

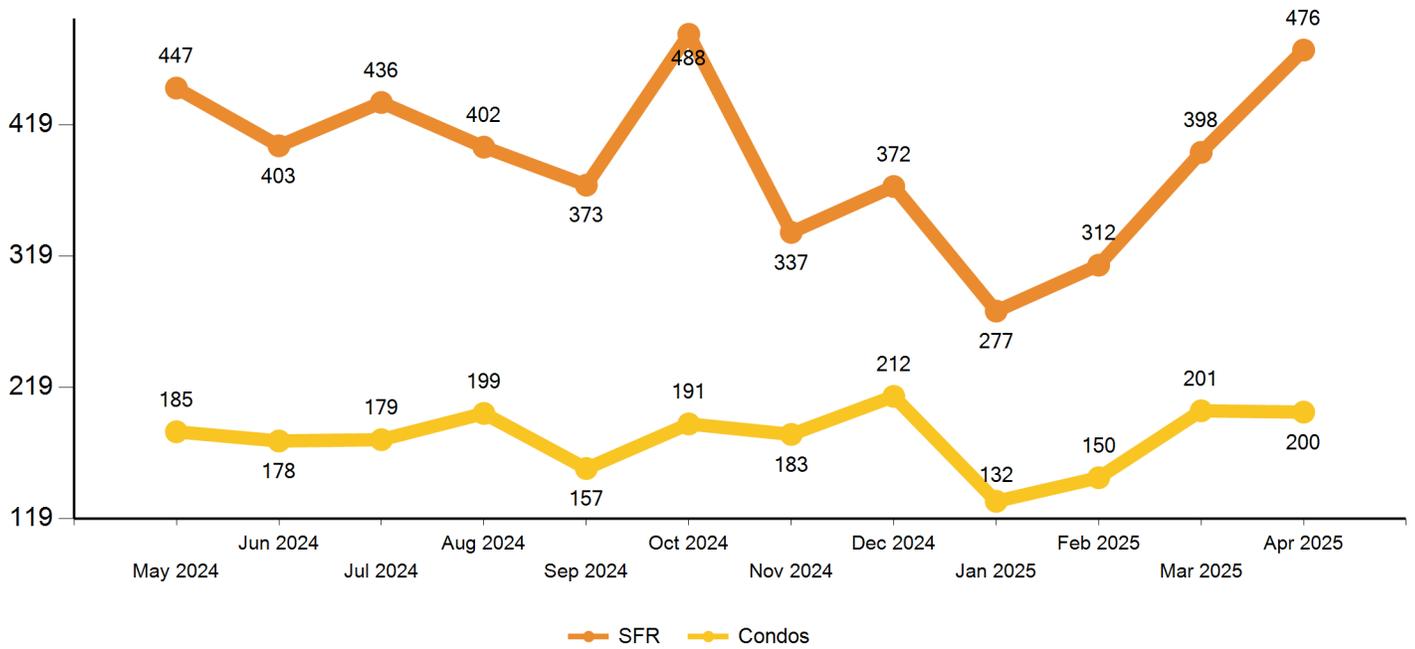


Ventura County Market Activity & Trends April 2025





SFR & Condo Sales 2025 Year-to-Date



SFR % Change

↑ 4.20%	↓ -9.84%	↑ 8.19%	↓ -7.80%	↓ -7.21%	↑ 30.83%
May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024
↓ -30.94%	↑ 10.39%	↓ -25.54%	↑ 12.64%	↑ 27.56%	↑ 19.60%
Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025

Condo % Change

↑ 0.00%	↓ -3.78%	↑ 0.56%	↑ 11.17%	↓ -21.11%	↑ 21.66%
May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024
↓ -4.19%	↑ 15.85%	↓ -37.74%	↑ 13.64%	↑ 34.00%	↓ -0.50%
Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025

