

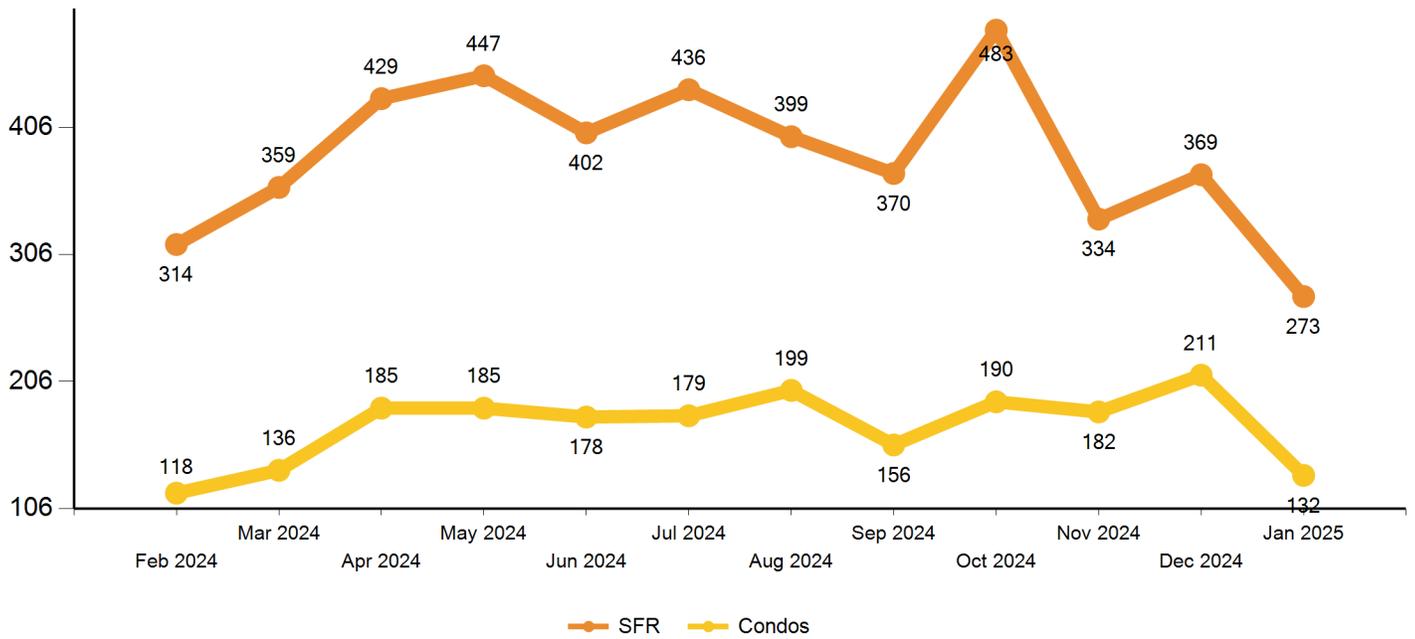


Ventura County Market Activity & Trends January 2025





SFR & Condo Sales 2025 Year-to-Date



SFR % Change

↑ 22.18%	↑ 14.33%	↑ 19.50%	↑ 4.20%	↓ -10.07%	↑ 8.46%
Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024
↓ -8.49%	↓ -7.27%	↑ 30.54%	↓ -30.85%	↑ 10.48%	↓ -26.02%
Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025

Condo % Change

↑ 9.26%	↑ 15.25%	↑ 36.03%	↑ 0.00%	↓ -3.78%	↑ 0.56%
Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024
↑ 11.17%	↓ -21.61%	↑ 21.79%	↓ -4.21%	↑ 15.93%	↓ -37.44%
Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025

