

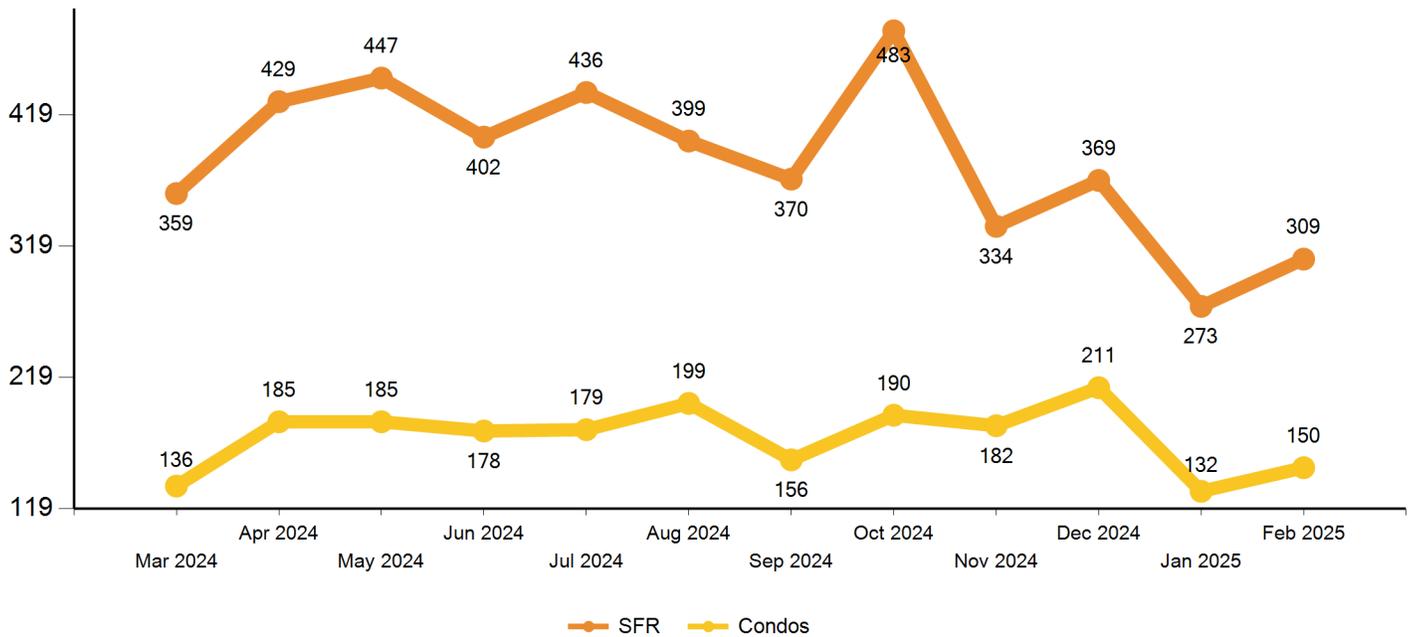


Ventura County Market Activity & Trends February 2025





SFR & Condo Sales 2025 Year-to-Date



SFR % Change

↑ 14.33%	↑ 19.50%	↑ 4.20%	↓ -10.07%	↑ 8.46%	↓ -8.49%
Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024
↓ -7.27%	↑ 30.54%	↓ -30.85%	↑ 10.48%	↓ -26.02%	↑ 13.19%
Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025

Condo % Change

↑ 15.25%	↑ 36.03%	↑ 0.00%	↓ -3.78%	↑ 0.56%	↑ 11.17%
Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024
↓ -21.61%	↑ 21.79%	↓ -4.21%	↑ 15.93%	↓ -37.44%	↑ 13.64%
Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025

