$612,500	\$589,500	3.90%
Newark	49	\$636,000	\$557,500	14.08%
Oakland	327	\$505,000	\$445,000	13.48%
Pleasanton	68	\$787,250	\$760,500	3.52%
San Leandro	90	\$574,500	\$523,000	9.85%
San Lorenzo	31	\$534,000	\$525,000	1.71%
Union City	83	\$640,000	\$537,500	19.07%
<b>Contra Costa County</b>	<b>1,313</b>	<b>\$555,000</b>	<b>\$515,000</b>	<b>7.77%</b>
Alamo	16	\$1,671,500	\$1,465,000	14.10%
Antioch	158	\$490,000	\$465,000	5.38%
Bethel Island	2	\$475,000	n/a	n/a
Brentwood	114	\$609,250	\$597,000	2.05%
Byron	32	\$795,000	\$575,750	38.08%
Clayton	13	\$748,000	\$775,000	-3.48%
Concord	139	\$526,000	\$492,500	6.80%
Crockett	6	\$460,000	\$458,000	0.44%
Danville	86	\$1,019,500	\$960,000	6.20%
El Cerrito	23	\$660,000	\$680,000	-2.94%
El Sobrante	20	\$517,500	\$460,000	12.50%
Hercules	34	\$486,000	\$435,000	11.72%
Lafayette	30	\$1,112,500	\$989,500	12.43%
Martinez	63	\$580,500	\$518,500	11.96%
Moraga	16	\$687,500	\$800,000	-14.06%
Oakley	70	\$520,000	\$445,000	16.85%
Orinda	17	\$1,355,000	\$1,158,000	17.01%
Pinole	20	\$525,500	\$510,000	3.04%
Pittsburg	106	\$470,000	\$421,000	11.64%
Pleasant Hill	48	\$627,000	\$583,500	7.46%
Richmond	107	\$440,000	\$405,000	8.64%
Rodeo	2	\$542,000	\$480,750	12.74%
San Pablo	51	\$460,000	\$412,000	11.65%
San Ramon	43	\$760,000	\$718,500	5.78%
Walnut Creek	92	\$660,000	\$651,000	1.38%

Source: DataQuick

# CONSTRUCTION PERMITS

The following two charts of residential and non-residential permit values issued in each of the Bay Area's 'metro areas' since April 2001 provide a quick comparative view of activity. Data follow in subsequent tables.