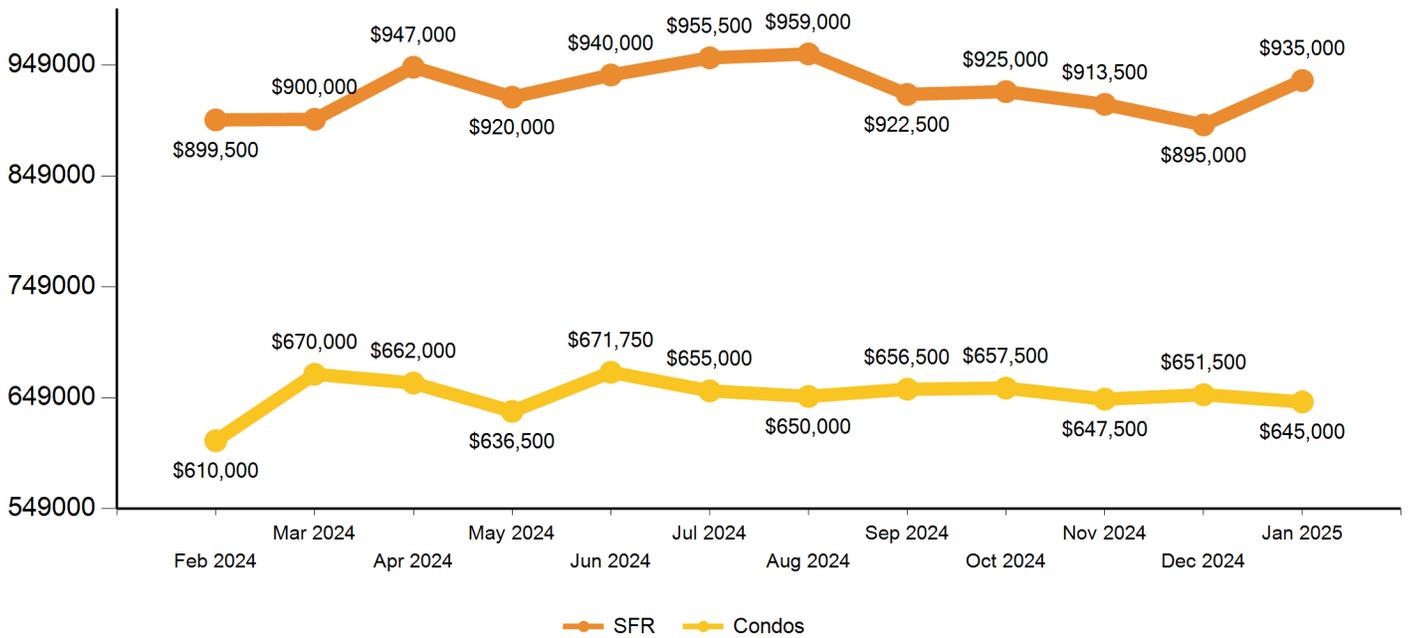


Month Over Month Trends





SFR & Condo Median Sales Price Last 12 Months



SFR % Change

↑ 1.35%	↑ 0.06%	↑ 5.22%	↓ -2.85%	↑ 2.17%	↑ 1.65%
Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024
↑ 0.37%	↓ -3.81%	↑ 0.27%	↓ -1.24%	↓ -2.03%	↑ 4.47%
Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025

Condo % Change

↓ -6.87%	↑ 9.84%	↓ -1.19%	↓ -3.85%	↑ 5.54%	↓ -2.49%
Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024
↓ -0.76%	↑ 1.00%	↑ 0.15%	↓ -1.52%	↑ 0.62%	↓ -1.00%
Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025

