



# The Mark Company Monthly Reports Oakland & Emeryville

June 2015

Developer-driven. Buyer-centric. Smarter real estate.



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Disclaimer

## Notes

- 1) **New Construction** developments are either actively selling for the first time or a rental development that has been converted to for sale and is now actively selling. Most recent closings include the last 10 reported closings that have price and square footage included.
- 2) **Sold Out** developments have completed their original sales process and are now being tracked for resales. Most recent closings include the last 10 reported closings that have price and square footage included. The list may include both new and resale closings as noted.
- 3) This report covers new construction developments with 20+ market rate units and selected sold out developments with 50+ market rate units located in Oakland and Emeryville.
- 4) Assume that developments in the **New Construction** section are actively selling units unless noted otherwise. In addition, list prices and number of units available are based on the month of the report and closings are based on what has been recorded to date. Please note that closings can take 30-60 days to be recorded.
- 5) **Date On Market** refers to the date the Sales Center opened.
- 6) **Average Absorption** is calculated from Date On Market through the date of the report. It accounts for units both in contract and closed.
- 7) **Average Price/SF** is calculated using only units where both square footage and price are known. Average Price/SF is defined as the average price divided by the average square footage. Averages are weighted averages.
- 8) Developments are considered **Sold Out** once the last Market Rate unit has closed OR there have been three months without a closing, all units are in contract and the Sales Center is closed (e.g. there is no active marketing).
- 9) Below Market Rate units are omitted from new construction and resale closings whenever possible.

## New Construction

The following section contains sales information and updates for actively selling developments with 20+ Market Rate units in Oakland and Emeryville.

### Project List

There are no new construction developments actively selling in Oakland or Emeryville.

## Sold Out

The following section contains selected sold out developments located in Oakland and Emeryville.

### Project List

Downtown Oakland (including West Oakland, Jack London Square, Uptown & Lake Merritt)

288 Third

Il Piemonte

Jade

Market Square

Pacific Cannery Lofts

The Bond

The Ellington

The Essex on Lake Merritt

The Sierra at Jack London Square

Uptown Place

Zephyr Gate

### Emeryville

Andante

Bay Street One

Bridgewater

Glashaus

Pacific Park Plaza

Vue 46

Watergate

# Sold Out



## 288 Third

Located in Oakland's Warehouse District, 288 Third features one-, two- and three-bedroom floor plans. The homes include GE Profile appliances, granite countertops, maple-honey cabinetry and carpet, tile and linoleum flooring. The development includes one deeded parking space per home and a secured lobby and mailroom. It is within walking distance of shops, restaurants, City Center and the Oakland Estuary.

**Address**  
288 Third Street,  
Oakland

**Developer**  
Signature Development  
Group

**Total Units**  
91

**Average HOA Fees**  
\$425 - \$525/month

**Date on Market**  
September 2006

**Sold Out**  
2012

**Closings Commenced**  
December 2006

**Last Six Months Price/SF**  
n/a

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
615	2/2	1,139	\$635,000	\$558	8/26/2014	Resale
206	1/1	833	\$460,000	\$552	6/20/2014	Resale
501	2/2	1,132	\$650,000	\$574	6/6/2014	Resale
106	2/2	1,249	\$478,000	\$383	6/4/2014	Resale
102	2/2	1,362	\$519,000	\$381	2/7/2014	Resale
302	2/2	1,372	\$588,000	\$429	11/5/2013	Resale
513	2/2	1,176	\$560,000	\$476	7/2/2013	Resale
216	2/2	1,337	\$499,000	\$373	12/20/2012	Resale
213	2/2	1,176	\$506,000	\$430	11/8/2012	Resale
208	2/2	960	\$400,000	\$417	10/23/2012	Resale
<b>Averages:</b>		<b>1,174</b>	<b>\$529,500</b>	<b>\$451</b>		

# Sold Out



## il Piemonte

Originally sold in 2007 and then converted to rental apartments, il Piemonte re-entered the market as for-sale condominiums. Amenities include a landscaped courtyard, rooftop deck and secure garage.