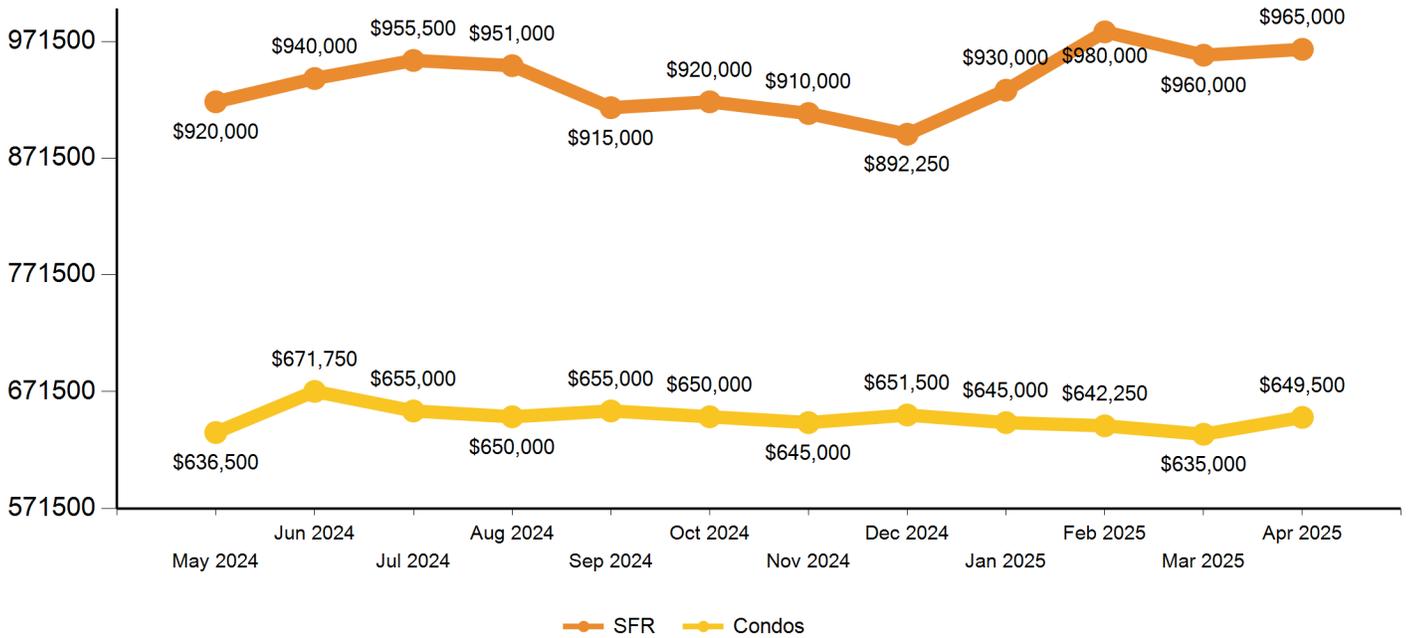


Month Over Month Trends





SFR & Condo Median Sales Price Last 12 Months



SFR % Change

↓ -2.85%	↑ 2.17%	↑ 1.65%	↓ -0.47%	↓ -3.79%	↑ 0.55%
May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024
↓ -1.09%	↓ -1.95%	↑ 4.23%	↑ 5.38%	↓ -2.04%	↑ 0.52%
Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025