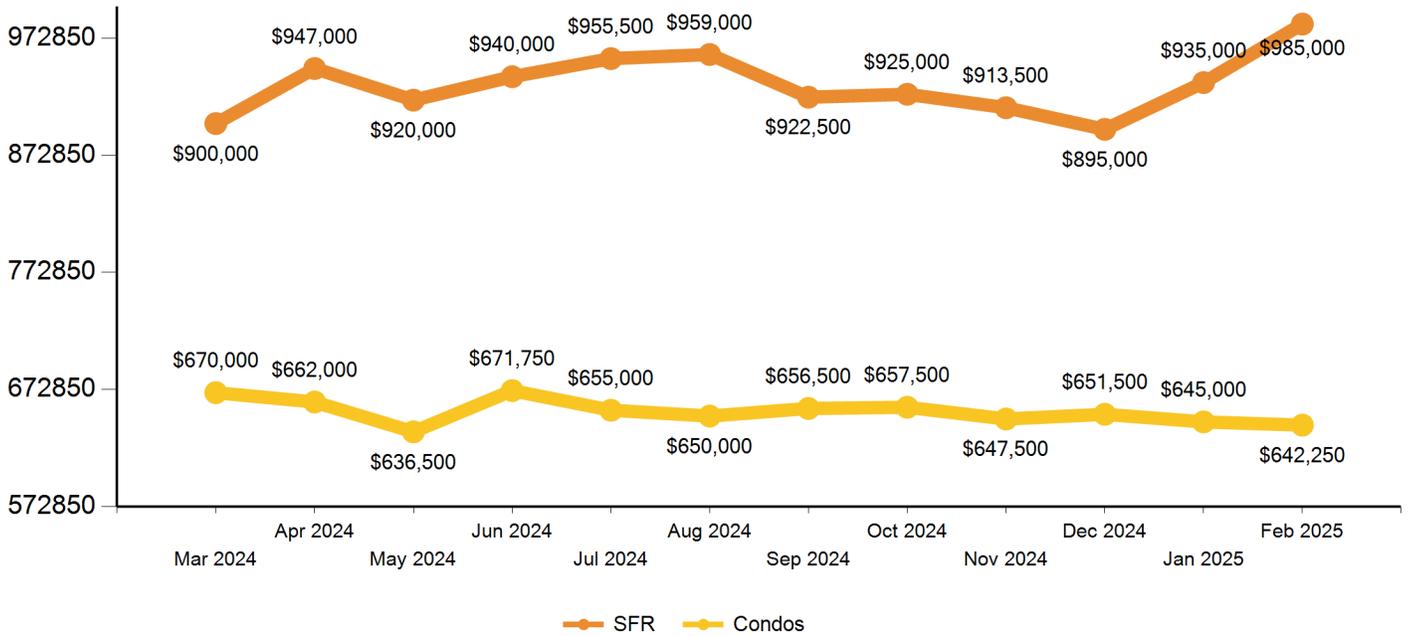


Month Over Month Trends





SFR & Condo Median Sales Price Last 12 Months



SFR % Change

↑ 0.06%	↑ 5.22%	↓ -2.85%	↑ 2.17%	↑ 1.65%	↑ 0.37%
Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024
↓ -3.81%	↑ 0.27%	↓ -1.24%	↓ -2.03%	↑ 4.47%	↑ 5.35%
Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025

Condo % Change

↑ 9.84%	↓ -1.19%	↓ -3.85%	↑ 5.54%	↓ -2.49%	↓ -0.76%
Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024
↑ 1.00%	↑ 0.15%	↓ -1.52%	↑ 0.62%	↓ -1.00%	↓ -0.43%
Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025