<b>Address</b> 4395 Piedmont, Oakland	<b>Developer</b> 4395 Piedmont Avenue, LLC
<b>Total Units</b> 26	<b>Average HOA Fees</b> \$366 - \$491/month
<b>Date on Market</b> April 2014	<b>Sold Out</b> 2014
<b>Closings Re-Commenced</b> April 2014	<b>Last Six Months Price/SF</b> \$723 (1 unit)

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
203	1/1	560	\$405,000	\$723	1/7/2015	New
202	1/1	1,260	\$710,000	\$563	10/2/2014	New
205	1/1	558	\$359,000	\$643	7/29/2014	New
306	2/2	1,228	\$689,000	\$561	7/24/2014	New
307	1/1	636	\$400,000	\$629	7/7/2014	New
310	1/1	650	\$399,000	\$614	6/27/2014	New
302	2/2	1,375	\$699,000	\$508	6/19/2014	New
305	1/1	936	\$499,000	\$533	6/19/2014	New
401	1/1	564	\$389,000	\$690	5/22/2014	New
204	1/1	723	\$369,000	\$510	5/16/2014	New
<b>Averages:</b>		<b>849</b>	<b>\$491,800</b>	<b>\$579</b>		

# Sold Out



## Jade

Located in downtown Oakland, Jade is near City Center, Historic Housewives Market and Chinatown. The development features a façade with brick cladding and recessed glass windows, direct access to the street and a roof deck. View options for the upper floor homes range from city views of downtown Oakland to water views of the San Pablo Bay.

Jade offers a collection of studio, one- and two-bedroom flats and two-bedroom townhomes. Many of the homes include balconies. Secured, deeded parking is included with a lift system.

<b>Address</b> 1511 Jefferson Street, Oakland	<b>Developer</b> Meritage Metropolitan Living
<b>Total Units</b> 78	<b>Average HOA Fees</b> \$395 - \$495/month
<b>Date on Market</b> June 2005	<b>Sold Out</b> 2008
<b>Closings Commenced</b> January 2007	<b>Last Six Months Price/SF</b> n/a

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
221	0/1	625	\$307,000	\$491	10/17/2014	Resale
208	1/1	916	\$360,000	\$393	7/24/2014	Resale
TH7	2/2	1,590	\$529,000	\$333	7/3/2014	Resale
210	1/1	916	\$298,600	\$326	11/27/2013	Resale
202	2/2	1,100	\$425,000	\$386	11/5/2013	Resale
TH10	2/2	950	\$330,000	\$347	8/5/2013	Resale
312	1/1	916	\$343,000	\$374	8/2/2013	Resale
308	1/1	916	\$238,000	\$260	5/24/2013	Resale
309	1/1	861	\$175,000	\$203	12/7/2012	Resale
218	1/1	916	\$180,000	\$197	11/19/2012	Resale
<b>Averages:</b>		<b>971</b>	<b>\$318,560</b>	<b>\$328</b>		



# Sold Out



## Market Square

Once home to Oakland's historic "Housewives Market", a collective of individual grocery vendors that served the area for nearly 100 years, Market Square includes a collection of loft, one-, two- and two-bedroom plus homes.

Amenities include landscaped Zen courtyards, rooftop sun deck, fitness center with sauna and steam room, business center and a gated parking garage.

**Address**  
859 Clay Street, Oakland

**Developer**  
AF Evans Development

**Total Units**  
192

**Average HOA Fees**  
\$318 - \$380/month

**Date on Market**  
October 2004

**Sold Out**  
2006

**Closings Commenced**  
June 2006

**Last Six Months Price/SF**  
\$575 (6 units)

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
311	1/1	737	\$462,800	\$628	4/23/2015	Resale
631	1/1	798	\$450,000	\$564	3/13/2015	Resale
457	1/1	602	\$410,000	\$681	3/6/2015	Resale
525	1/1	828	\$435,000	\$525	3/3/2015	Resale
452	1/1	771	\$443,000	\$575	2/10/2015	Resale
445	2/2	1,096	\$580,000	\$529	1/16/2015	Resale
348	0/1	587	\$325,000	\$554	9/1/2014	Resale
601	1/1	625	\$380,000	\$608	8/8/2014	Resale
538	0/1	587	\$255,000	\$434	7/11/2014	Resale
415	3/2	1,114	\$510,000	\$458	7/3/2014	Resale
<b>Averages:</b>		<b>775</b>	<b>\$425,080</b>	<b>\$549</b>		



# Sold Out



## Pacific Cannery Lofts

Pacific Cannery Lofts is a warehouse-to-loft conversion project. The original warehouse was built in 1919 and was the former headquarters for the Pacific Coast Canning Company.

