

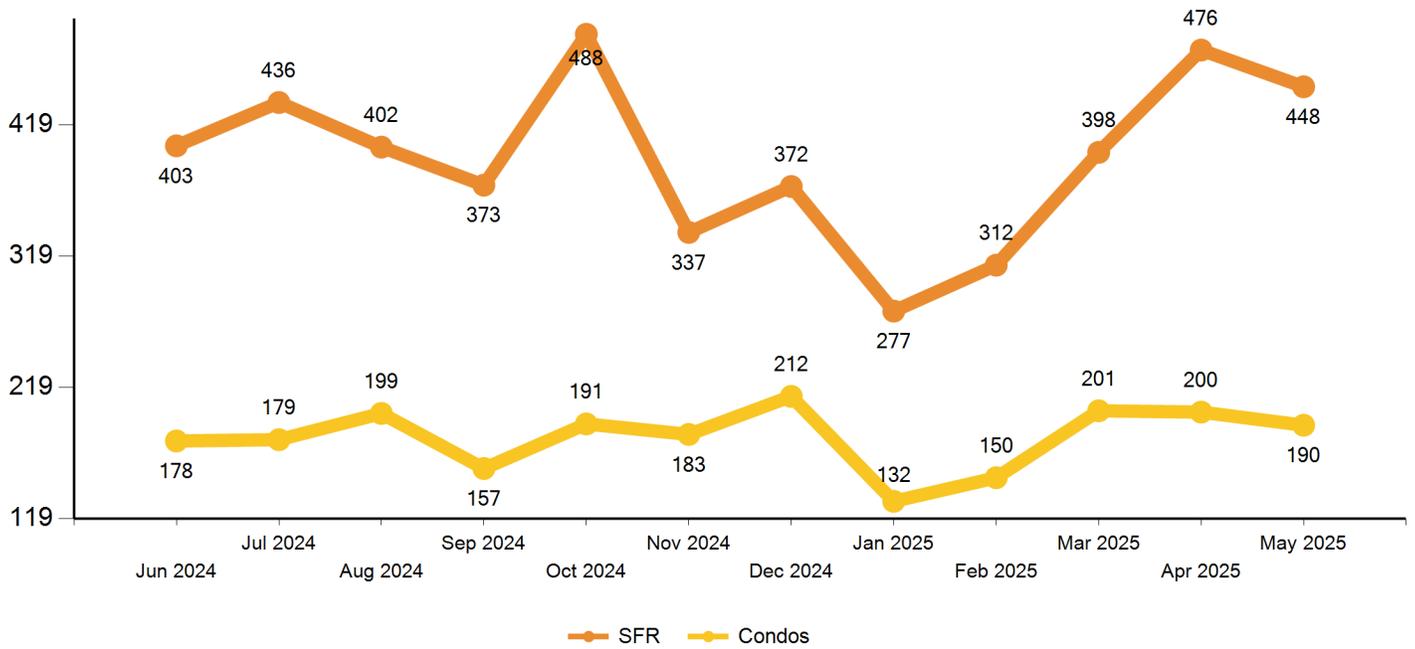


Ventura County Market Activity & Trends May 2025





SFR & Condo Sales 2025 Year-to-Date



SFR % Change

↓ -9.84%	↑ 8.19%	↓ -7.80%	↓ -7.21%	↑ 30.83%	↓ -30.94%
Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024
↑ 10.39%	↓ -25.54%	↑ 12.64%	↑ 27.56%	↑ 19.60%	↓ -5.88%
Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025

Condo % Change

↓ -3.78%	↑ 0.56%	↑ 11.17%	↓ -21.11%	↑ 21.66%	↓ -4.19%
Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024
↑ 15.85%	↓ -37.74%	↑ 13.64%	↑ 34.00%	↓ -0.50%	↓ -5.00%
Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025

