

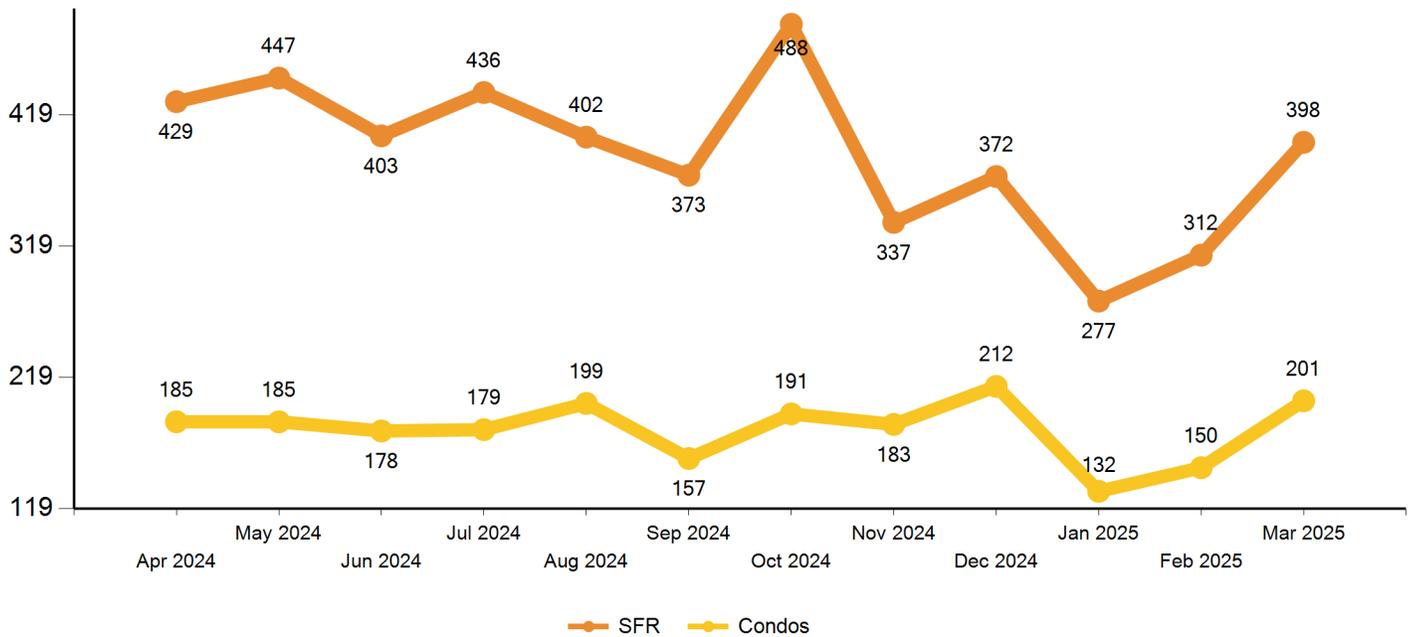


Ventura County Market Activity & Trends March 2025





SFR & Condo Sales 2025 Year-to-Date



SFR % Change

↑ 19.50%	↑ 4.20%	↓ -9.84%	↑ 8.19%	↓ -7.80%	↓ -7.21%
Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024
↑ 30.83%	↓ -30.94%	↑ 10.39%	↓ -25.54%	↑ 12.64%	↑ 27.56%
Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025

Condo % Change

↑ 36.03%	↑ 0.00%	↓ -3.78%	↑ 0.56%	↑ 11.17%	↓ -21.11%
Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024
↑ 21.66%	↓ -4.19%	↑ 15.85%	↓ -37.74%	↑ 13.64%	↑ 34.00%
Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025

