

Compared to \$3,700, the current 2019 *monthly* rent for a ONE bedroom/ONE bath San Francisco *apartment*, a 30 minute BART trip to Walnut Creek offers a *triple* in size, luxury contemporary-style THREE bedroom/THREE bath *condo* with extra den and attached 2-car garage situated across from a major San Francisco Bay Area Transit Center/BART Station – a property that easily could command \$5K-\$6K *monthly* rental income. In light of 2019 new tech IPOs, the convenient 30 minute BART trip between Walnut Creek and San Francisco will attract quality tech tenants who value Walnut Creek's lower monthly rent and its proximity to San Francisco.

<https://sanfrancisco.cbslocal.com/2019/03/05/median-1-bedroom-rent-sf-3690-month-zumper/>

Median 1-Bedroom Rent In San Francisco Soars To Nearly \$3,700 A Month

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SAN FRANCISCO (CBS SF) – According to the latest report from rental website Zumper, the median rent for a one bedroom has reached \$3,690, up from \$3,580 in January and breaking the previous record of \$3,650 set last September.

The rental website noted that rents were rising before several tech companies are expected to file IPOs this year.

“Though there may be a ton of cash flowing through the city and surrounding areas soon, many of these workers will not immediately invest in a home and may, instead, take their money to both travel and upgrade their rental situation,” the website said.

Elsewhere in the Bay Area, San Jose’s median rent for a one-bedroom was \$2,540 (3rd highest in the country), while in Oakland it was \$2,320 (6th highest.)

Meanwhile, the median rent for a two bedroom in San Francisco is a staggering \$4,630 a month.

Highest One Bedroom Median Rent Prices (Bay Area Locations in bold):

1. San Francisco (**\$3,690** / month)
2. New York City (\$2,870)
3. **San Jose (\$2,540)**
4. Boston (\$2,390)
5. Los Angeles (\$2,330)
6. **Oakland (\$2,320)**
7. Washington, DC (\$2,150)
8. Seattle (\$1,970)
9. San Diego (\$1,910)
10. Miami (\$1,790)