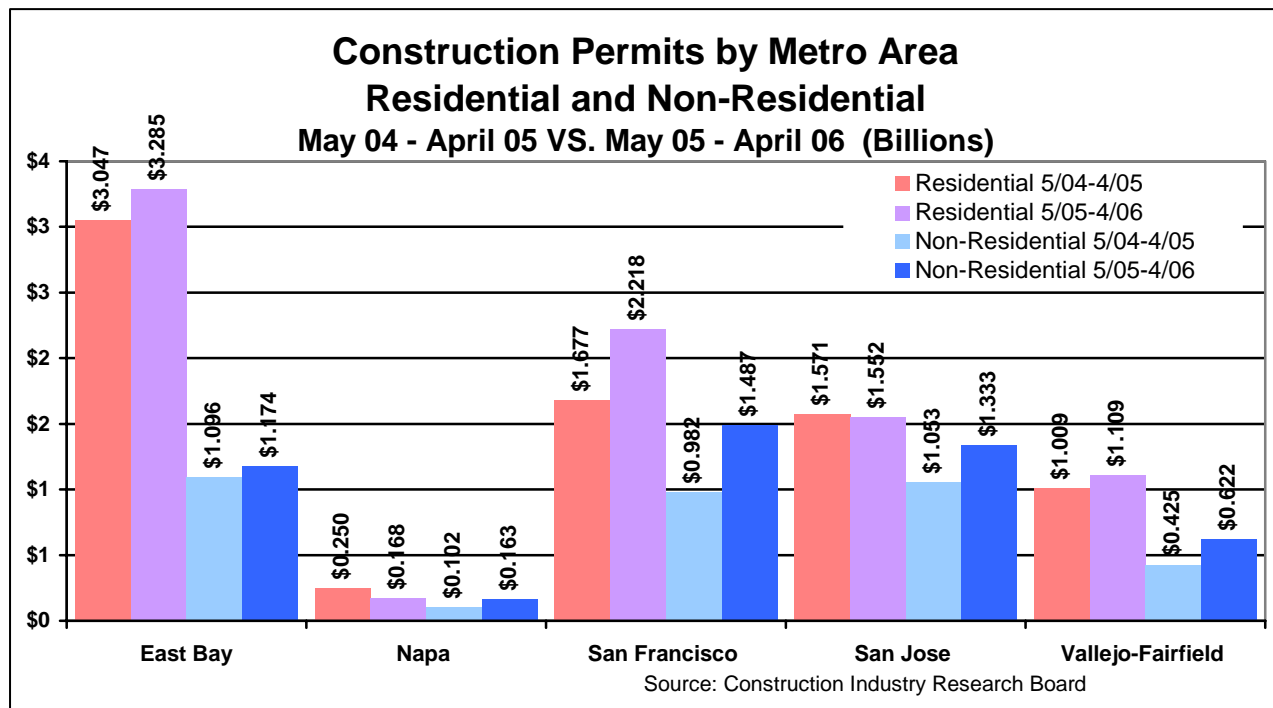
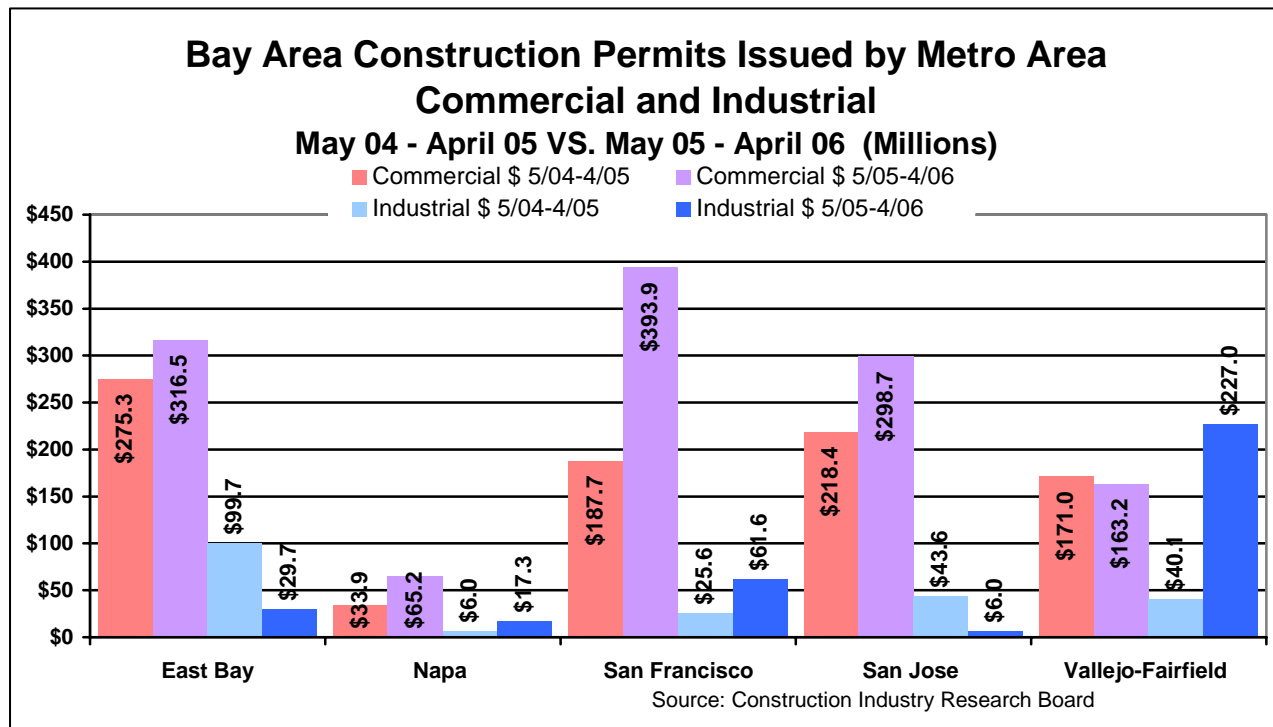


In June 2005 commercial projects in the Vallejo-Fairfield metro area brought the non-residential permit total for the month to \$235,082,563. In the San Francisco metro area non-residential permit values reached highs of \$197,338,296 in November 2005, and \$248,035,828 in January 2006.

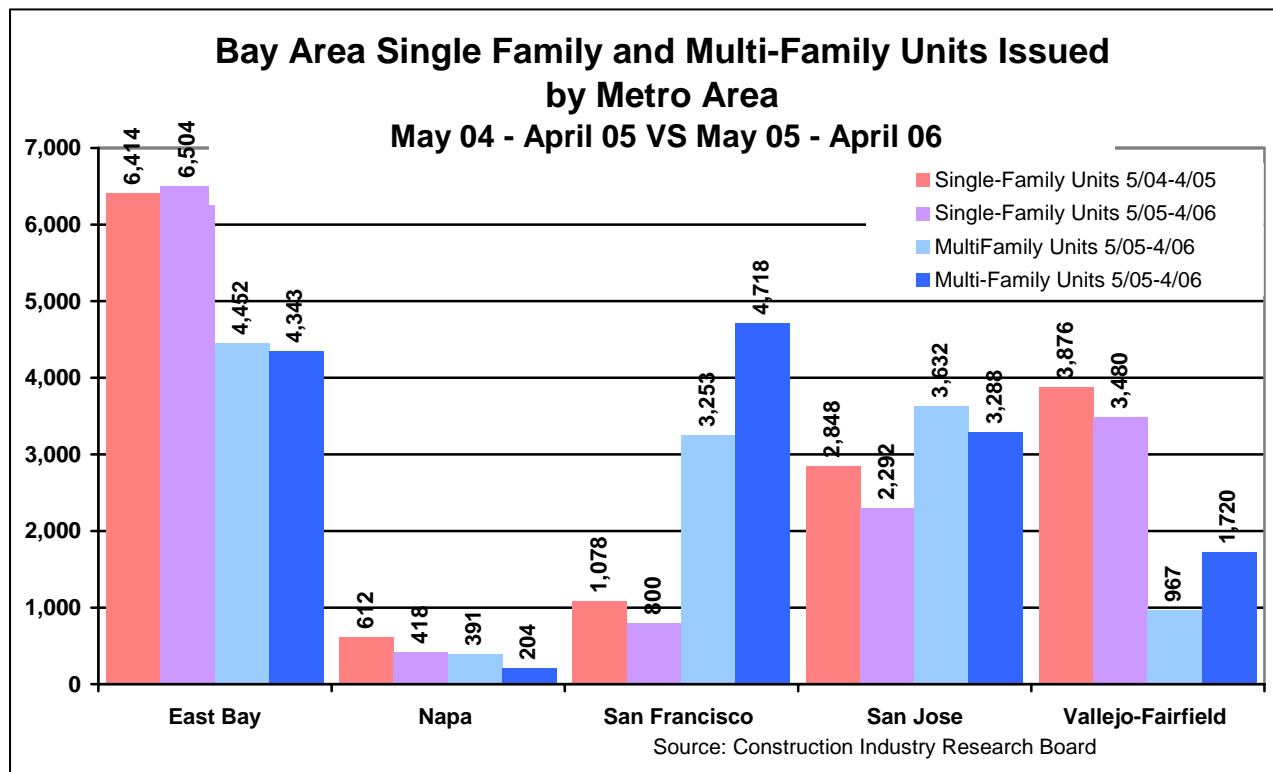
In a comparison of two, twelve-month periods (May 2004 to April 2005 vs. May 2005 to April 2006), all of the Bay Area metro areas except Napa experienced an increase in the total value of construction permits issued.