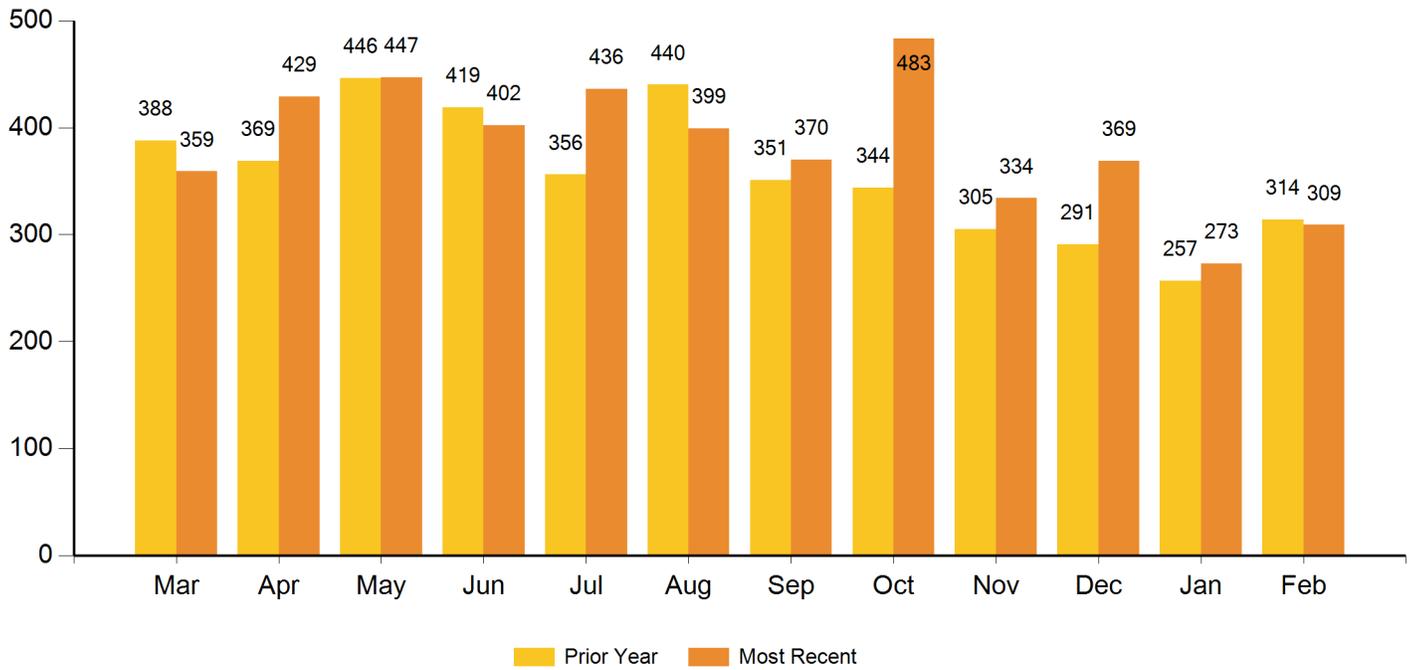


Month Over Month Trends





SFR Sales Year Over Year




Year Over Year Trends

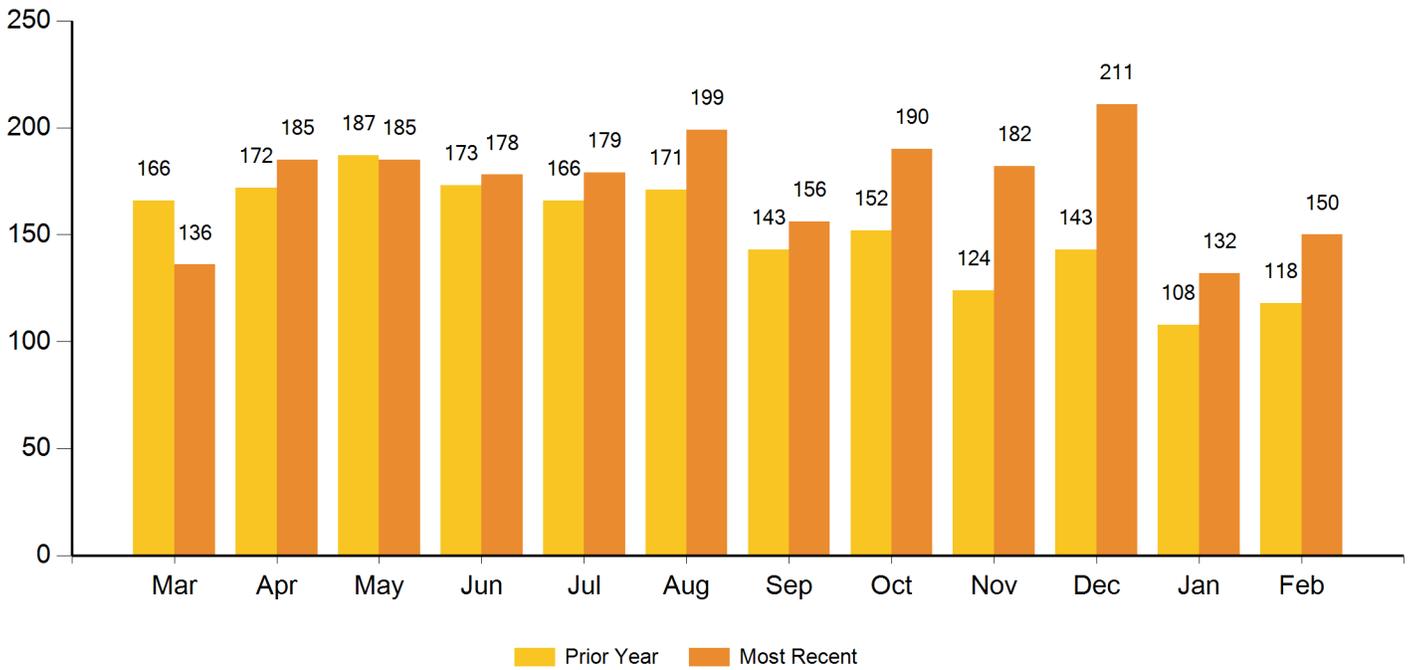


SFR Sales % Change From Same Month 2024

↓ -7.47%	↑ 16.26%	↑ 0.22%	↓ -4.06%	↑ 22.47%	↓ -9.32%
Mar	Apr	May	Jun	Jul	Aug
↑ 5.41%	↑ 40.41%	↑ 9.51%	↑ 26.80%	↑ 6.23%	↓ -1.59%
Sep	Oct	Nov	Dec	Jan	Feb