The project consists of 163 live/work lofts, flats and townhomes that retain some of the warehouse elements, such as exposed concrete columns from the original building. The project is situated on the edge of the Central Station neighborhood of West Oakland.

**Address**  
12th & Pine Street,  
Oakland

**Developer**  
Holliday Development

**Total Units**  
163

**Average HOA Fees**  
\$315 - \$490/month

**Date on Market**  
June 2007

**Sold Out**  
2013

**Closings Commenced**  
June 2009

**Last Six Months Price/SF**  
\$387 (5 units)

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
316	1/1	783	\$360,000	\$460	3/24/2015	Resale
119	1/1	948	\$438,000	\$462	3/20/2015	Resale
323	2/2	2,116	\$675,000	\$319	3/17/2015	Resale
123	1/1	1,073	\$435,000	\$405	2/6/2015	Resale
362	1/1	842	\$320,000	\$380	12/4/2014	Resale
331	1/1	1,298	\$410,000	\$316	10/1/2014	Resale
318	1/1	790	\$330,000	\$418	8/1/2014	Resale
139	2/2	1,565	\$499,000	\$319	5/15/2014	Resale
322	1/1	956	\$350,000	\$366	4/25/2014	Resale
138	1/2	1,405	\$495,000	\$352	2/13/2014	Resale
<b>Averages:</b>		<b>1,178</b>	<b>\$431,200</b>	<b>\$366</b>		

# Sold Out



## The Bond

Originally built and leased as apartments in 2009, The Bond was recently converted to condominiums. Inspired by Bond Street in London, The Bond offers 101 homes set along the Historic Jack London Square waterfront. Buyers chose among three collections of luxury homes: The Bond Standard, The Bond Street and The Bond Galleria.

The Galleria homes feature professional Bertazzoni ranges, Liebherr refrigerators with double freezers, reclaimed Vermont, "finish-in-place" oak hardwood flooring and free-standing soaking tubs.

Amenities include a fitness center, attended lobby with full-time concierge, outdoor courtyard with barbeques, 4,000 square foot private dog park and 24-hour business center with WiFi. Residents also have access to gated parking and bicycle storage.

<b>Address</b> 311 2nd Street, Oakland	<b>Developer</b> Embarcadero Pacific
<b>Total Units</b> 101	<b>Average HOA Fees</b> \$397 - \$489/month
<b>Date on Market</b> May 2013	<b>Sold Out</b> 2014
<b>Closings Commenced</b> June 2013	<b>Last Six Months Price/SF</b> n/a

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
807	2/2	1,251	\$1,000,000	\$799	9/12/2014	New
811	2/2	1,256	\$1,079,000	\$859	8/29/2014	New
817	2/2	1,251	\$1,100,000	\$879	8/29/2014	New
808	2/2	1,095	\$749,000	\$684	8/8/2014	New
803	1/2	1,059	\$759,000	\$717	7/18/2014	New
712	1/2	1,219	\$699,000	\$573	7/16/2014	New
414	1/1	735	\$429,000	\$584	7/3/2014	New
708	1/2	1,095	\$599,000	\$547	7/3/2014	New
814	1/1	735	\$599,000	\$815	6/27/2014	New
517	2/2	1,250	\$739,000	\$591	6/27/2014	New
<b>Averages:</b>		<b>1,092</b>	<b>\$775,250</b>	<b>\$710</b>		

# Sold Out



## The Ellington

The Ellington is a 16-story high-rise community located on the corner of Second and Broadway in Oakland. The development offers one- and two-bedroom homes and two-story penthouses.

Amenities include a 24-hour attended lobby, 50-foot outdoor heated pool and spa, clubhouse and secure parking garage. Homes feature hardwood and tile flooring, Bosch stainless steel appliances, designer cabinetry, granite countertops, balconies, walk-in closets and laundry hook-ups.

