

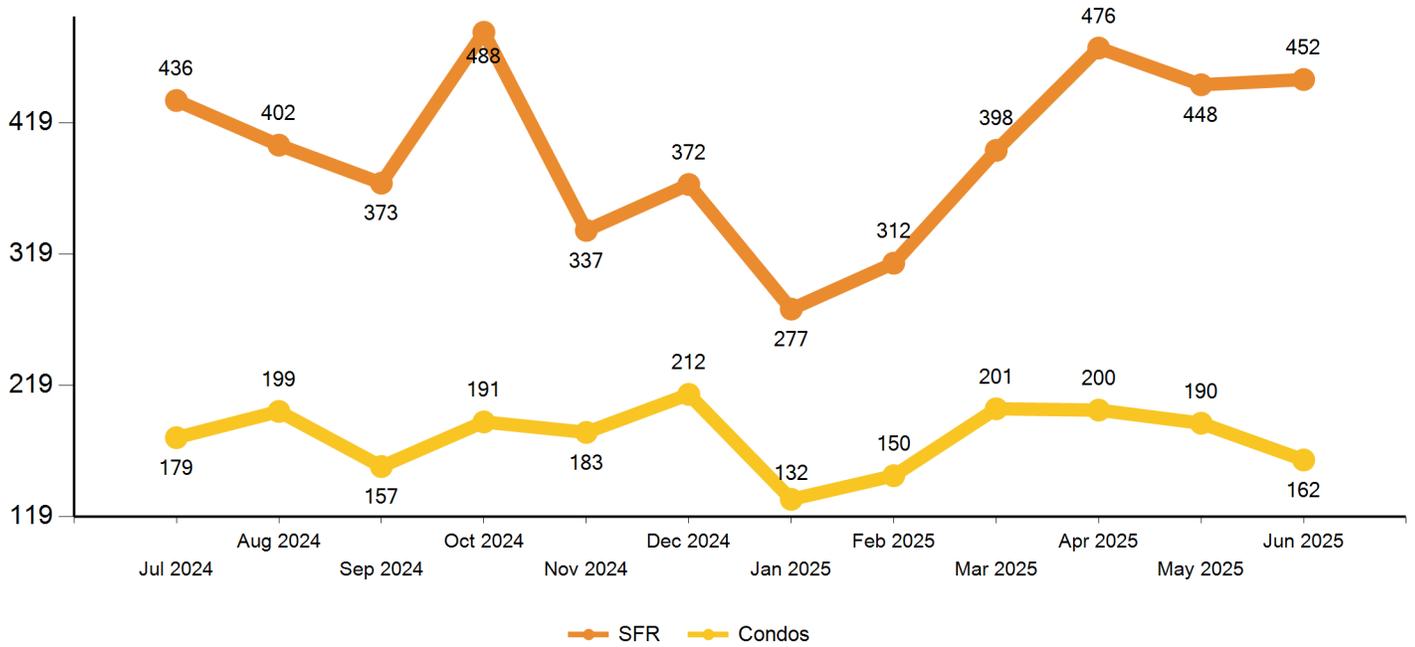


# Ventura County Market Activity & Trends June 2025





## SFR & Condo Sales 2025 Year-to-Date




**Month Over Month Trends**



### SFR % Change

↑ 8.19%	↓ -7.80%	↓ -7.21%	↑ 30.83%	↓ -30.94%	↑ 10.39%
Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024
↓ -25.54%	↑ 12.64%	↑ 27.56%	↑ 19.60%	↓ -5.88%	↑ 0.89%
Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025