Condo Sales Year Over Year




Year Over Year Trends

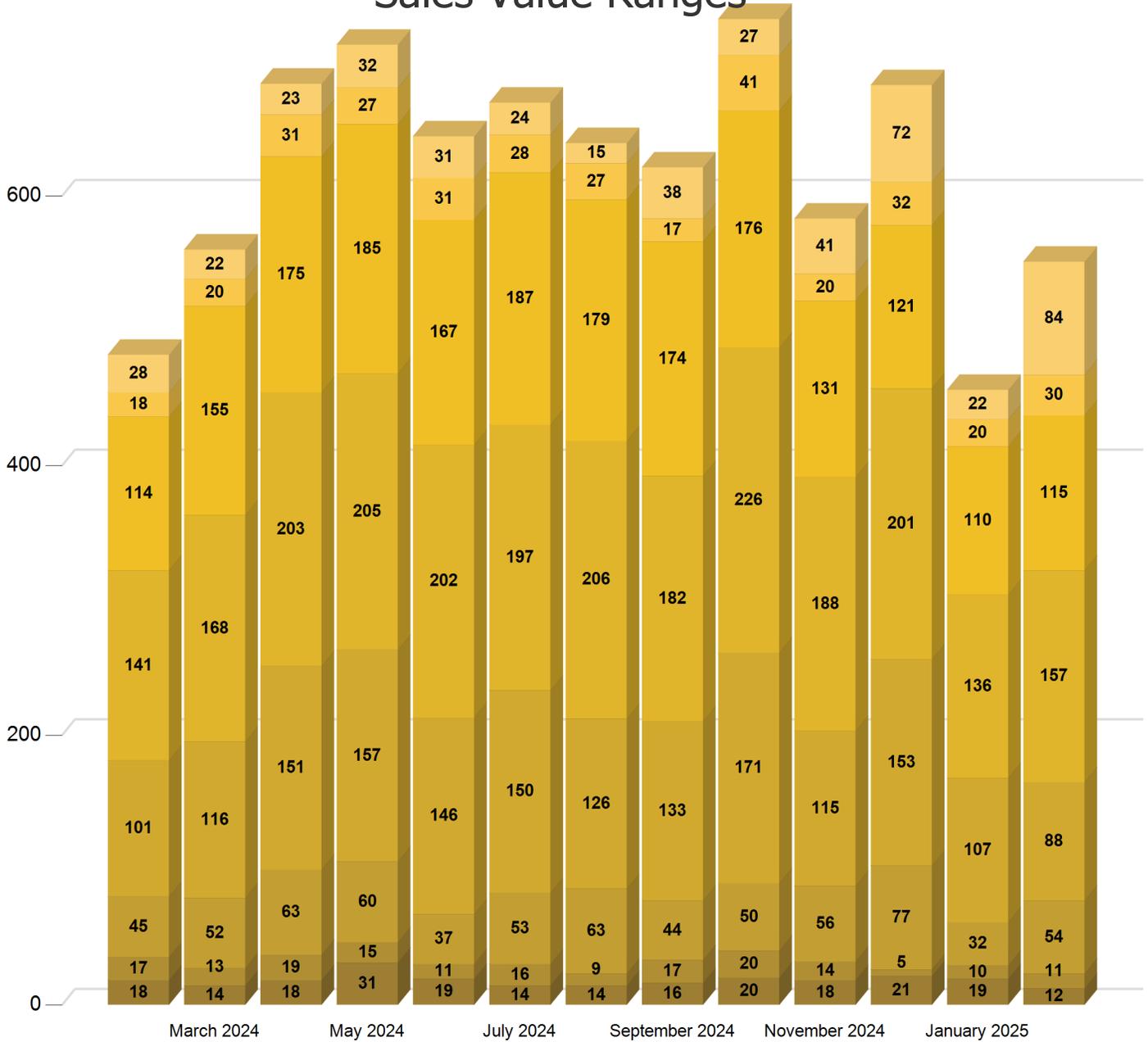


Condo Sales % Change From Same Month 2024

↓ -18.07%	↑ 7.56%	↓ -1.07%	↑ 2.89%	↑ 7.83%	↑ 16.37%
Mar	Apr	May	Jun	Jul	Aug
↑ 9.09%	↑ 25.00%	↑ 46.77%	↑ 47.55%	↑ 22.22%	↑ 27.12%
Sep	Oct	Nov	Dec	Jan	Feb



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	7	\$1,775	7.69%	\$702	7	\$855	-5.56%
BELL CANYON	91307	2	\$1,213	0.00%	\$336	0	\$0	0.00%
CAMARILLO	93010	46	\$1,542	32.52%	\$4,125	9	\$645	19.35%
CAMARILLO	93012	10	\$811	20.00%	\$583	11	\$600	-11.21%
CAMARILLO TOTAL		56	\$1,176	26.26%	\$2,354	20	\$623	4.07%
FILLMORE	93015	7	\$730	-9.57%	\$420	0	\$0	-52.27%
FRAZIER PARK	93225	12	\$326	-6.71%	\$304	0	\$0	0.00%
HIDDEN VALLEY	91361	1	\$1,350	0.00%	\$807	0	\$0	0.00%
MOORPARK	93021	12	\$806	15.81%	\$468	3	\$580	32.20%
OAK PARK	91377	6	\$1,365	20.78%	\$613	2	\$760	27.66%
OAK VIEW	93022	3	\$1,100	20.45%	\$499	0	\$0	0.00%
OJAI	93023	14	\$1,279	3.47%	\$910	2	\$990	-34.78%
OXNARD	93030	4	\$783	2.46%	\$433	4	\$551	32.43%
OXNARD	93033	6	\$705	24.68%	\$502	5	\$476	24.39%
OXNARD	93035	13	\$1,265	9.24%	\$768	7	\$915	-6.67%
OXNARD	93036	18	\$900	21.85%	\$472	4	\$630	2.06%
OXNARD TOTAL		41	\$913	14.56%	\$544	20	\$643	13.05%