Metro Area	Total Permit Change April '05-April '06	Total Permit % Change
East Bay	\$316,053,585	7.6%
Napa MSA	-\$21,120,664	-6.0%
San Francisco	\$1,046,555,241	39.4%
San Jose	\$261,168,224	10.0%
Vallejo-Fairfield	\$298,263,923	20.8%

In a comparison of commercial and industrial permits issued during the same two twelve-month periods, all of the metro areas except Vallejo-Fairfield experienced improvement in commercial construction, while only the Napa, San Francisco and Vallejo-Fairfield metro areas saw advances in industrial construction.



In a comparison of the value of residential and non-residential permits for the same two twelve-month periods, all of the Bay Area metro areas except Napa and San Jose experienced an increase in residential permits and all displayed an increase in non-residential permits issued.



In a comparison of Single and Multi-Family Unit permits issued for the same time periods, the East Bay issued 270, or 4.2%, more Single-Family unit permits but 324 fewer, or -7.4%, Multi-Family Unit permits.

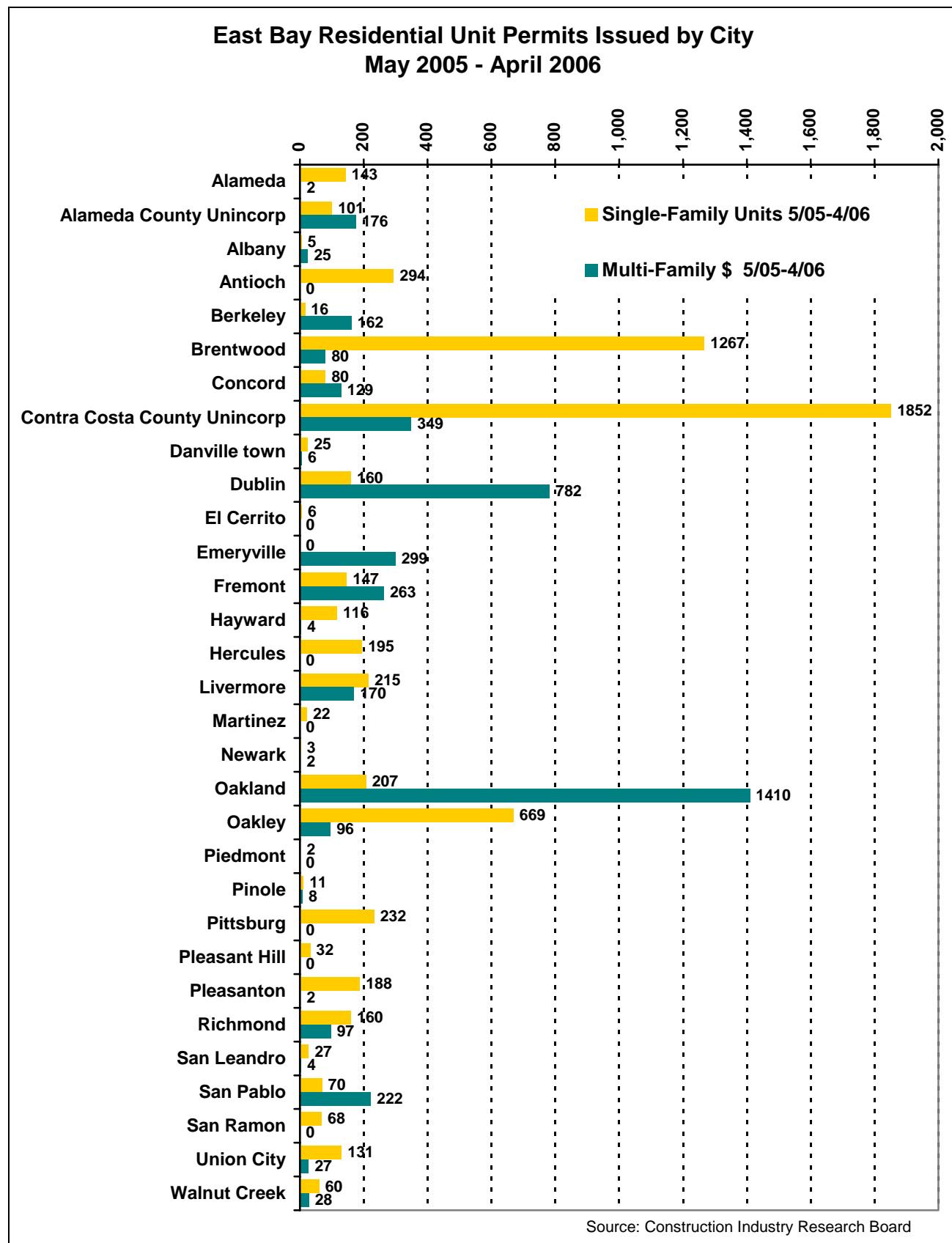
The following tables break down these permit categories for the same comparative time periods, for Alameda and Contra Costa Counties.