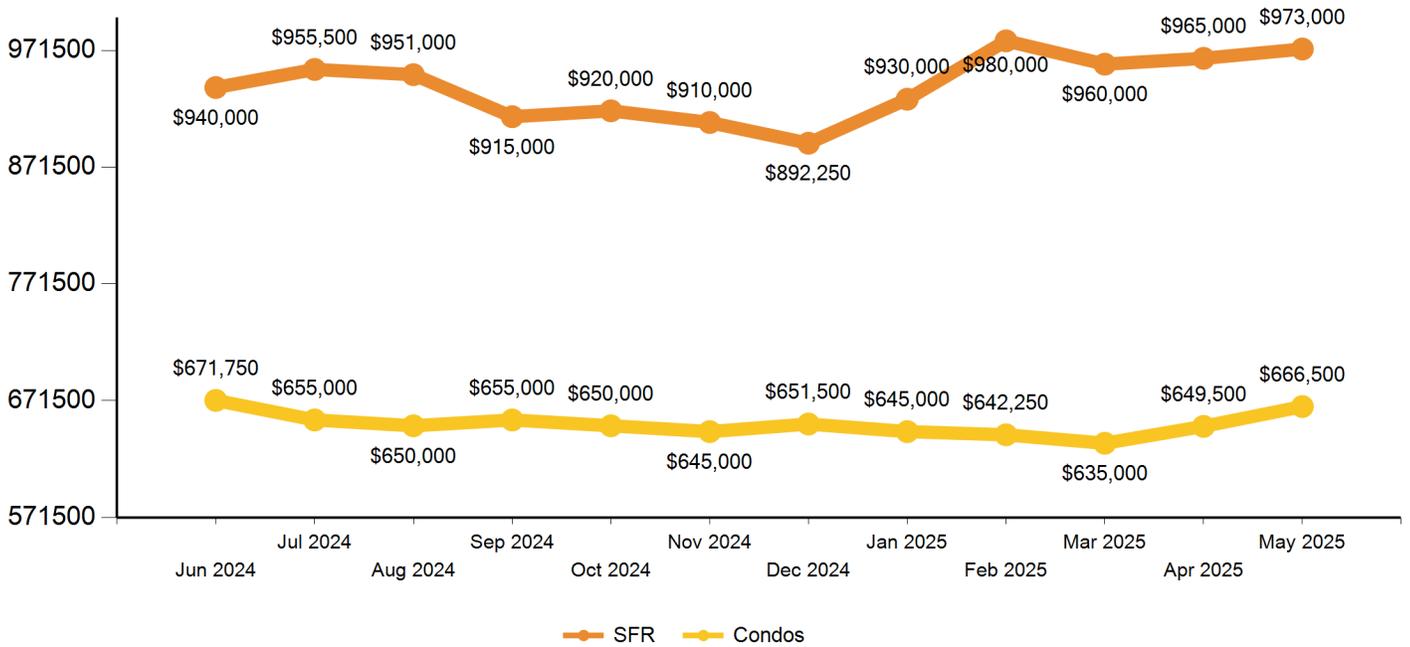


Month Over Month Trends





SFR & Condo Median Sales Price Last 12 Months



SFR % Change

↑ 2.17%	↑ 1.65%	↓ -0.47%	↓ -3.79%	↑ 0.55%	↓ -1.09%
Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024
↓ -1.95%	↑ 4.23%	↑ 5.38%	↓ -2.04%	↑ 0.52%	↑ 0.83%
Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025

Condo % Change

↑ 5.54%	↓ -2.49%	↓ -0.76%	↑ 0.77%	↓ -0.76%	↓ -0.77%
Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024
↑ 1.01%	↓ -1.00%	↓ -0.43%	↓ -1.13%	↑ 2.28%	↑ 2.62%
Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025