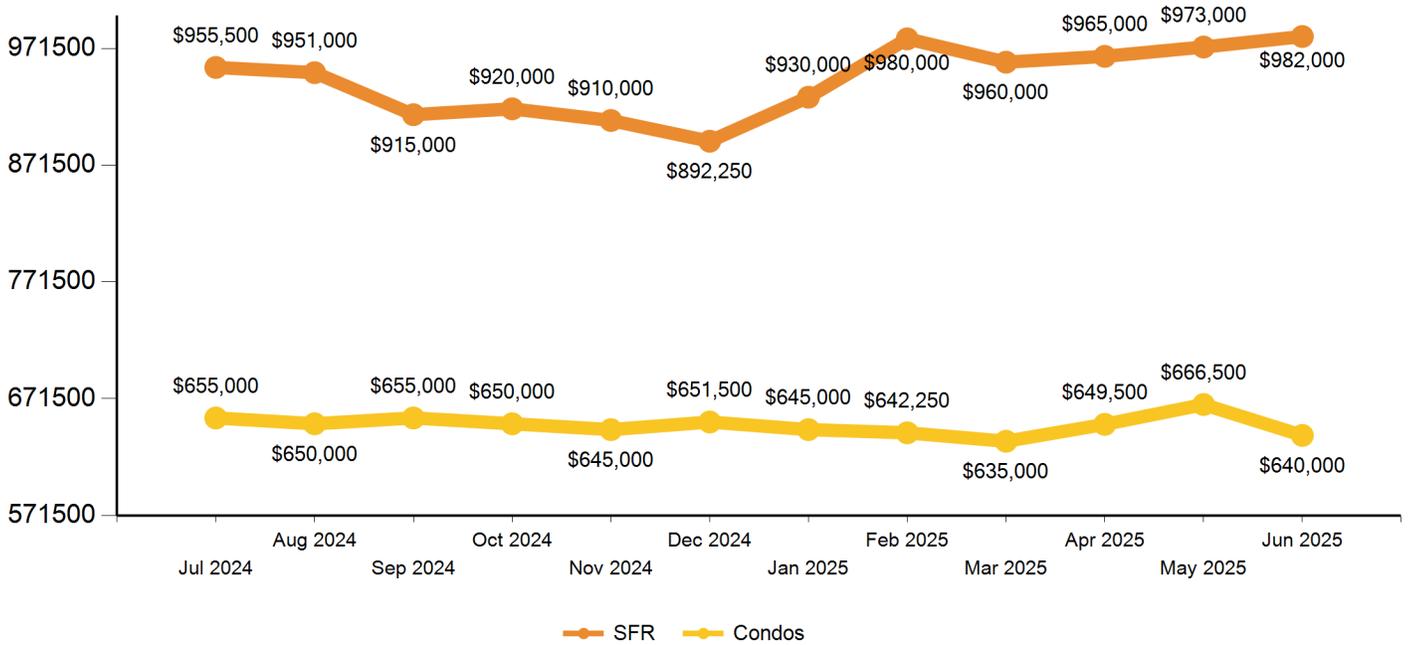


### Condo % Change

↑ 0.56%	↑ 11.17%	↓ -21.11%	↑ 21.66%	↓ -4.19%	↑ 15.85%
Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024
↓ -37.74%	↑ 13.64%	↑ 34.00%	↓ -0.50%	↓ -5.00%	↓ -14.74%
Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025



## SFR & Condo Median Sales Price Last 12 Months



### SFR % Change

↑ 1.65%	↓ -0.47%	↓ -3.79%	↑ 0.55%	↓ -1.09%	↓ -1.95%
Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024
↑ 4.23%	↑ 5.38%	↓ -2.04%	↑ 0.52%	↑ 0.83%	↑ 0.92%
Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025