<b>Address</b> 222 Broadway, Oakland	<b>Developer</b> Union Labor Life Insurance
<b>Total Units</b> 134	<b>Average HOA Fees</b> ~\$600/month
<b>Date on Market</b> January 2008	<b>Sold Out</b> 2013
<b>Closings Commenced</b> July 2009	<b>Last Six Months Price/SF</b> \$662 (6 units)

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
801	2/2	1,292	\$861,000	\$666	4/8/2015	Resale
808	2/2	1,286	\$810,000	\$630	3/23/2015	Resale
903	1/1	760	\$545,000	\$717	2/27/2015	Resale
1213	2/2	884	\$602,500	\$682	1/9/2015	Resale
1001	2/2	1,292	\$795,000	\$615	12/3/2014	Resale
1210	2/1	854	\$600,000	\$703	12/2/2014	Resale
705	1/1	945	\$585,000	\$619	7/31/2014	Resale
1106	2/2	1,127	\$745,000	\$661	7/21/2014	Resale
1305	1/1	945	\$655,000	\$693	7/3/2014	Resale
607	2/2	1,269	\$638,000	\$503	6/17/2014	Resale
<b>Averages:</b>		<b>1,065</b>	<b>\$683,650</b>	<b>\$642</b>		

# Sold Out



## The Essex on Lake Merritt

Previously a rental community, The Essex entered the market in June 2004. Amenities include a 24-hour attended lobby, full-service concierge, barbeque area, business center, fitness center and pool.

**Address**  
One Lakeside Drive,  
Oakland

**Developers**  
Emerald Fund;  
Lennar Corporation

**Total Units**  
270

**Average HOA Fees**  
\$400 - \$500/month

**Date on Market**  
June 2004

**Sold Out**  
2006

**Closings Commenced**  
September 2004

**Last Six Months Price/SF**  
\$770 (3 units)

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
1211	2/2	1,349	\$903,000	\$669	3/31/2015	Resale
717	1/1	833	\$525,000	\$630	1/16/2015	Resale
2004	2/2	1,328	\$1,275,000	\$960	12/4/2014	Resale
1606	0/1	666	\$395,000	\$593	11/20/2014	Resale
715	1/1	833	\$455,000	\$546	11/13/2014	Resale
307	1/1	926	\$480,000	\$518	11/4/2014	Resale
703	2/2	1,232	\$830,000	\$674	10/27/2014	Resale
1403	2/2	1,075	\$690,000	\$642	10/24/2014	Resale
914	1/1	968	\$595,000	\$615	9/25/2014	Resale
817	1/1	833	\$505,000	\$606	9/16/2014	Resale
<b>Averages:</b>		<b>1,004</b>	<b>\$665,300</b>	<b>\$662</b>		

# Sold Out



## The Sierra at Jack London Square

One of the most highly-amenitized buildings in the East Bay, The Sierra features a chic two-story lobby, outdoor heated pool and spa, state-of-the-art fitness center, business center with conference rooms, a library and media room. The Sierra helped to establish the pioneering Jack London Square as a desirable residential option.

**Address**  
311 Oak Street,  
Oakland

**Developer**  
Crescent Heights

**Total Units**  
229

**Average HOA Fees**  
\$450 - \$625/month

**Date on Market**  
2002

**Sold Out**  
2004

**Closings Commenced**  
2003

**Last Six Months Price/SF**  
\$504 (5 units)

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
PH34	2/2	1,390	\$799,000	\$575	4/10/2015	Resale
816	0/1	522	\$329,000	\$630	3/10/2015	Resale
706	1/1	986	\$495,000	\$502	3/3/2015	Resale
737	0/1	841	\$435,000	\$517	2/18/2015	Resale
720	1/1	1,211	\$435,000	\$359	12/24/2014	Resale
824	1/1	863	\$400,000	\$463	11/20/2014	Resale
713	1/1	835	\$405,000	\$485	11/19/2014	Resale
834	1/1	870	\$430,000	\$494	11/14/2014	Resale
PH6	2/2	1,423	\$735,000	\$517	10/31/2014	Resale
305	2/2	1,565	\$621,000	\$397	9/9/2014	Resale
<b>Averages:</b>		<b>1,051</b>	<b>\$508,400</b>	<b>\$484</b>		



# Sold Out



## Uptown Place

Situated in the center of Oakland's entertainment and restaurant district, Uptown Place is located just steps from the iconic Fox and Paramount Theaters. The community provides excellent commute access via freeways and BART. Residents enjoy a common courtyard with seating and barbeque areas, fitness center and dedicated residential parking.