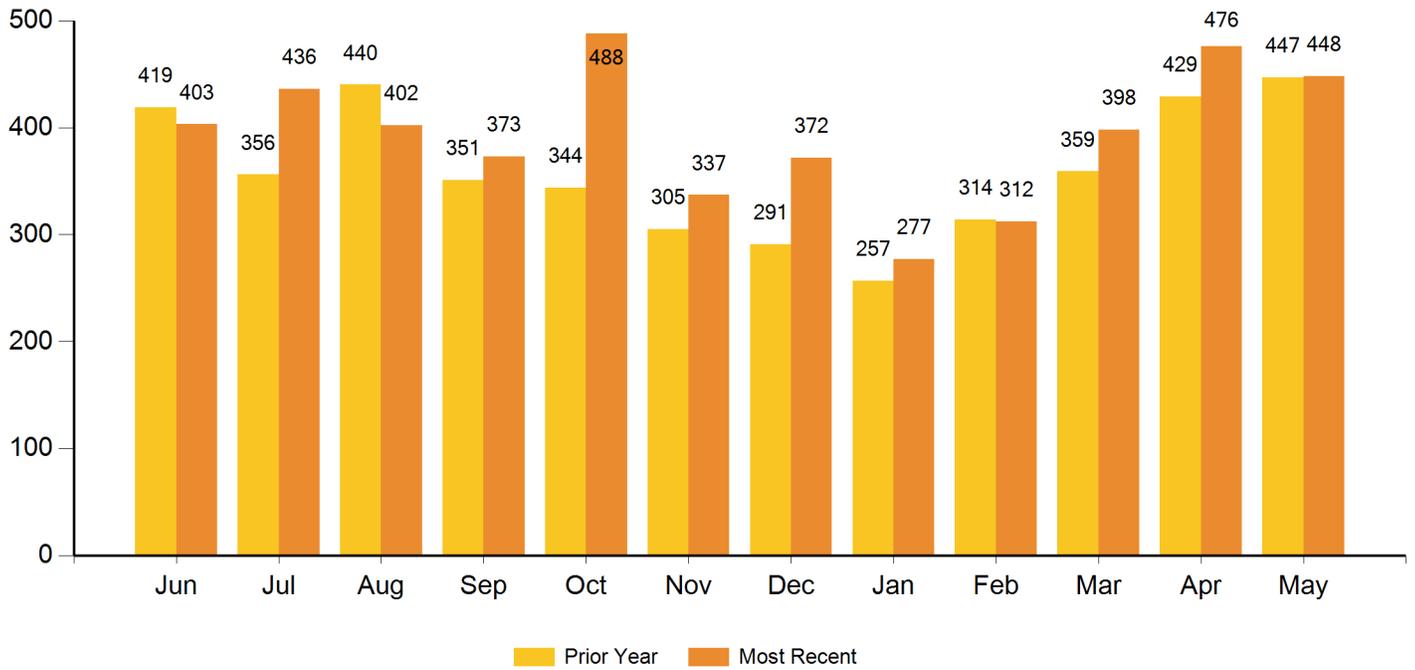


Month Over
Month Trends





SFR Sales Year Over Year




Year Over Year Trends

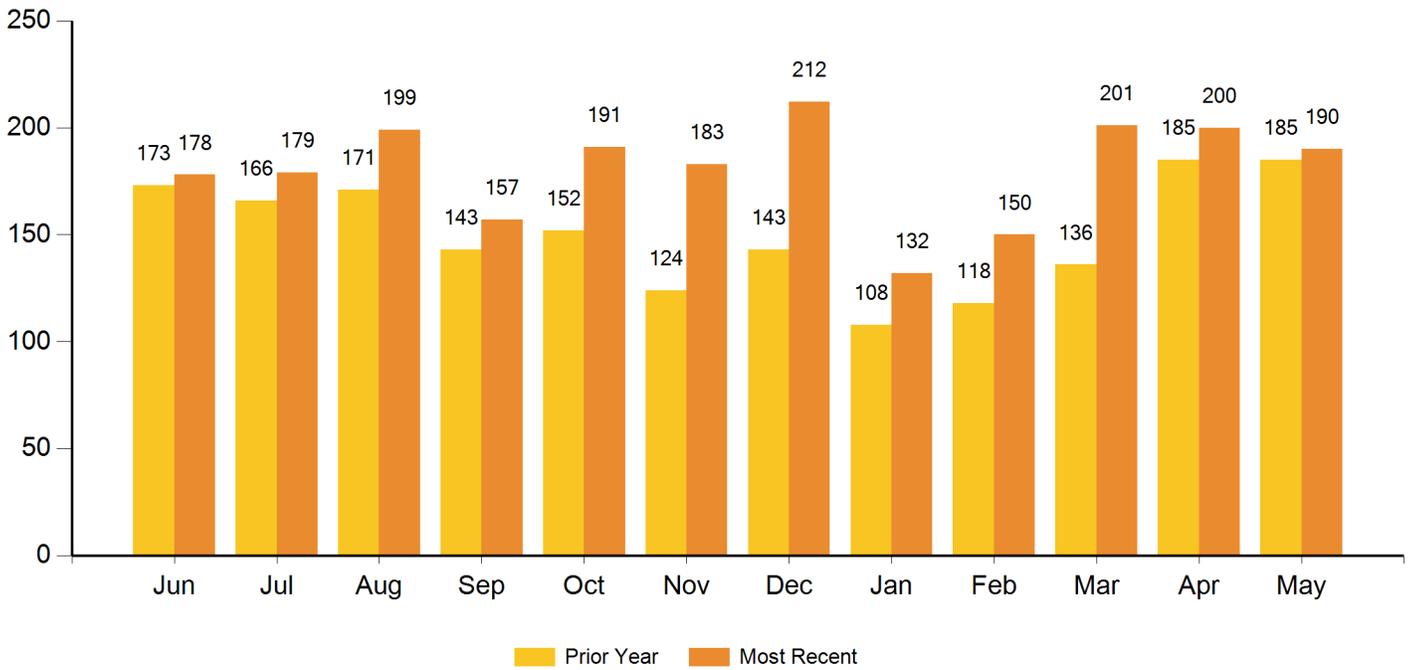


SFR Sales % Change From Same Month 2024

↓ -3.82%	↑ 22.47%	↓ -8.64%	↑ 6.27%	↑ 41.86%	↑ 10.49%
Jun	Jul	Aug	Sep	Oct	Nov
↑ 27.84%	↑ 7.78%	↓ -0.64%	↑ 10.86%	↑ 10.96%	↑ 0.22%
Dec	Jan	Feb	Mar	Apr	May