### Condo % Change

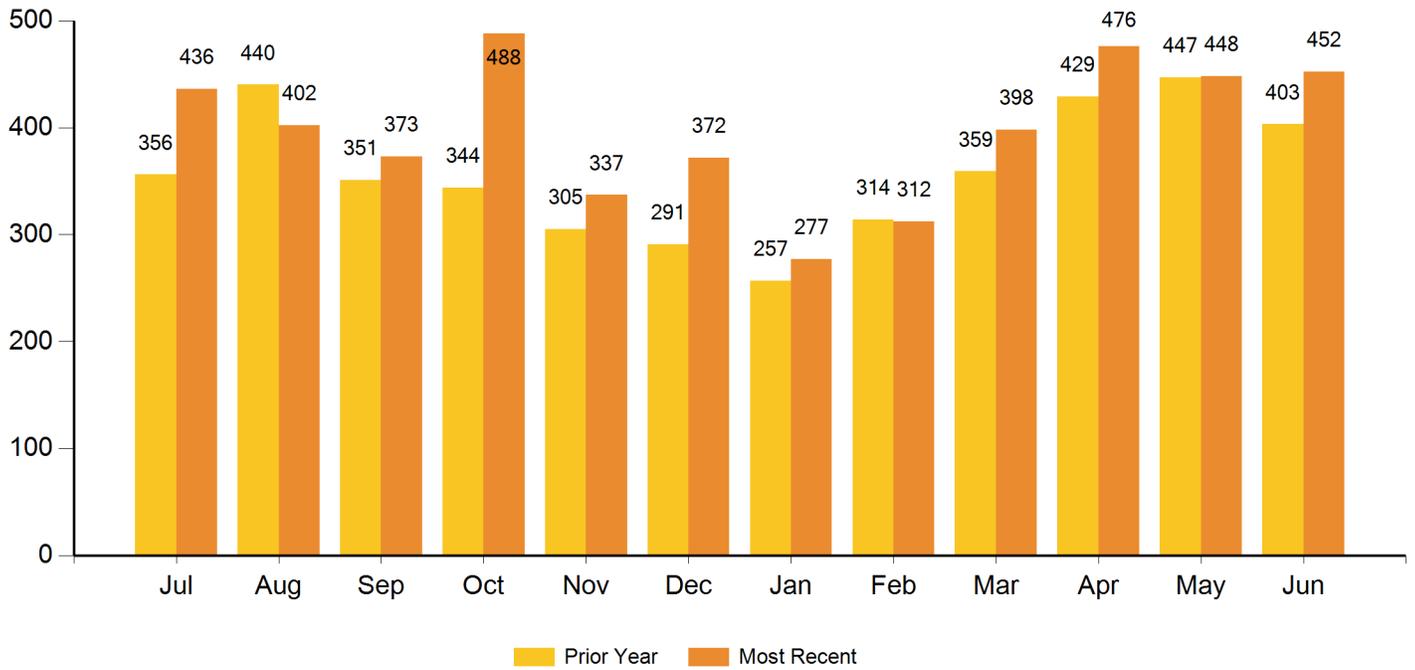
↓ -2.49%	↓ -0.76%	↑ 0.77%	↓ -0.76%	↓ -0.77%	↑ 1.01%
Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024
↓ -1.00%	↓ -0.43%	↓ -1.13%	↑ 2.28%	↑ 2.62%	↓ -3.98%
Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025