Units feature granite countertops, stainless steel appliances and rich wood cabinetry. Homes are available in one-, two- and three-bedroom configurations.

**Address**  
630 Thomas L. Berkley  
Way, Oakland

**Developer**  
Canyon Johnson Urban  
Funds

**Total Units**  
88

**Average HOA Fees**  
\$345 - \$420/month

**Date on Market**  
December 2011

**Sold Out**  
2013

**Closings Commenced**  
July 2012

**Last Six Months Price/SF**  
\$605 (4 units)

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
605	2/2	944	\$610,000	\$646	4/14/2015	Resale
503	1/1	657	\$445,000	\$677	3/5/2015	Resale
619	1/1	862	\$470,000	\$545	2/27/2015	Resale
719	1/1	853	\$480,000	\$563	1/9/2015	Resale
501	1/1	873	\$465,000	\$533	10/8/2014	Resale
624	1/1	862	\$460,000	\$534	9/30/2014	Resale
403	1/1	724	\$410,000	\$566	7/8/2014	Resale
504	1/1	728	\$398,000	\$547	6/4/2014	Resale
618	2/2	1,168	\$620,000	\$531	5/28/2014	Resale
713	2/2	1,435	\$539,000	\$376	10/29/2013	Resale
<b>Averages:</b>		<b>911</b>	<b>\$489,700</b>	<b>\$538</b>		

# Sold Out



## Zephyr Gate

Zephyr Gate consists of 130 three-story townhomes ranging in size from 987 to 1,556 square feet.

Homes include travertine tile entries, air conditioning and an alarm system. The bathrooms come with Corian-surround sinks, baths and showers, while the kitchens include granite countertops, bamboo flooring, GE stainless steel appliances and under-cabinet lighting. Every home boasts a direct-access, two-car garage.

**Address**  
1401 Wood Street,  
Oakland

**Developer**  
Pulte Homes

**Total Units**  
130

**Average HOA Fees**  
~\$244/month

**Date on Market**  
May 2007

**Sold Out**  
2012

**Closings Commenced**  
November 2007

**Last Six Months Price/SF**  
\$356 (2 units)

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
502 Zephyr	2/2	1,203	\$476,000	\$396	12/18/2014	Resale
305 Zephyr	3/3	1,652	\$540,000	\$327	12/4/2014	Resale
1319 Wood	2/2	1,054	\$331,500	\$315	5/10/2013	Resale
1303 Wood	2/2	1,054	\$290,000	\$275	4/5/2013	Resale
1309 Wood	2/2	1,054	\$330,000	\$313	4/3/2013	Resale
1229 Wood	2/2	1,054	\$285,000	\$270	11/16/2012	Resale
1311 Wood	2/2	1,054	\$295,111	\$280	11/16/2012	Resale
807 Zephyr	2/2	1,005	\$258,900	\$259	5/31/2012	Resale
508 Zephyr	2/2	1,005	\$293,000	\$292	3/30/2012	Resale
307	2/2	1,005	\$261,000	\$260	8/18/2011	Resale
<b>Averages:</b>		<b>1,114</b>	<b>\$336,151</b>	<b>\$302</b>		



# Sold Out



## Andante

This mixed-use development is located on the corner of 40th Street and San Pablo Avenue in Emeryville. Homes include built-in office/work spaces, granite countertops in the kitchen and bathroom, secured access and one parking space per bedroom.