PIRU	93040	0	\$0	-78.57%	\$0	29	\$621	0.00%
PORT HUENEME	93041	4	\$724	-3.77%	\$441	8	\$487	-0.57%
SANTA PAULA	93060	11	\$760	6.20%	\$429	10	\$760	116.22%
SANTA ROSA VALLEY	93012	1	\$2,990	2.44%	\$569	0	\$0	0.00%
SIMI VALLEY	93063	21	\$875	11.20%	\$463	5	\$460	9.62%
SIMI VALLEY	93065	28	\$892	0.75%	\$462	7	\$549	-17.24%
SIMI VALLEY TOTAL		49	\$884	5.97%	\$463	12	\$505	-3.81%
SOMIS	93066	2	\$2,233	-45.00%	\$522	0	\$0	0.00%
THOUSAND OAKS	91320	19	\$980	15.28%	\$557	4	\$580	1.43%
THOUSAND OAKS	91360	16	\$1,168	-8.31%	\$630	4	\$764	-22.22%
THOUSAND OAKS	91361	7	\$3,474	66.67%	\$1,273	3	\$2,200	-25.00%



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	91362	6	\$1,430	4.46%	\$1,193	5	\$825	-6.82%
THOUSAND OAKS TOTAL		48	\$1,763	19.52%	\$913	16	\$1,092	-13.15%
VENTURA	93001	10	\$1,248	23.72%	\$756	6	\$845	-8.22%
VENTURA	93003	14	\$1,045	8.06%	\$693	11	\$462	28.97%
VENTURA	93004	13	\$869	8.76%	\$514	1	\$700	108.89%
VENTURA TOTAL		37	\$1,054	13.52%	\$654	18	\$669	43.21%
WESTLAKE VILLAGE	91361	12	\$1,733	-4.59%	\$692	15	\$1,350	11.83%
WESTLAKE VILLAGE	91362	5	\$3,900	-5.62%	\$803	6	\$920	14.49%
WESTLAKE VILLAGE TOTAL		17	\$2,816	-5.10%	\$747	21	\$1,135	13.16%