Condo Sales Year Over Year




Year Over Year Trends

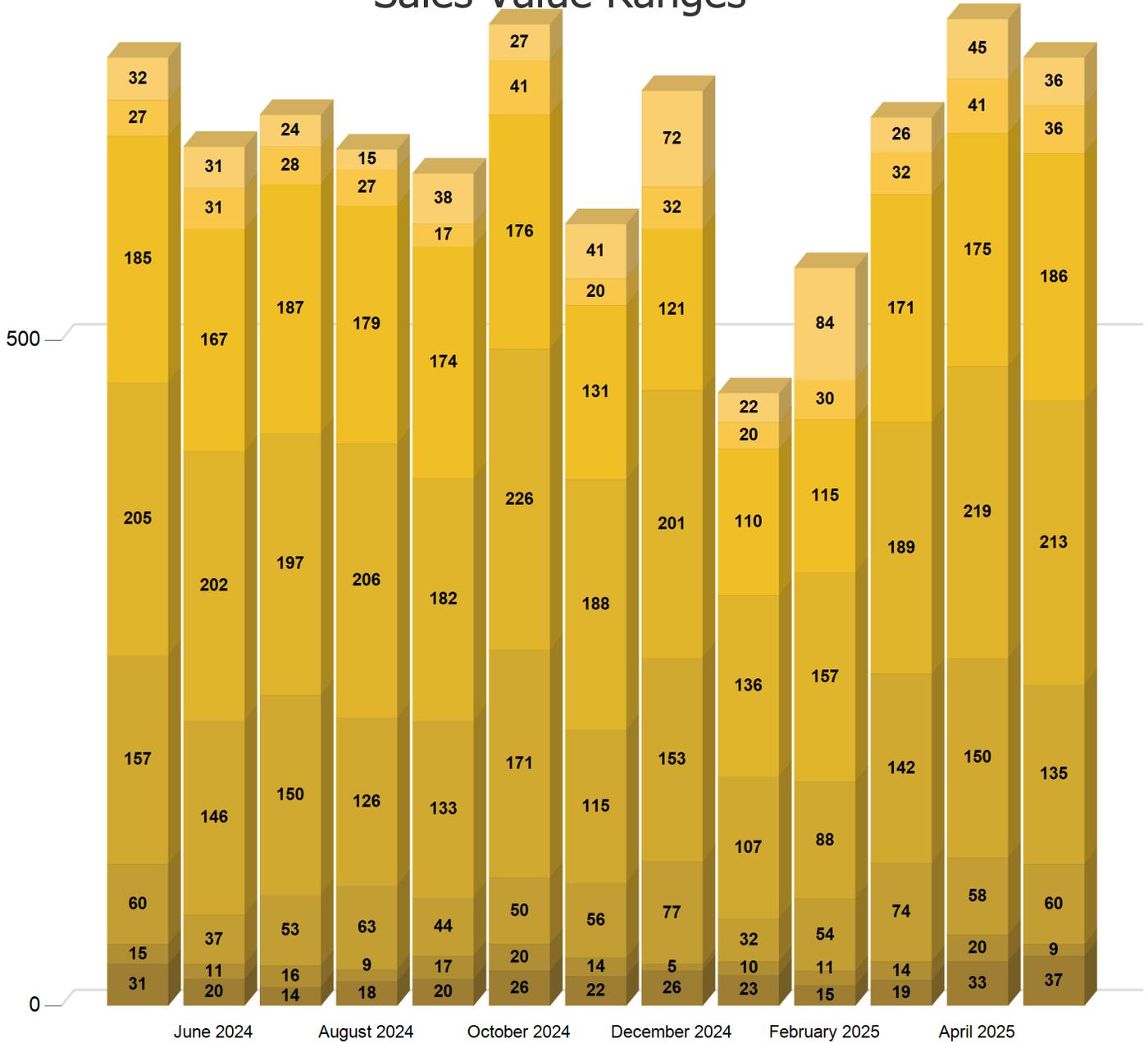


Condo Sales % Change From Same Month 2024

↑ 2.89%	↑ 7.83%	↑ 16.37%	↑ 9.79%	↑ 25.66%	↑ 47.58%
Jun	Jul	Aug	Sep	Oct	Nov
↑ 48.25%	↑ 22.22%	↑ 27.12%	↑ 47.79%	↑ 8.11%	↑ 2.70%
Dec	Jan	Feb	Mar	Apr	May



Sales Value Ranges



<\$300K
 \$300-400K
 \$400-550K
 \$550-750K
 \$750-1Mil
 \$1Mil-\$2Mil
 \$2Mil-\$3Mmil
 \$3Mil+