	5/04-4/05	5/05-4/06	Change	% Change
Alameda County Residential	\$1,505,681,714	\$1,396,763,737	-\$108,917,977	-7.2%
Alameda County Non-Residential	\$709,160,639	\$800,946,459	\$91,785,820	12.9%
Alameda County Commercial	\$185,569,737	\$231,765,703	\$46,195,966	24.9%
Alameda County Industrial	\$78,410,447	\$12,432,995	-\$65,977,452	-84.1%
Contra Costa County Residential	\$1,851,221,316	\$1,396,763,737	-\$144,620,847	-9.4%
Contra Costa County Non-Residential	\$366,743,049	\$84,772,738	-\$302,174,828	-78.1%
Contra Costa County Commercial	\$104,721,654	\$84,772,738	-\$4,935,993	-5.5%
Contra Costa County Industrial	\$18,101,420	\$17,295,051	-\$3,987,215	-18.7%

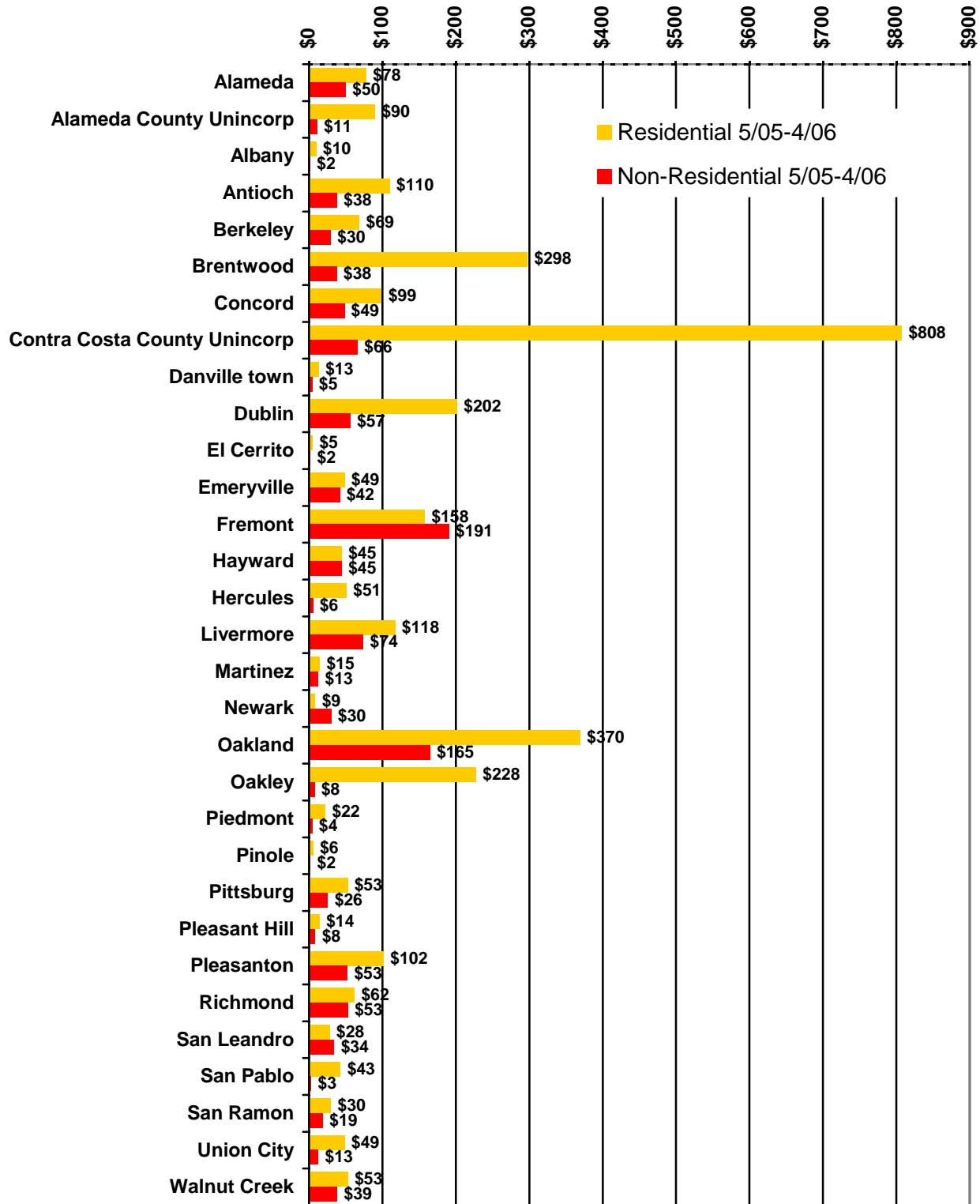
The percentage of single-family to multi-family units permitted in Alameda County during this time period was 36.1% for the first twelve-months and 30.5% for the second. In Contra Costa County, the percentage of single family permits increased from 82% to 83.2%.