**Address**  
1121 40th Street,  
Emeryville

**Developer**  
SNK Realty Corporation

**Total Units**  
130 (105 Market Rate)

**Average HOA Fees**  
\$270 - \$390/month

**Date on Market**  
October 2004

**Sold Out**  
2007

**Closings Commenced**  
February 2005

**Last Six Months Price/SF**  
\$500 (2 units)

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
1205	1/1	625	\$275,000	\$440	3/31/2015	Resale
1203	1/1	625	\$350,000	\$560	3/27/2015	Resale
4304	1/1	622	\$259,000	\$416	10/17/2014	Resale
3105	1/1	622	\$275,000	\$442	9/12/2014	Resale
1206	1/1	673	\$275,000	\$409	9/5/2014	Resale
4206	1/1	622	\$275,000	\$442	9/5/2014	Resale
1401	2/2	1,311	\$575,000	\$439	8/27/2014	Resale
1404	1/1	625	\$215,000	\$344	4/26/2013	Resale
5204	1/1	482	\$77,900	\$162	3/29/2013	Resale
5306	3/2	1,010	\$252,000	\$250	11/16/2012	Resale
<b>Averages:</b>		<b>722</b>	<b>\$282,890</b>	<b>\$392</b>		

# Sold Out



## Bay Street One

These two-story townhomes are part of the Bay Street mixed-use development in the heart of Emeryville. The urban European-style village includes a hotel, retail shops, restaurants and a movie theatre. It is also adjacent to Ikea.

The one-bedroom plus and two-bedroom townhomes feature granite slab countertops in the kitchens and bathrooms, stainless steel Whirlpool appliances, hardwood laminate and carpet flooring, air conditioning, patios or balconies in most homes and 24-hour security. Each home is sold with two deeded parking spaces.

**Address**  
5669 Bay Street,  
Emeryville

**Developer**  
Regis Homes

**Total Units**  
95

**Average HOA Fees**  
~\$500/month

**Date on Market**  
July 2005

**Sold Out**  
2007

**Closings Commenced**  
July 2005

**Last Six Months Price/SF**  
\$541 (3 units)

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
87	2/1	1,185	\$660,000	\$557	4/30/2015	Resale
1522 Brunswig	2/1	1,185	\$629,000	\$531	3/23/2015	Resale
23	2/1	1,185	\$633,000	\$534	2/20/2015	Resale
Unk	2/2	1,464	\$629,000	\$430	6/20/2014	Resale
Unk	2/1	952	\$475,000	\$499	6/13/2014	Resale
71	2/1	1,185	\$535,000	\$451	10/10/2013	Resale
1566	2/2	1,464	\$575,000	\$393	8/8/2013	Resale
1553 Brunswig	2/1	1,185	\$520,000	\$439	5/31/2013	Resale
58	2/2	1,464	\$435,000	\$297	10/26/2012	Resale
1555 Brunswig	2/1	1,185	\$377,900	\$319	9/11/2012	Resale
<b>Averages:</b>		<b>1,245</b>	<b>\$546,890</b>	<b>\$439</b>		

# Sold Out



## Bridgewater

Bridgewater is centrally located in Emeryville's Bayfront District, just a short drive from both downtown Oakland and San Francisco. The development features landscaped courtyards, an outdoor pool with two spas, fitness center and clubhouse. Comprised of 424 homes total, 110 homes were sold during 2011-2012. The final phase of 174 homes was released in April 2013.

The junior one-, one- and two-bedroom homes range in size between 553 and 1,099 square feet. Finishes include stainless steel appliances, tile and carpet flooring, maple cabinetry, granite countertops and upgraded lighting. Most homes feature private outdoor space.

<b>Address</b> 6400 Christie Avenue, Emeryville	<b>Owner</b> iStar Financial
<b>Total Units</b> 174 available	<b>Average HOA Fees</b> \$335 - \$387/month
<b>Date on Market</b> April 2013 (latest phase)	<b>Sold Out</b> 2015
<b>Closings Commenced</b> June 2013 (latest phase)	<b>Last Six Months Price/SF</b> \$477 (8 units)

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
4111	1/1	743	\$388,000	\$522	4/24/2015	Resale
4101	2/2	1,104	\$510,000	\$462	2/19/2015	Resale
5308	2/1	861	\$425,000	\$494	2/17/2015	Resale
4221	1/1	745	\$373,000	\$501	2/13/2015	Resale
5101	2/2	1,104	\$493,000	\$447	2/5/2015	Resale
3419	0/1	565	\$295,000	\$522	12/30/2014	Resale
2309	1/1	658	\$330,000	\$502	12/5/2014	New
2320	2/2	1,104	\$470,000	\$426	12/3/2014	New
2304	2/2	985	\$455,000	\$462	11/25/2014	New
2306	1/1	743	\$351,000	\$472	10/30/2014	New
<b>Averages:</b>		<b>861</b>	<b>\$409,000</b>	<b>\$475</b>		

# Sold Out



## Glashaus

Glashaus is located in an urban location close to numerous entertainment options. The homes range in size from 1,020 to 1,304 square feet.