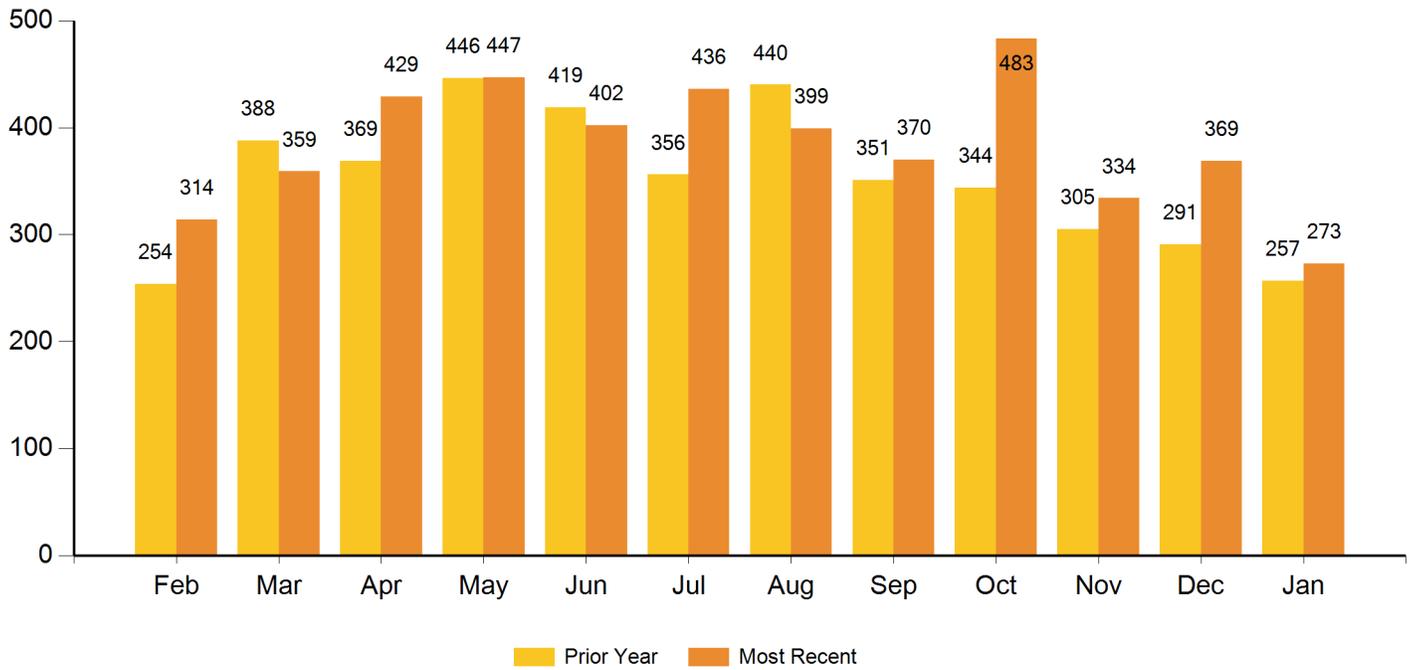


Month Over Month Trends





SFR Sales Year Over Year




Year Over Year Trends

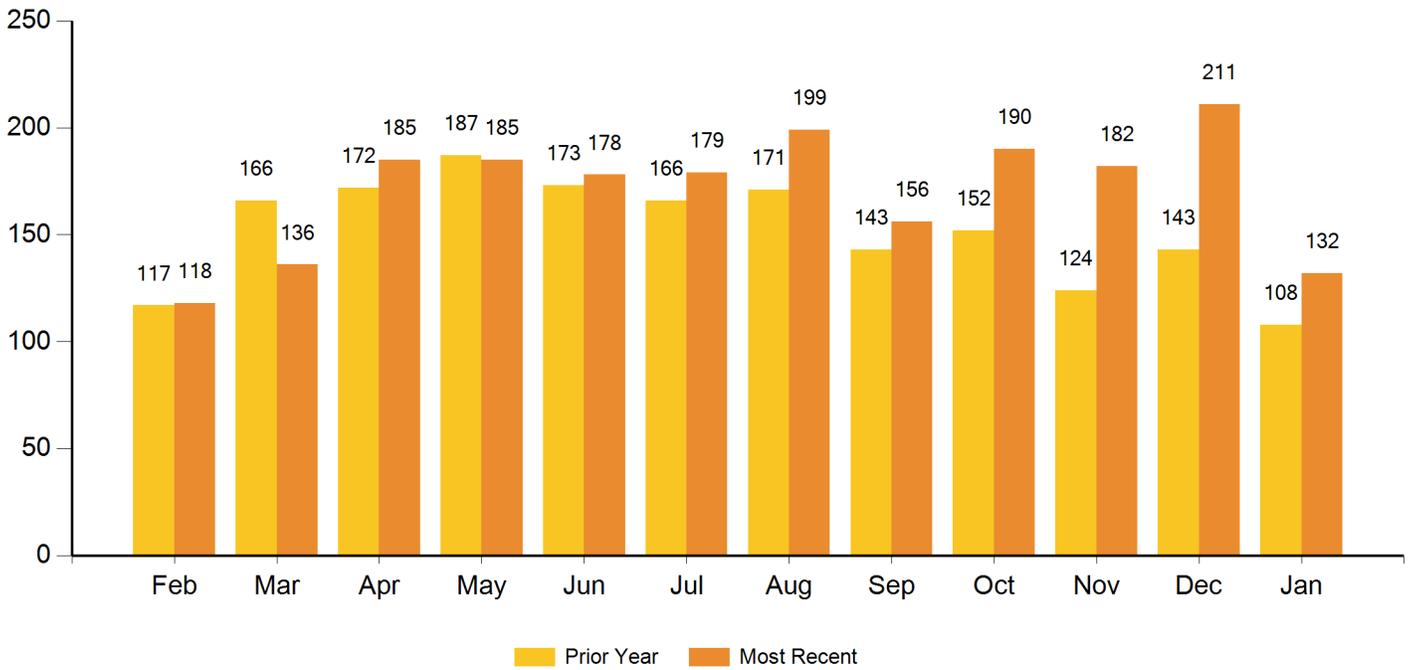


SFR Sales % Change From Same Month 2024

↑ 23.62%	↓ -7.47%	↑ 16.26%	↑ 0.22%	↓ -4.06%	↑ 22.47%
Feb	Mar	Apr	May	Jun	Jul
↓ -9.32%	↑ 5.41%	↑ 40.41%	↑ 9.51%	↑ 26.80%	↑ 6.23%
Aug	Sep	Oct	Nov	Dec	Jan