Housing Unit Permit Comparison	5/04-4/05	5/05-4/06	Change	% Change
Alameda County Single-Family Units	1965	1461	-504	-25.6%
Contra Costa County Single-Family Units	4324	5043	594	13.4%
Alameda County Multi-Family Units	3475	3328	-147	-4.2%
Contra Costa County Multi-Family Units	968	1015	38	3.9%

The number of housing permits issued during the previous twelve months is also being shown to be consistent with our other comparisons. Tables providing the data for the comparisons follow the charts.



### East Bay Permit Value Issued by City May 2005 - April 2006 (Millions)



Source: Construction Industry Research Board

The following table is provided for the convenience of those wishing to conduct their own analysis.

East Bay Housing Unit Permits Issued by City								
May 2004 – April 2005 VS. May 2005 – April 2006								
	Single-Family 5/04-4/05	Single-Family Units 5/05-4/06	Single Family Change	Single Family % Change	Multi-Family Units 5/04-4/05	Multi-Family Units 5/05-4/06	Multi-Family Change	Multi-Family % Change
Alameda	138	143	5	3.6%	54	2	-52	-96.3%
Alameda County Unincorp	110	101	-9	-8.2%	13	176	163	1253.8%
Albany	10	5	-5	-50.0%	0	25	25	0
Antioch	222	294	72	32.4%	0	0	0	0
Berkeley	12	16	4	33.3%	303	162	-141	-46.5%
Brentwood	1,284	1,267	-17	-1.3%	180	80	-100	-55.6%
Concord	109	80	-29	-26.6%	0	129	129	0
Contra Costa County Unincorp	1,702	1,852	150	8.8%	298	349	51	17.1%
Danville town	29	25	-4	-13.8%	9	6	-3	-33.3%
Dublin	277	160	-117	-42.2%	867	782	-85	-9.8%
El Cerrito	8	6	-2	-25.0%	0	0	0	0
Emeryville	0	0	0	0	483	299	-184	-38.1%
Fremont	188	147	-41	-21.8%	215	263	48	22.3%
Hayward	287	116	-171	-59.6%	104	4	-100	-96.2%
Hercules	234	195	-39	-16.7%	77	0	-77	-100.0%
Livermore	313	215	-98	-31.3%	129	170	41	31.8%
Martinez	11	22	11	100.0%	0	0	0	0
Newark	5	3	-2	-40.0%	0	2	2	0
Oakland	216	207	-9	-4.2%	931	1410	479	51.5%
Oakley	265	669	404	152.5%	0	96	96	0
Piedmont	5	2	-3	-60.0%	0	0	0	0
Pinole	3	11	8	266.7%	0	8	8	0
Pittsburg	334	232	-102	-30.5%	24	0	-24	-100.0%
Pleasant Hill	1	32	31	3100.0%	147	0	-147	-100.0%
Pleasanton	254	188	-66	-26.0%	172	2	-170	-98.8%
Richmond	201	160	-41	-20.4%	117	97	-20	-17.1%
San Leandro	29	27	-2	-6.9%	2	4	2	100.0%
San Pablo	13	70	57	438.5%	84	222	138	164.3%
San Ramon	1	68	67	6700.0%	0	0	0	0
Union City	121	131	10	8.3%	202	27	-175	-86.6%
Walnut Creek	32	60	28	87.5%	41	28	-13	-31.7%
Total	6,382	6,504	62	1.0%	4,411	4343	-96	-2.2%

Source: Construction Industry Research Board

The average cost of a single-family unit permit, which was \$301,104 from May 2004 to April 2005, decreased to \$294,752 from May 2005 to April 2006, a 2.1% decrease of \$6,352. Meanwhile the average multi-family permit increased from \$86,738 to \$106,789, a 23.1percent increase of \$20,051.