Month Over Month Trends





## SFR Sales Year Over Year




**Year Over Year Trends**

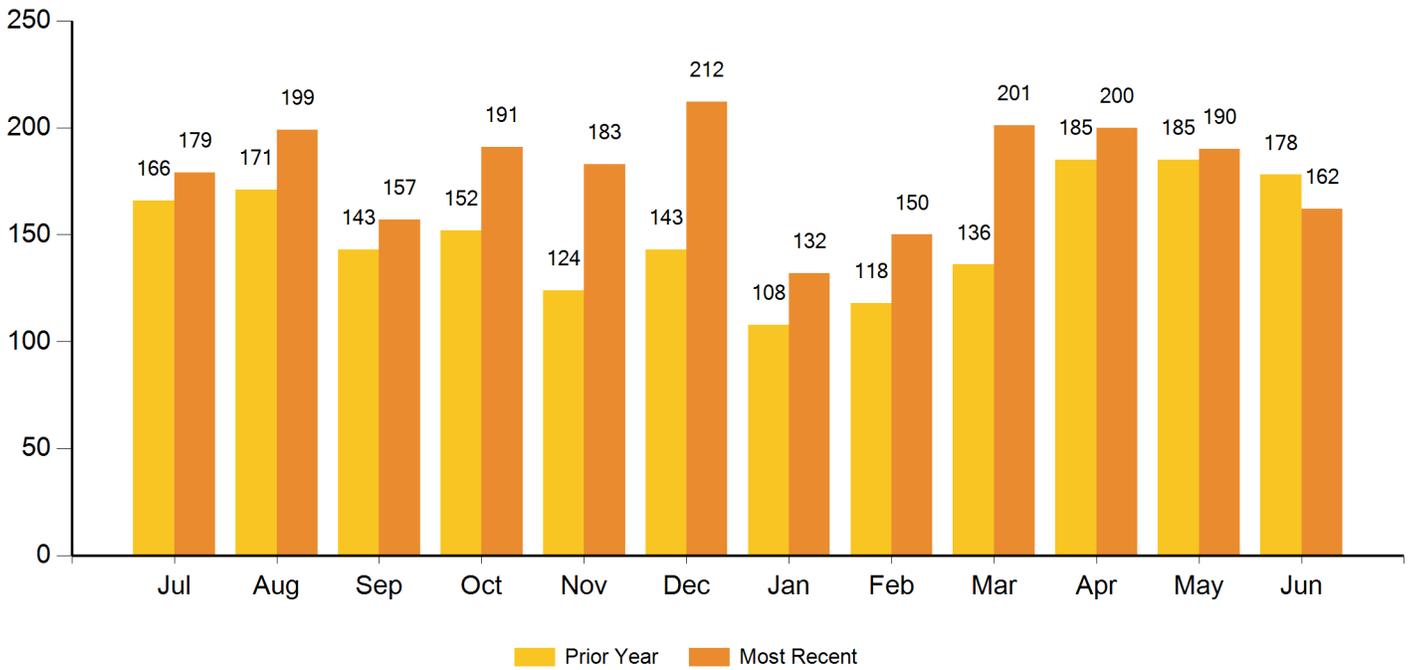


### SFR Sales % Change From Same Month 2024

↑ 22.47%	↓ -8.64%	↑ 6.27%	↑ 41.86%	↑ 10.49%	↑ 27.84%
Jul	Aug	Sep	Oct	Nov	Dec
↑ 7.78%	↓ -0.64%	↑ 10.86%	↑ 10.96%	↑ 0.22%	↑ 12.16%
Jan	Feb	Mar	Apr	May	Jun