Condo % Change

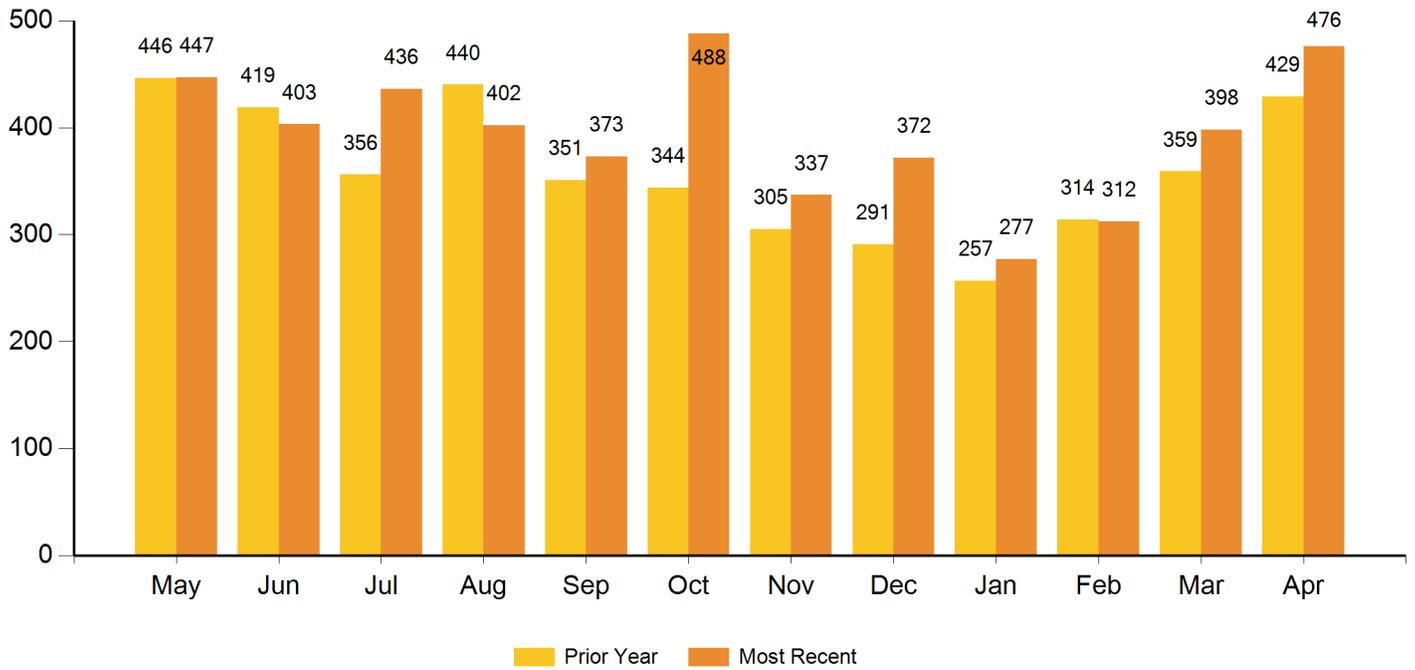
↓ -3.85%	↑ 5.54%	↓ -2.49%	↓ -0.76%	↑ 0.77%	↓ -0.76%
May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024
↓ -0.77%	↑ 1.01%	↓ -1.00%	↓ -0.43%	↓ -1.13%	↑ 2.28%
Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025