Community Name	Zip Code	SFR				Condos		
		SFR Sales	Median \$/ \$1,000	% Change YOY	Median \$/ Sq. Ft.	Condo Sales	Median \$/ \$1,000	% Change YOY
AGOURA HILLS	91301	8	\$1,300	14.81%	\$682	11	\$730	-7.88%
BELL CANYON	91307	3	\$3,000	6.67%	\$639	0	\$0	0.00%
CAMARILLO	93010	47	\$1,015	51.20%	\$1,560	4	\$693	17.89%
CAMARILLO	93012	19	\$1,090	17.77%	\$536	18	\$695	2.00%
CAMARILLO TOTAL		66	\$1,053	34.48%	\$1,048	22	\$694	9.95%
CHATSWORTH	91311	18	\$931	-18.18%	\$537	5	\$690	31.72%
FILLMORE	93015	8	\$734	-20.39%	\$372	5	\$610	-38.24%
FRAZIER PARK	93225	13	\$295	-5.92%	\$240	0	\$0	0.00%
LAKE SHERWOOD	91361	2	\$2,675	-40.91%	\$775	0	\$0	0.00%
MOORPARK	93021	25	\$1,119	-0.41%	\$550	9	\$657	12.50%
NEWBURY PARK	91320	2	\$740	-25.97%	\$340	0	\$0	-38.10%
OAK PARK	91377	17	\$1,209	35.80%	\$618	3	\$735	-5.36%
OAK VIEW	93022	3	\$1,249	1.92%	\$660	0	\$0	0.00%
OJAI	93023	19	\$978	-3.70%	\$676	1	\$1,200	-28.57%
OXNARD	93030	9	\$738	-8.03%	\$426	7	\$638	39.02%
OXNARD	93033	13	\$680	17.96%	\$518	4	\$462	51.28%
OXNARD	93035	14	\$1,138	6.28%	\$648	10	\$717	-8.67%
OXNARD	93036	14	\$800	31.90%	\$498	3	\$737	-0.99%
OXNARD TOTAL		50	\$839	12.03%	\$523	24	\$638	20.16%
PIRU	93040	1	\$657	-61.54%	\$409	19	\$515	0.00%
PORT HUENEME	93041	4	\$719	22.00%	\$467	21	\$559	14.56%
SANTA PAULA	93060	18	\$798	4.17%	\$752	8	\$732	157.50%
SANTA ROSA VALLEY	93012	1	\$1,845	-28.00%	\$692	0	\$0	0.00%
SIMI VALLEY	91304	2	\$275	-81.82%	\$0	0	\$0	0.00%
SIMI VALLEY	93063	39	\$850	16.58%	\$442	7	\$725	-3.33%
SIMI VALLEY	93065	38	\$919	1.46%	\$469	14	\$662	-21.18%
SIMI VALLEY TOTAL		79	\$681	-21.26%	\$456	21	\$694	-12.25%
SOMIS	93066	5	\$2,450	-6.25%	\$1,130	0	\$0	0.00%



Community Name	Zip Code	SFR				Condos		
		SFR Sales	Median \$/ \$1,000	% Change YOY	Median \$/ Sq. Ft.	Condo Sales	Median \$/ \$1,000	% Change YOY
THOUSAND OAKS	91320	20	\$1,100	13.62%	\$573	7	\$699	19.44%
THOUSAND OAKS	91360	33	\$1,311	0.30%	\$583	7	\$742	-23.60%
THOUSAND OAKS	91361	4	\$4,663	47.37%	\$993	1	\$680	-26.32%
THOUSAND OAKS	91362	13	\$1,650	2.94%	\$599	7	\$1,010	-12.50%
THOUSAND OAKS TOTAL		70	\$2,181	16.06%	\$687	22	\$783	-10.74%
VENTURA	93001	19	\$955	23.64%	\$933	4	\$665	-14.67%
VENTURA	93003	20	\$928	3.83%	\$572	12	\$582	33.91%
VENTURA	93004	20	\$940	5.94%	\$486	5	\$825	83.64%
VENTURA TOTAL		59	\$941	11.14%	\$664	21	\$690	34.29%
WESTLAKE VILLAGE	91361	6	\$1,145	0.92%	\$914	19	\$1,195	12.37%
WESTLAKE VILLAGE	91362	10	\$2,926	7.14%	\$816	7	\$772	7.04%
WESTLAKE VILLAGE TOTAL		16	\$2,035	4.03%	\$865	26	\$983	9.70%