East Bay Average Per Unit Permit Value by City								
May 2004 – April 2005 VS. May 2005 - April 2006								
	Single-Family 5/04-4/05	Single-Family 5/05-4/06	Single Family Change	Single Family % Change	Multi-Family 5/04-4/05	Multi-Family 5/05-4/06	Multi-Family Change	Multi- Family % Change
Alameda	\$315,268	\$340,023	\$24,754	7.9%	\$95,800	\$100,000	\$4,200	4.4%
Alameda County Unincorp.	\$407,689	\$430,882	\$23,193	5.7%	\$218,476	\$86,963	-\$131,513	-60.2%
Albany	\$238,139	\$269,040	\$30,901	13.0%	0	\$121,762	0	0
Antioch	\$238,902	\$357,291	\$118,389	49.6%	0	0	0	0
Berkeley	\$181,903	\$248,120	\$66,217	36.4%	\$118,582	\$117,004	-\$1,578	-1.3%
Brentwood	\$203,773	\$230,067	\$26,294	12.9%	\$95,959	\$47,876	-\$48,084	-50.1%
Concord	\$291,088	\$285,631	-\$5,457	-1.9%	0	\$243,511	0	0
Contra Costa Co. Unincorp.	\$332,698	\$337,464	\$4,766	1.4%	\$107,160	\$140,340	\$33,181	31.0%
Danville	\$269,018	\$252,669	-\$16,348	-6.1%	\$91,863	\$126,667	\$34,804	37.9%
Dublin	\$456,848	\$366,122	-\$90,726	-19.9%	\$177,638	\$177,542	-\$97	-0.1%
El Cerrito	\$280,000	\$280,000	\$0	0.0%	0	0	0	0
Emeryville	0	0	0	0	\$184,050	\$161,210	-\$22,841	-12.4%
Fremont	\$246,000	\$262,225	\$16,225	6.6%	\$133,832	\$160,679	\$26,847	20.1%
Hayward	\$257,516	\$243,494	-\$14,022	-5.4%	\$139,814	\$137,500	-\$2,314	-1.7%
Hercules	\$254,195	\$228,975	-\$25,219	-9.9%	\$86,813	0	0	0
Livermore	\$352,375	\$353,847	\$1,472	0.4%	\$146,212	\$138,551	-\$7,661	-5.2%
Martinez	\$240,045	\$311,078	\$71,034	29.6%	0	0	0	0
Newark	\$267,592	\$339,415	\$71,823	26.8%	0	\$207,731	0	0
Oakland	\$264,597	\$310,509	\$45,913	17.4%	\$123,626	\$160,605	\$36,978	29.9%
Oakley	\$295,383	\$319,510	\$24,126	8.2%	0	\$114,394	0	0
Piedmont	\$833,800	\$872,500	\$38,700	4.6%	0	0	0	0
Pinole	\$262,228	\$265,537	\$3,309	1.3%	0	\$90,000	0	0
Pittsburg	\$187,325	\$194,098	\$6,774	3.6%	\$46,822	0	0	0
Pleasant Hill	\$298,337	\$150,212	-\$148,125	-49.7%	\$108,104	0	0	0
Pleasanton	\$458,297	\$453,504	-\$4,793	-1.0%	\$68,725	\$128,120	\$59,395	86.4%
Richmond	\$233,488	\$238,220	\$4,732	2.0%	\$170,085	\$123,041	-\$47,044	-27.7%
San Leandro	\$253,817	\$269,073	\$15,256	6.0%	\$196,339	\$264,043	\$67,705	34.5%
San Pablo	\$125,226	\$166,408	\$41,182	32.9%	\$136,958	\$111,336	-\$25,622	-18.7%
San Ramon	\$700,000	\$185,589	-\$514,411	-73.5%	0	0	0	0
Union City	\$299,292	\$276,805	-\$22,486	-7.5%	\$105,135	\$199,331	\$94,196	89.6%
Walnut Creek	\$289,393	\$299,008	\$9,614	3.3%	\$136,885	\$152,269	\$15,384	11.2%
Average	\$301,104	\$294,752	-\$6,352	-2.1%	\$86,738	\$106,789	\$20,051	23.1%

During the same time period average residential permit values issued by individual East Bay cities increased 7.8% while average non-residential permit values increased 7.1%. Please click here to view the Excel worksheet displaying East Bay permit value issued by city.