Month Over Month Trends





SFR Sales Year Over Year




Year Over Year Trends

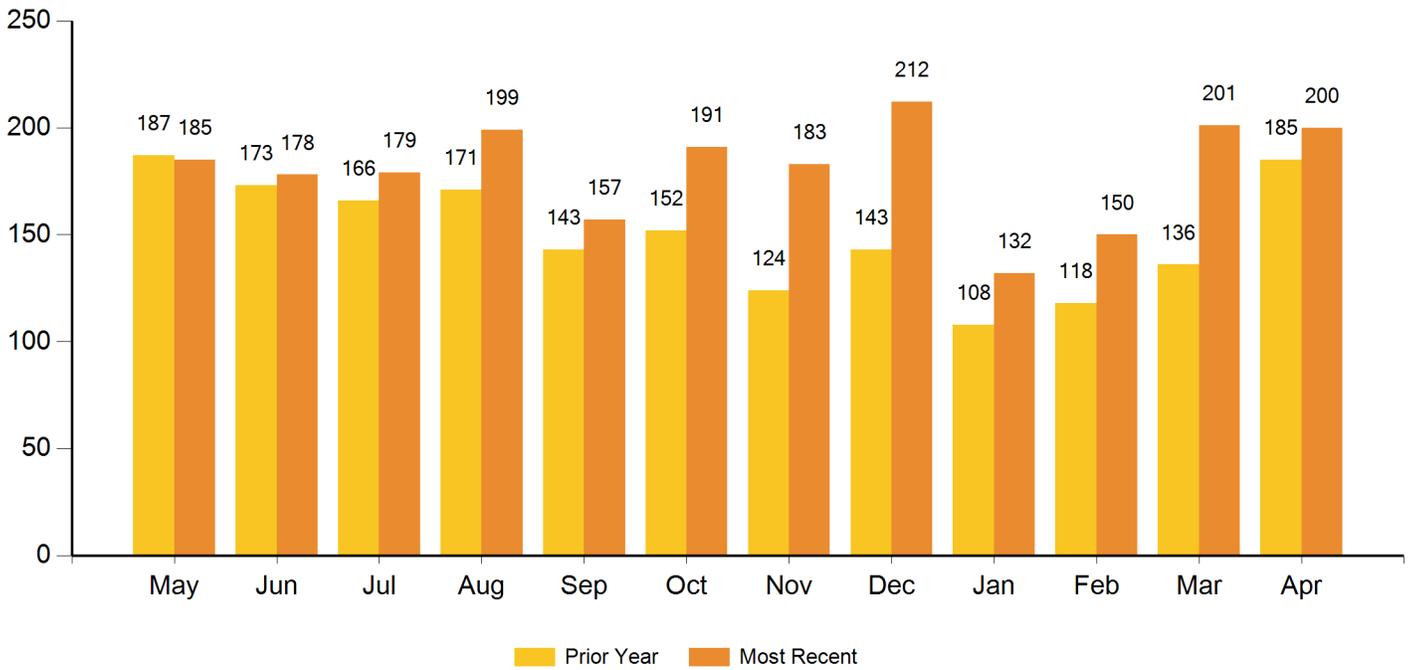


SFR Sales % Change From Same Month 2024

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



Condo Sales Year Over Year




Year Over Year Trends

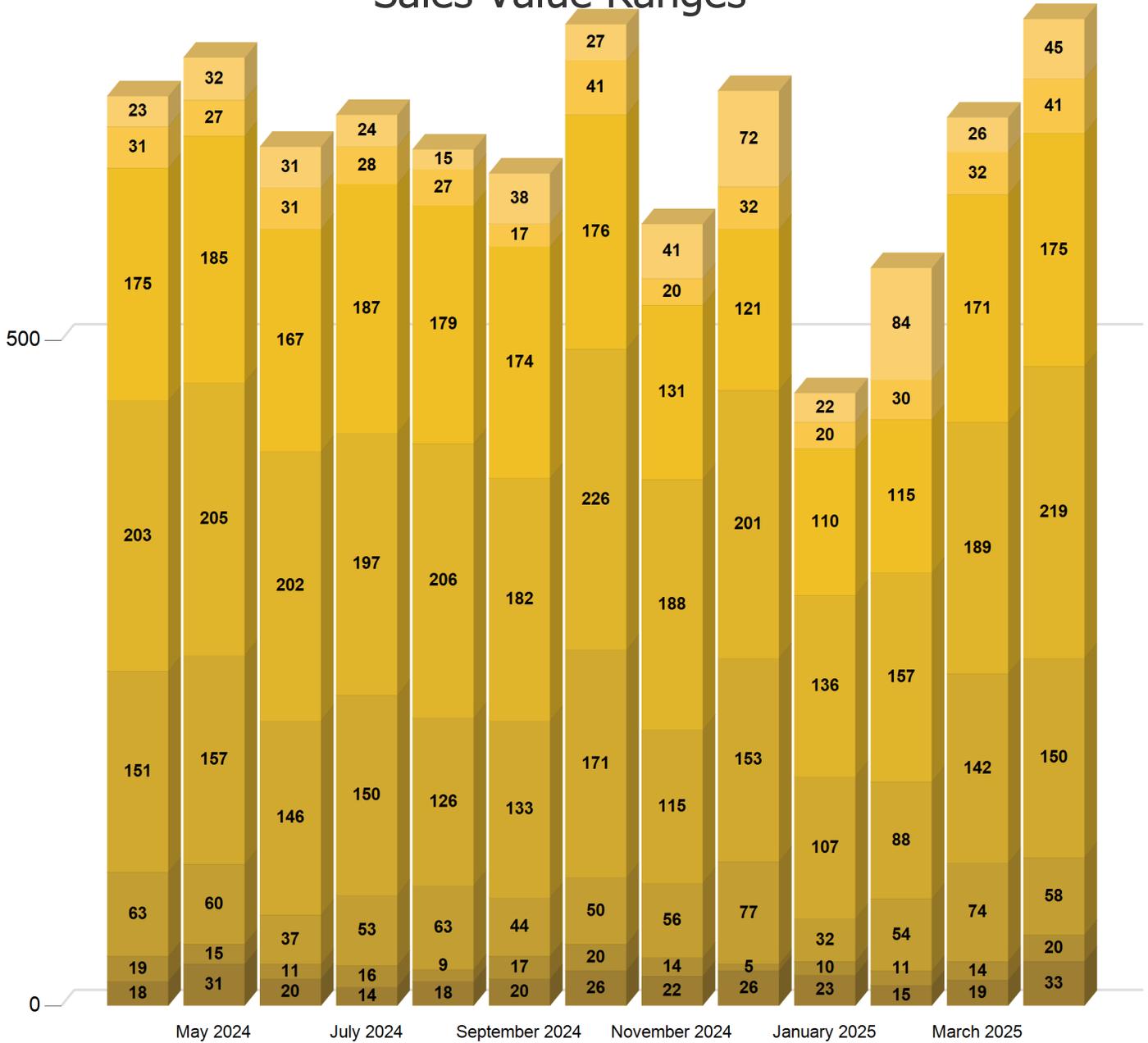


Condo Sales % Change From Same Month 2024

↓ -1.07%	↑ 2.89%	↑ 7.83%	↑ 16.37%	↑ 9.79%	↑ 25.66%
May	Jun	Jul	Aug	Sep	Oct
↑ 47.58%	↑ 48.25%	↑ 22.22%	↑ 27.12%	↑ 47.79%	↑ 8.11%
Nov	Dec	Jan	Feb	Mar	Apr