**Address**  
1299 65th Street,  
Emeryville

**Developer**  
Pulte Homes

**Total Units**  
145

**Average HOA Fees**  
\$200 - \$220/month

**Date on Market**  
January 2007

**Sold Out**  
2010

**Closings Commenced**  
March 2007

**Last Six Months Price/SF**  
\$507 (3 units)

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
342	2/2	1,458	\$651,500	\$447	3/11/2015	Resale
51 Glashaus Loop	2/2	1,121	\$580,000	\$517	2/11/2015	Resale
86 Glashaus Loop	2/2	1,113	\$640,000	\$575	1/16/2015	Resale
233	1/1	729	\$390,000	\$535	10/10/2014	Resale
240	1/1	729	\$386,000	\$529	8/19/2014	Resale
Unknown	2/2	1,295	\$580,000	\$448	5/30/2014	Resale
348	2/2	1,360	\$590,000	\$434	5/22/2014	Resale
346	2/2	1,390	\$585,000	\$421	4/9/2014	Resale
Unknown	2/2	1,303	\$585,000	\$449	1/9/2014	Resale
54	2/2	1,121	\$532,000	\$475	11/20/2013	Resale
<b>Averages:</b>		<b>1,162</b>	<b>\$551,950</b>	<b>\$475</b>		

# Sold Out



## Pacific Park Plaza

Pacific Park Plaza offers one- and two-bedroom homes located along Emeryville's waterfront. Amenities include a resident's lounge, fitness center, recreation room, pool, spa and tennis courts. At 30 stories tall, the residential building is the tallest in Emeryville. It was completed in 1984.

<b>Address</b> 6363 Christie Avenue, Emeryville	<b>Developer</b> n/a
<b>Total Units</b> ~585	<b>Average HOA Fees</b> ~\$325 - \$575/month
<b>Date on Market</b> 1984	<b>Sold Out</b> n/a
<b>Closings Commenced</b> n/a	<b>Last Six Months Price/SF</b> \$547 (8 units)

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
617	2/1	n/a	\$525,000	n/a	4/28/2015	Resale
1515	1/1	768	\$460,000	\$599	4/17/2015	Resale
1901	1/1	634	\$386,000	\$609	3/10/2015	Resale
505	1/1	768	\$355,000	\$462	3/4/2015	Resale
706	2/2	1,369	\$724,000	\$529	2/6/2015	Resale
1502	1/1	768	\$433,000	\$564	12/4/2014	Resale
913	1/1	768	\$450,000	\$586	12/3/2014	Resale
602	1/1	768	\$390,000	\$508	12/2/2014	Resale
222	1/1	768	\$360,000	\$469	11/14/2014	Resale
2817	2/1	1,144	\$700,000	\$612	10/10/2014	Resale
<b>Averages:</b>		<b>862</b>	<b>\$478,300</b>	<b>\$549</b>		

# Sold Out



## Vue 46

Vue 46 is situated in the former headquarters for Aluminum Cooking Utensils of America Corporation, originally built in 1924. The development consists of three floor plans ranging from 760 to 2,380 square feet in size.

Interior appointments feature bamboo flooring, dark wood with opaque glass cabinetry, GE stainless steel appliances, granite countertops and patios in select units. Each home includes one parking space.