Condo Sales Year Over Year




Year Over Year Trends

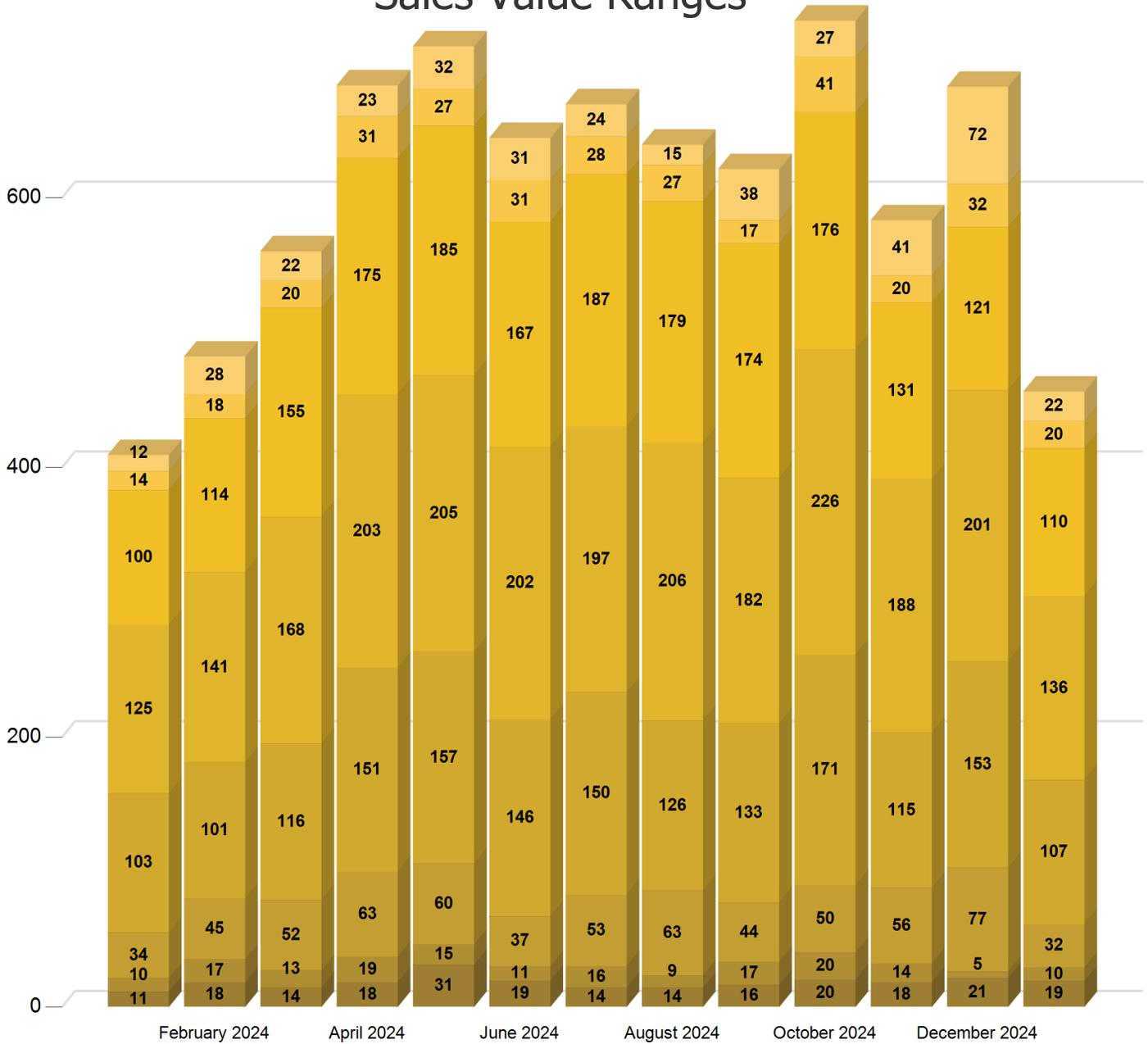


Condo Sales % Change From Same Month 2024

↑ 0.85%	↓ -18.07%	↑ 7.56%	↓ -1.07%	↑ 2.89%	↑ 7.83%
Feb	Mar	Apr	May	Jun	Jul
↑ 16.37%	↑ 9.09%	↑ 25.00%	↑ 46.77%	↑ 47.55%	↑ 22.22%
Aug	Sep	Oct	Nov	Dec	Jan