East Bay Permit Value Issued by City May 2004 – April 2005 VS. May 2005 - April 2006								
	Residential 5/04-4/05	Residential 5/05-4/06	Residential Change	Residential % Change	Non- Residential 5/04- 4/05	Non- Residential 5/05-4/06	Non-Residential Change	Non- Residential % Change
Alameda	\$70,155,778	\$78,088,714	\$7,932,936	11.3%	\$38,058,087	\$50,246,334	\$12,188,247	32.0%
Alameda County Unincorp.	\$73,369,414	\$90,173,617	\$16,804,203	22.9%	\$15,827,852	\$11,419,838	-\$4,408,014	-27.8%
Albany	\$5,994,592	\$9,912,624	\$3,918,032	65.4%	\$1,185,395	\$1,868,512	\$683,117	57.6%
Antioch	\$57,515,855	\$109,865,037	\$52,349,182	91.0%	\$60,428,430	\$38,118,469	-\$22,309,961	-36.9%
Berkeley	\$76,798,842	\$68,670,281	-\$8,128,561	-10.6%	\$35,322,158	\$29,702,860	-\$5,619,298	-15.9%
Brentwood	\$281,963,365	\$297,706,097	\$15,742,732	5.6%	\$63,141,135	\$37,701,722	-\$25,439,413	-40.3%
Concord	\$79,487,732	\$99,153,846	\$19,666,114	24.7%	\$30,547,198	\$48,525,190	\$17,977,992	58.9%
Contra Costa Co. Unincorp.	\$697,598,469	\$807,600,271	\$110,001,802	15.8%	\$49,287,400	\$66,435,222	\$17,147,822	34.8%
Danville	\$14,971,277	\$13,406,730	-\$1,564,547	-10.5%	\$4,767,000	\$4,502,000	-\$265,000	-5.6%
Dublin	\$285,066,359	\$201,930,239	-\$83,136,120	-29.2%	\$51,058,958	\$56,500,151	\$5,441,193	10.7%
El Cerrito	\$5,785,500	\$5,298,000	-\$487,500	-8.4%	\$1,838,000	\$2,004,000	\$166,000	9.0%
Emeryville	\$89,761,390	\$48,859,921	-\$40,901,469	-45.6%	\$31,416,955	\$41,985,776	\$10,568,821	33.6%
Fremont	\$153,504,495	\$157,803,435	\$4,298,940	2.8%	\$163,725,003	\$190,735,399	\$27,010,396	16.5%
Hayward	\$108,134,191	\$44,572,401	-\$63,561,790	-58.8%	\$54,830,841	\$44,725,709	-\$10,105,132	-18.4%
Hercules	\$69,049,006	\$51,080,378	-\$17,968,628	-26.0%	\$12,686,273	\$5,637,065	-\$7,049,208	-55.6%
Livermore	\$142,406,218	\$117,675,167	-\$24,731,051	-17.4%	\$56,796,106	\$74,320,473	\$17,524,367	30.9%
Martinez	\$9,935,226	\$14,773,526	\$4,838,300	48.7%	\$4,592,717	\$12,693,024	\$8,100,307	176.4%
Newark	\$8,517,962	\$8,521,707	\$3,745	0.0%	\$21,606,000	\$30,084,400	\$8,478,400	39.2%
Oakland	\$239,345,097	\$369,641,868	\$130,296,771	54.4%	\$133,439,431	\$165,090,052	\$31,650,621	23.7%
Oakley	\$80,392,663	\$227,608,550	\$147,215,887	183.1%	\$9,177,034	\$7,560,483	-\$1,616,551	-17.6%
Piedmont	\$23,611,869	\$22,352,863	-\$1,259,006	-5.3%	\$2,052,951	\$4,394,550	\$2,341,599	114.1%
Pinole	\$2,156,697	\$5,938,012	\$3,781,315	175.3%	\$1,879,435	\$1,967,997	\$88,562	4.7%
Pittsburg	\$68,876,346	\$53,048,976	-\$15,827,370	-23.0%	\$19,692,686	\$25,790,166	\$6,097,480	31.0%
Pleasant Hill	\$24,897,454	\$14,416,184	-\$10,481,270	-42.1%	\$10,418,894	\$8,435,406	-\$1,983,488	-19.0%
Pleasanton	\$143,780,095	\$101,744,411	-\$42,035,684	-29.2%	\$44,178,241	\$52,694,110	\$8,515,869	19.3%
Richmond	\$79,321,000	\$62,318,200	-\$17,002,800	-21.4%	\$56,162,000	\$53,196,000	-\$2,966,000	-5.3%
San Leandro	\$22,757,493	\$28,067,816	\$5,310,323	23.3%	\$39,532,232	\$34,287,839	-\$5,244,393	-13.3%
San Pablo	\$17,734,399	\$43,119,198	\$25,384,799	143.1%	\$1,901,722	\$3,237,474	\$1,335,752	70.2%
San Ramon	\$14,502,743	\$29,777,978	\$15,275,235	105.3%	\$32,294,271	\$18,777,880	-\$13,516,391	-41.9%
Union City	\$62,477,919	\$48,748,673	-\$13,729,246	-22.0%	\$20,130,429	\$12,890,456	-\$7,239,973	-36.0%
Walnut Creek	\$37,196,852	\$53,211,090	\$16,014,238	43.1%	\$28,133,371	\$38,613,721	\$10,480,350	37.3%
Total	\$3,047,066,298	\$3,285,085,810	\$238,019,512	7.8%	\$1,096,108,205	\$1,174,142,278	\$78,034,073	7.1%