## Condo Sales Year Over Year




**Year Over Year Trends**

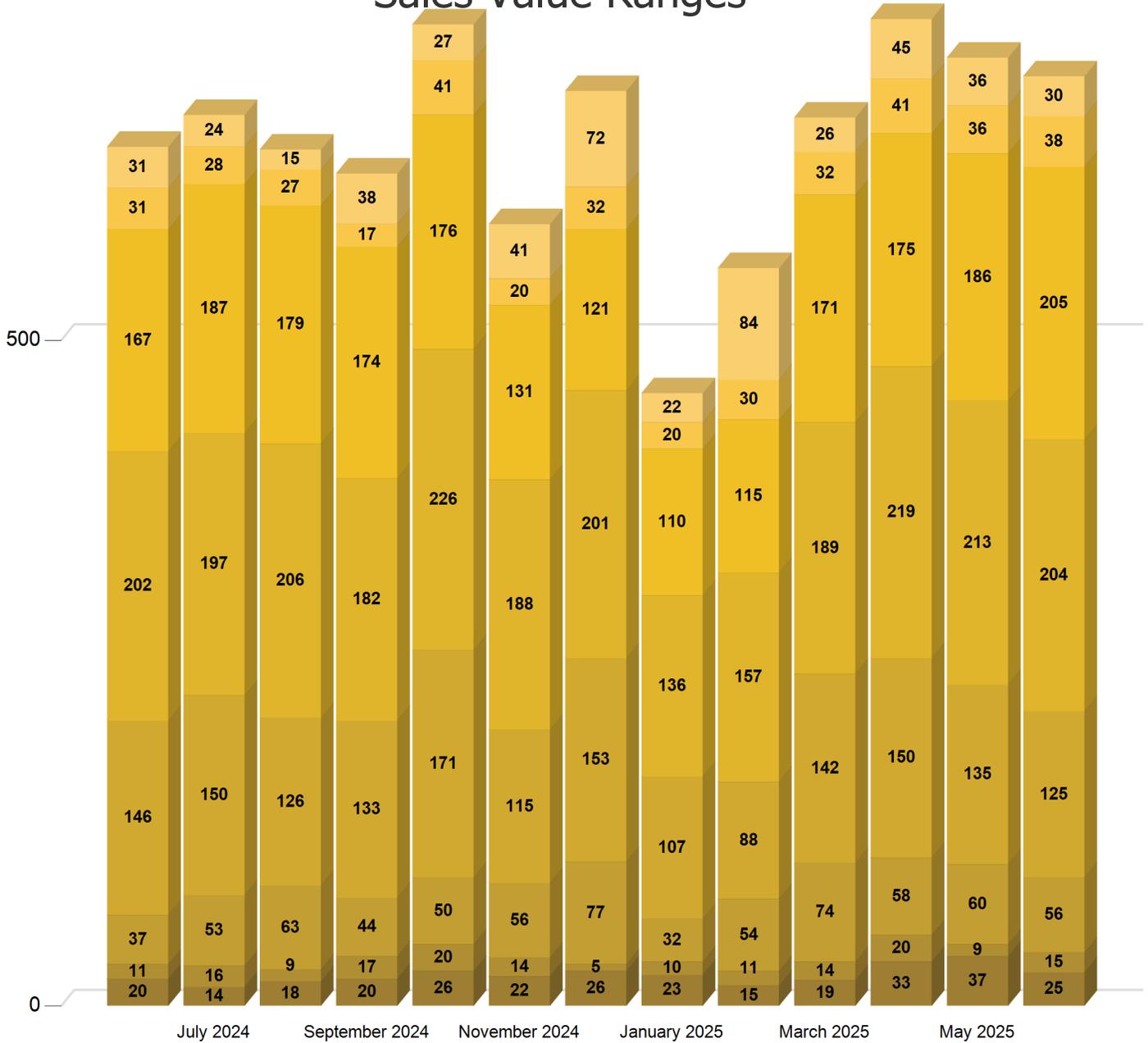


### Condo Sales % Change From Same Month 2024

↑ 7.83%	↑ 16.37%	↑ 9.79%	↑ 25.66%	↑ 47.58%	↑ 48.25%
Jul	Aug	Sep	Oct	Nov	Dec
↑ 22.22%	↑ 27.12%	↑ 47.79%	↑ 8.11%	↑ 2.70%	↓ -8.99%
Jan	Feb	Mar	Apr	May	Jun