**Address**  
46th & Adeline Street,  
Emeryville

**Developer**  
Laconia Development  
Corporation

**Total Units**  
79 (67 Market Rate)

**Average HOA Fees**  
~\$450/month

**Date on Market**  
June 2007

**Sold Out**  
2012

**Closings Commenced**  
June 2008

**Last Six Months Price/SF**  
\$379 (2 units)

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
501	2/2	1,930	\$710,000	\$368	2/27/2015	Resale
402A	1/1	1,140	\$455,000	\$399	2/5/2015	Resale
214A	1/2	1,969	\$560,000	\$284	11/21/2014	Resale
301	2/2	1,930	\$580,000	\$301	6/2/2014	Resale
223	2/3	1,999	\$610,000	\$305	9/17/2013	Resale
225	1/1	1,174	\$425,000	\$362	7/31/2013	Resale
319	1/2	1,281	\$515,000	\$402	6/10/2013	Resale
220A	1/1	885	\$325,000	\$367	5/21/2013	Resale
318	1/2	1,254	\$475,000	\$379	4/17/2013	Resale
510	2/2	1,489	\$492,000	\$330	3/15/2013	Resale
<b>Averages:</b>		<b>1,505</b>	<b>\$514,700</b>	<b>\$342</b>		



# Sold Out



## Watergate

Completed in April 1974 as apartments and converted to condominiums in 1979, Watergate is nestled on a peninsula jutting into San Francisco Bay. Offering stunning views of San Francisco, the Golden Gate Bridge, Marin County and the East Bay hills, the 26-acre community provides convenient city living with a relaxed by-the-sea ambience.

Watergate consists of low-rise, garden condominiums located just north of the Bay Bridge. The area contains a marina and yacht harbor, several fine restaurants and an adjacent neighborhood shopping center.

**Address**  
Multiple addresses,  
Emeryville

**Developer**  
F.P. Lathrop Construction

**Total Units**  
1,249

**Average HOA Fees**  
\$350 - \$575/month

**Date on Market**  
1979

**Sold Out**  
n/a

**Closings Commenced**  
1979

**Last Six Months Price/SF**  
\$456 (14 units)

## Most Recent Closed Sales

Unit	Type	SF	Closing Price	\$/SF	Closed Date	Sale Type
445	1/1	649	\$322,500	\$497	4/10/2015	Resale
A202	0/1	470	\$255,000	\$543	4/10/2015	Resale
C341	0/1	470	\$245,000	\$521	4/9/2015	Resale
E237	2/2	1,051	\$420,000	\$400	4/9/2015	Resale
B305	1/1	725	\$326,500	\$450	3/31/2015	Resale
D274	1/1	432	\$220,000	\$509	3/25/2015	Resale
A384	1/1	584	\$302,000	\$517	3/16/2015	Resale
A263	1/1	653	\$312,000	\$478	3/5/2015	Resale
B361	2/2	1,116	\$425,000	\$381	2/20/2015	Resale
1 Captain	1/1	848	\$338,000	\$399	2/13/2015	Resale
<b>Averages:</b>		<b>700</b>	<b>\$316,600</b>	<b>\$452</b>		



# Pipeline Summary

Under Construction

Approved

Under Review

# Pipeline Summary

## Condominium & Townhome Pipeline Summary

Area	Under Construction	Approved	Under Review
Downtown Oakland/Jack London Square	0	0	370
Uptown Oakland	0	0	0
West Oakland	0	0	0
Oakland - Other Areas	0	960	0
Emeryville	0	0	0
<b>Totals:</b>	<b>0</b>	<b>960</b>	<b>370</b>

## Rental Pipeline Summary

Area	Under Construction	Approved	Under Review
Downtown Oakland/Jack London Square	0	54	0
Uptown Oakland	104	70	0
West Oakland	0	0	0
Oakland - Other Areas	25	425	130
Emeryville	180	0	525
<b>Totals:</b>	<b>309</b>	<b>549</b>	<b>655</b>

## TBD Pipeline Summary

Area	Under Construction	Approved	Under Review
Downtown Oakland/Jack London Square	-	1,052	1,537
Uptown Oakland	-	97	1,204
West Oakland	-	621	235
Oakland - Other Areas	-	4,334	6,100
Emeryville	-	0	529
<b>Totals:</b>		<b>6,104</b>	<b>9,605</b>

The Mark Company maintains a detailed list of all upcoming developments in the pipeline. Contact Erin Kennelly at [erin@themarkcompany.com](mailto:erin@themarkcompany.com) for more information.

# The Mark Company (TMC)

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