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	10	\$1,602	9.88%	\$703	9	\$675	-3.05%
BELL CANYON	91307	3	\$2,000	10.00%	\$725	0	\$0	0.00%
CAMARILLO	93010	57	\$1,405	39.73%	\$6,990	13	\$655	28.42%
CAMARILLO	93012	15	\$1,005	20.00%	\$543	12	\$585	-2.36%
CAMARILLO TOTAL		72	\$1,205	29.87%	\$3,767	25	\$620	13.03%
CANOGA PARK	91304	11	\$935	4.17%	\$521	11	\$368	-18.99%
FILLMORE	93015	5	\$790	-16.16%	\$811	1	\$660	-53.85%
FRAZIER PARK	93225	8	\$398	-7.38%	\$277	0	\$0	0.00%
LAKE SHERWOOD	91361	1	\$1,650	-40.91%	\$743	0	\$0	0.00%
MALIBU	90265	10	\$3,470	-19.55%	\$1,569	5	\$1,455	61.63%
MOORPARK	93021	18	\$1,075	0.41%	\$506	3	\$640	23.53%
OAK PARK	91377	14	\$1,363	20.48%	\$608	3	\$610	11.76%
OAK VIEW	93022	8	\$863	11.54%	\$601	0	\$0	0.00%
OJAI	93023	17	\$1,100	0.47%	\$616	4	\$760	-34.78%
OXNARD	93030	15	\$690	6.35%	\$510	4	\$703	40.00%
OXNARD	93033	11	\$710	27.15%	\$486	3	\$489	40.48%
OXNARD	93035	20	\$1,175	10.27%	\$721	15	\$765	-3.52%
OXNARD	93036	12	\$825	22.50%	\$478	9	\$649	4.00%
OXNARD TOTAL		58	\$850	16.57%	\$549	31	\$651	20.24%
PIRU	93040	2	\$168	-64.29%	\$605	25	\$410	0.00%
PORT HUENEME	93041	7	\$735	13.46%	\$657	7	\$567	7.32%
SANTA PAULA	93060	15	\$680	2.86%	\$492	12	\$754	155.26%
SANTA ROSA VALLEY	93012	5	\$2,225	-9.09%	\$623	0	\$0	0.00%
SIMI VALLEY	93063	36	\$854	22.89%	\$470	10	\$548	5.17%
SIMI VALLEY	93065	55	\$880	2.93%	\$475	6	\$713	-21.26%
SIMI VALLEY TOTAL		91	\$867	12.91%	\$472	16	\$630	-8.05%
THOUSAND OAKS	91320	25	\$970	12.17%	\$542	12	\$800	14.67%
THOUSAND OAKS	91360	34	\$1,038	-1.80%	\$593	5	\$643	-26.67%



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	91361	6	\$1,910	56.76%	\$1,082	1	\$2,100	-20.00%
THOUSAND OAKS	91362	16	\$1,370	11.04%	\$621	8	\$500	-7.45%
THOUSAND OAKS TOTAL		81	\$1,322	19.54%	\$710	26	\$1,011	-9.86%
VENTURA	93001	22	\$1,533	27.85%	\$847	5	\$603	-7.25%
VENTURA	93003	21	\$960	6.59%	\$657	18	\$502	39.25%
VENTURA	93004	13	\$890	6.57%	\$556	12	\$778	96.00%
VENTURA TOTAL		56	\$1,128	13.67%	\$687	35	\$627	42.67%
WEST HILLS	91304	18	\$1,190	18.18%	\$506	1	\$930	80.00%
WESTLAKE VILLAGE	91361	15	\$1,660	3.81%	\$772	20	\$1,278	14.29%
WESTLAKE VILLAGE	91362	9	\$2,675	-2.22%	\$653	3	\$645	4.17%
WESTLAKE VILLAGE TOTAL		24	\$2,168	0.79%	\$712	23	\$961	9.23%