## 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
<a href="#">AGOURA HILLS</a>	91301	10	\$1,800	26.92%	\$850	15	\$836	-4.82%
<a href="#">BELL CANYON</a>	91307	3	\$2,170	6.45%	\$442	0	\$0	0.00%
<a href="#">CAMARILLO</a>	93010	51	\$985	61.64%	\$866	8	\$623	8.65%
<a href="#">CAMARILLO</a>	93012	18	\$869	15.66%	\$538	20	\$670	6.15%
<b>CAMARILLO TOTAL</b>		<b>69</b>	<b>\$927</b>	<b>38.65%</b>	<b>\$702</b>	<b>28</b>	<b>\$646</b>	<b>7.40%</b>
<a href="#">CANOGA PARK</a>	91304	6	\$695	6.45%	\$527	3	\$365	-24.00%
<a href="#">FILLMORE</a>	93015	5	\$890	-20.00%	\$436	0	\$0	-9.52%
<a href="#">LAKE SHERWOOD</a>	91361	3	\$3,445	-31.82%	\$980	0	\$0	0.00%
<a href="#">MOORPARK</a>	93021	25	\$1,135	3.80%	\$468	5	\$610	7.04%
<a href="#">NEWBURY PARK</a>	91320	1	\$1,680	-42.50%	\$0	0	\$0	-36.84%
<a href="#">OAK PARK</a>	91377	10	\$1,483	38.27%	\$602	8	\$554	-13.56%
<a href="#">OAK VIEW</a>	93022	6	\$838	3.85%	\$712	0	\$0	0.00%
<a href="#">OJAI</a>	93023	23	\$1,125	-2.29%	\$737	2	\$885	-11.11%
<a href="#">OXNARD</a>	93030	16	\$793	-2.27%	\$448	2	\$606	14.89%
<a href="#">OXNARD</a>	93033	18	\$701	11.11%	\$443	3	\$442	43.90%
<a href="#">OXNARD</a>	93035	21	\$1,125	4.15%	\$808	9	\$758	-2.92%
<a href="#">OXNARD</a>	93036	10	\$877	37.17%	\$466	4	\$781	-6.80%
<b>OXNARD TOTAL</b>		<b>65</b>	<b>\$874</b>	<b>12.54%</b>	<b>\$541</b>	<b>18</b>	<b>\$647</b>	<b>12.27%</b>
<a href="#">PIRU</a>	93040	1	\$595	-53.85%	\$416	9	\$640	2154.55%
<a href="#">PORT HUENEME</a>	93041	6	\$708	16.67%	\$423	12	\$550	19.21%
<a href="#">SANTA PAULA</a>	93060	7	\$869	-2.07%	\$640	2	\$591	183.33%
<a href="#">SANTA ROSA VALLEY</a>	93012	7	\$2,280	-22.22%	\$600	0	\$0	0.00%
<a href="#">SIMI VALLEY</a>	93063	25	\$750	13.58%	\$373	5	\$500	-7.96%
<a href="#">SIMI VALLEY</a>	93065	53	\$880	4.90%	\$495	11	\$750	-17.79%
<b>SIMI VALLEY TOTAL</b>		<b>78</b>	<b>\$815</b>	<b>9.24%</b>	<b>\$434</b>	<b>16</b>	<b>\$625</b>	<b>-12.88%</b>
<a href="#">SOMIS</a>	93066	5	\$1,200	53.85%	\$4,889	0	\$0	0.00%
<a href="#">THOUSAND OAKS</a>	91320	21	\$1,145	13.56%	\$563	5	\$700	24.64%
<a href="#">THOUSAND OAKS</a>	91360	24	\$1,068	0.61%	\$610	7	\$775	-21.59%



Community Name	Zip Code	SFR				Condos		
		SFR Sales	Median \$/ \$1,000	% Change YOY	Median \$/ Sq. Ft.	Condo Sales	Median \$/ \$1,000	% Change YOY
<a href="#">THOUSAND OAKS</a>	91361	5	\$4,715	36.36%	\$975	3	\$690	-10.53%
<a href="#">THOUSAND OAKS</a>	91362	19	\$1,331	4.73%	\$585	7	\$975	-11.83%
<b>THOUSAND OAKS TOTAL</b>		<b>69</b>	<b>\$2,065</b>	<b>13.82%</b>	<b>\$683</b>	<b>22</b>	<b>\$785</b>	<b>-4.83%</b>
<a href="#">VENTURA</a>	93001	10	\$970	18.67%	\$1,037	2	\$569	-19.44%
<a href="#">VENTURA</a>	93003	25	\$1,050	3.77%	\$725	19	\$529	34.48%
<a href="#">VENTURA</a>	93004	15	\$910	6.67%	\$493	7	\$765	27.50%
<b>VENTURA TOTAL</b>		<b>50</b>	<b>\$977</b>	<b>9.70%</b>	<b>\$751</b>	<b>28</b>	<b>\$621</b>	<b>14.18%</b>
<a href="#">WESTLAKE VILLAGE</a>	91361	11	\$1,650	15.31%	\$657	26	\$1,439	10.99%
<a href="#">WESTLAKE VILLAGE</a>	91362	7	\$2,688	13.25%	\$1,658	8	\$956	20.59%
<b>WESTLAKE VILLAGE TOTAL</b>		<b>18</b>	<b>\$2,169</b>	<b>14.28%</b>	<b>\$1,157</b>	<b>34</b>	<b>\$1,198</b>	<b>15.79%</b>