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	3	\$2,215	0.00%	\$569	4	\$1,555	-4.22%
BELL CANYON	91307	1	\$3,600	10.71%	\$658	0	\$0	0.00%
CAMARILLO	93010	37	\$928	29.24%	\$771	4	\$674	13.83%
CAMARILLO	93012	9	\$870	19.07%	\$528	20	\$663	-8.33%
CAMARILLO TOTAL		46	\$899	24.16%	\$650	24	\$669	2.75%
CARPINTERIA	93013	9	\$2,000	-3.03%	\$1,326	9	\$900	29.82%
FILLMORE	93015	3	\$769	-7.69%	\$591	1	\$710	-50.00%
FRAZIER PARK	93225	7	\$429	-4.76%	\$232	0	\$0	0.00%
LAKE SHERWOOD	91361	2	\$1,940	40.00%	\$612	0	\$0	0.00%
MALIBU	90265	12	\$2,955	0.00%	\$1,728	4	\$1,325	57.95%
MOORPARK	93021	9	\$1,042	18.01%	\$399	4	\$630	29.51%
NEWBURY PARK	91320	1	\$1,385	-10.13%	\$0	0	\$0	-27.27%
OAK PARK	91377	5	\$1,275	20.00%	\$576	2	\$590	37.78%
OAK VIEW	93022	1	\$815	15.91%	\$581	0	\$0	0.00%
OJAI	93023	12	\$1,380	0.97%	\$1,398	0	\$0	-33.33%
OXNARD	93030	7	\$830	1.61%	\$385	1	\$845	25.64%
OXNARD	93033	11	\$737	37.67%	\$494	3	\$315	17.50%
OXNARD	93035	10	\$1,450	11.11%	\$864	9	\$797	-7.30%
OXNARD	93036	3	\$920	11.67%	\$475	10	\$618	11.22%
OXNARD TOTAL		31	\$984	15.52%	\$554	23	\$644	11.77%
PIRU	93040	0	\$0	-64.29%	\$0	7	\$489	0.00%
PORT HUENEME	93041	4	\$719	3.92%	\$521	10	\$548	1.16%
SANTA PAULA	93060	6	\$745	7.03%	\$739	8	\$707	105.56%
SANTA ROSA VALLEY	93012	5	\$2,955	7.89%	\$551	0	\$0	0.00%
SIMI VALLEY	93063	26	\$833	12.04%	\$480	7	\$565	14.29%
SIMI VALLEY	93065	33	\$850	2.49%	\$456	9	\$678	-20.34%
SIMI VALLEY TOTAL		59	\$841	7.27%	\$468	16	\$621	-3.03%
THOUSAND OAKS	91320	18	\$1,085	17.87%	\$515	6	\$619	-1.39%



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	91360	15	\$1,195	-5.76%	\$666	1	\$403	-21.35%
THOUSAND OAKS	91361	3	\$1,330	55.17%	\$639	0	\$0	-31.58%
THOUSAND OAKS	91362	9	\$1,387	6.45%	\$510	5	\$585	-3.57%
THOUSAND OAKS TOTAL		45	\$1,249	18.44%	\$583	12	\$536	-14.47%
VENTURA	93001	6	\$1,300	23.53%	\$995	3	\$685	4.62%
VENTURA	93003	14	\$869	6.02%	\$591	6	\$513	19.27%
VENTURA	93004	13	\$866	5.58%	\$517	6	\$828	113.64%
VENTURA TOTAL		33	\$1,011	11.71%	\$701	15	\$675	45.84%
WESTLAKE VILLAGE	91361	3	\$1,935	-9.91%	\$552	10	\$2,003	11.18%
WESTLAKE VILLAGE	91362	5	\$1,950	-1.15%	\$639	6	\$835	16.18%
WESTLAKE VILLAGE TOTAL		8	\$1,943	-5.53%	\$596	16	\$1,419	13.68%