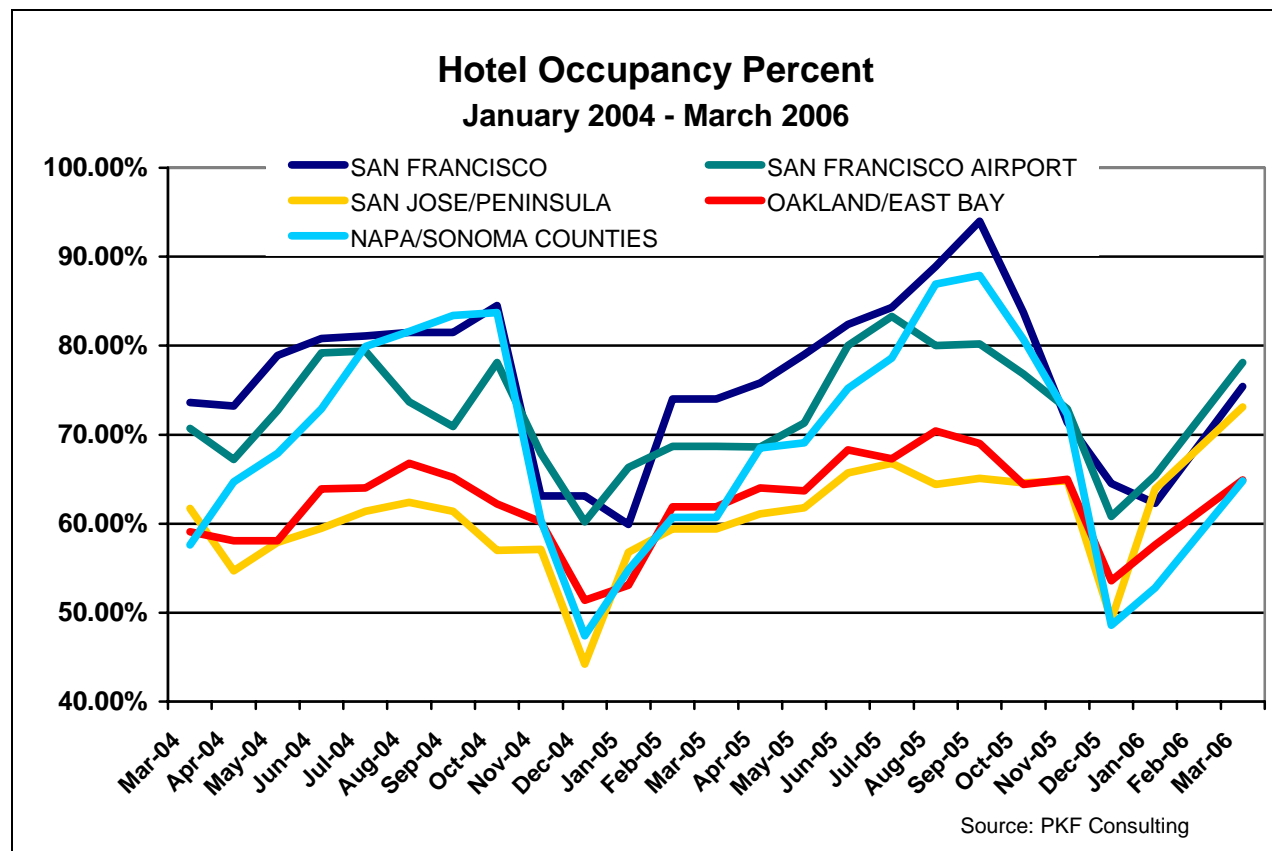
# HOTEL OCCUPANCY

The PKF Consulting report on hotel trends for March 2006 shows an increase in room rates throughout Northern California of 11.1%. The East Bay's Average Daily Room Rate increased by 2.8% to \$102.57 but moved down to 9<sup>th</sup> on the list. East Bay hotels experienced the lowest percentage increase in room rates from March 2005 to March 2006.

Occupancy rates increased throughout Northern California, with the San Jose/Peninsula region seeing a 22.3% increase. The East Bay experienced the 5<sup>th</sup> highest percentage increase in occupancy with an improvement of 6.2% during March, raising the East Bay occupancy rate to 64.9%, however it remains in the 9<sup>th</sup> position in 2006, the same position it had in March 2005.

	AVERAGE DAILY ROOM RATE			OCCUPANCY PERCENT		
	Mar-06	Mar-05	% Change	Mar-06	Mar-05	% Change
Monterey/Carmel	\$207.43	\$192.93	7.5%	65.2%	65.1%	0.2%
San Francisco	\$173.90	\$151.05	5.1%	75.4%	72.6%	3.9%
Napa County	\$145.66	\$139.66	4.3%	64.8%	71.6%	-9.5%
Marin County	\$125.79	\$118.53	6.1%	74.7%	67.7%	10.4%
San Jose/Peninsula	\$121.82	\$109.65	11.1%	73.1%	59.8%	22.3%
Sonoma County	\$110.21	\$95.09	15.9%	61.9%	60.6%	2.1%
Sacramento	\$105.01	\$98.12	7.0%	76.9%	74.8%	2.8%
San Francisco Airport	\$103.08	\$92.60	11.3%	78.1%	73.5%	6.3%
Oakland/East Bay	\$102.57	\$99.74	2.8%	64.9%	61.1%	6.2%
Other Northern California	\$85.55	\$77.48	10.4%	65.4%	67.8%	-3.5%
Central Valley	\$70.79	\$64.09	10.4%	72.5%	75.1%	-3.5%
Overall Average	\$130.82	\$117.70	11.1%	72.2%	68.4%	5.6%

Source: PKF Consulting



The East Bay's Average Daily Room Rate continues to be steadier than those of San Francisco and the Napa/Sonoma region.