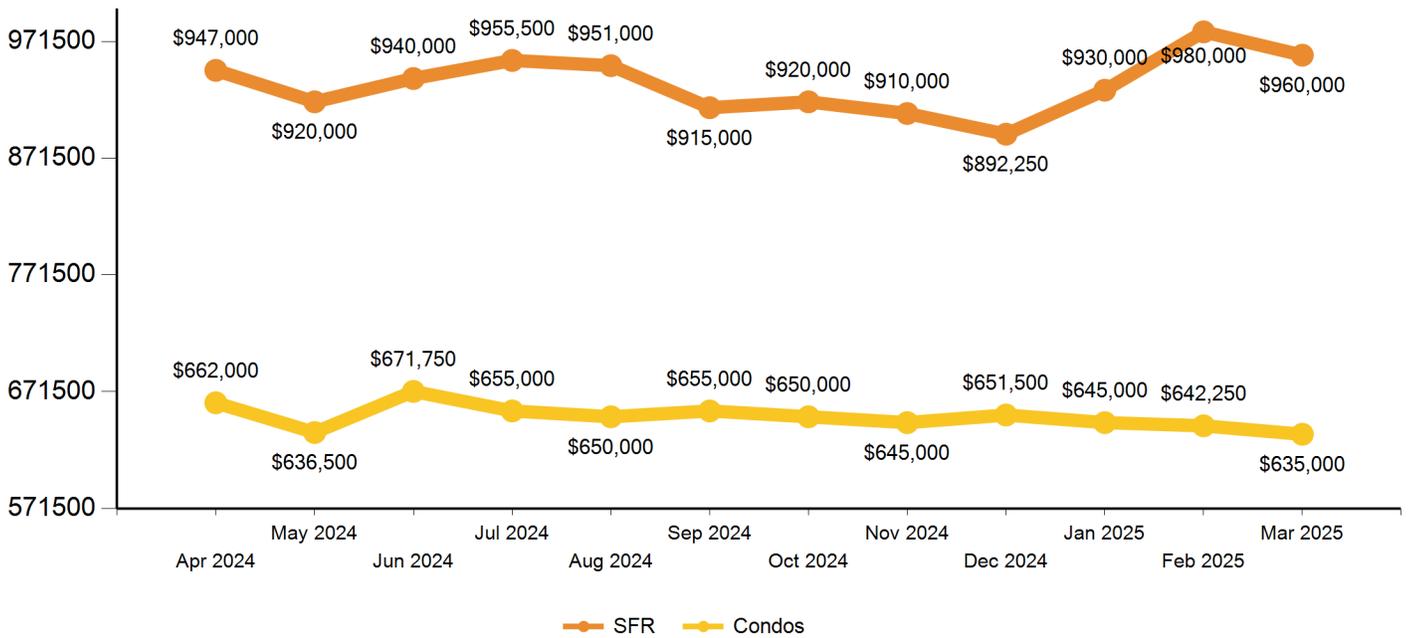


Month Over Month Trends





SFR & Condo Median Sales Price Last 12 Months



SFR % Change

↑ 5.22%	↓ -2.85%	↑ 2.17%	↑ 1.65%	↓ -0.47%	↓ -3.79%
Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024
↑ 0.55%	↓ -1.09%	↓ -1.95%	↑ 4.23%	↑ 5.38%	↓ -2.04%
Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025

Condo % Change

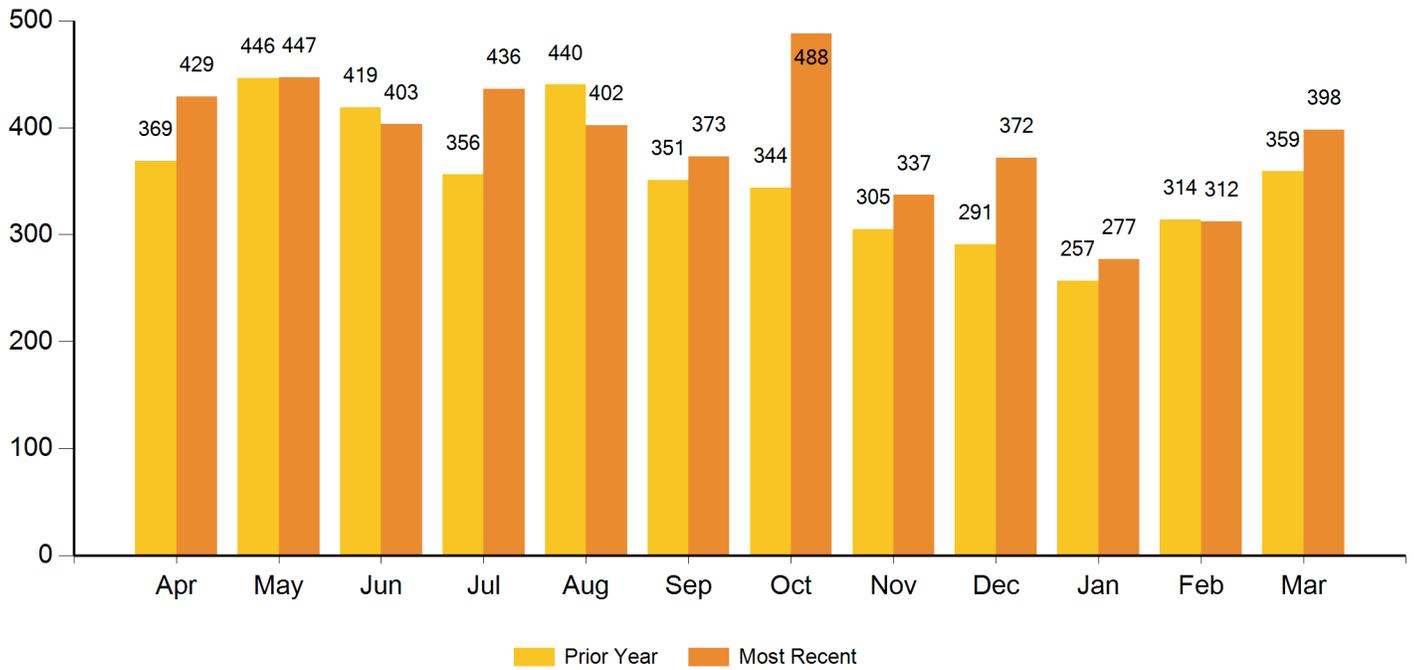
↓ -1.19%	↓ -3.85%	↑ 5.54%	↓ -2.49%	↓ -0.76%	↑ 0.77%
Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024
↓ -0.76%	↓ -0.77%	↑ 1.01%	↓ -1.00%	↓ -0.43%	↓ -1.13%
Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025

Month Over Month Trends





SFR Sales Year Over Year




Year Over Year Trends

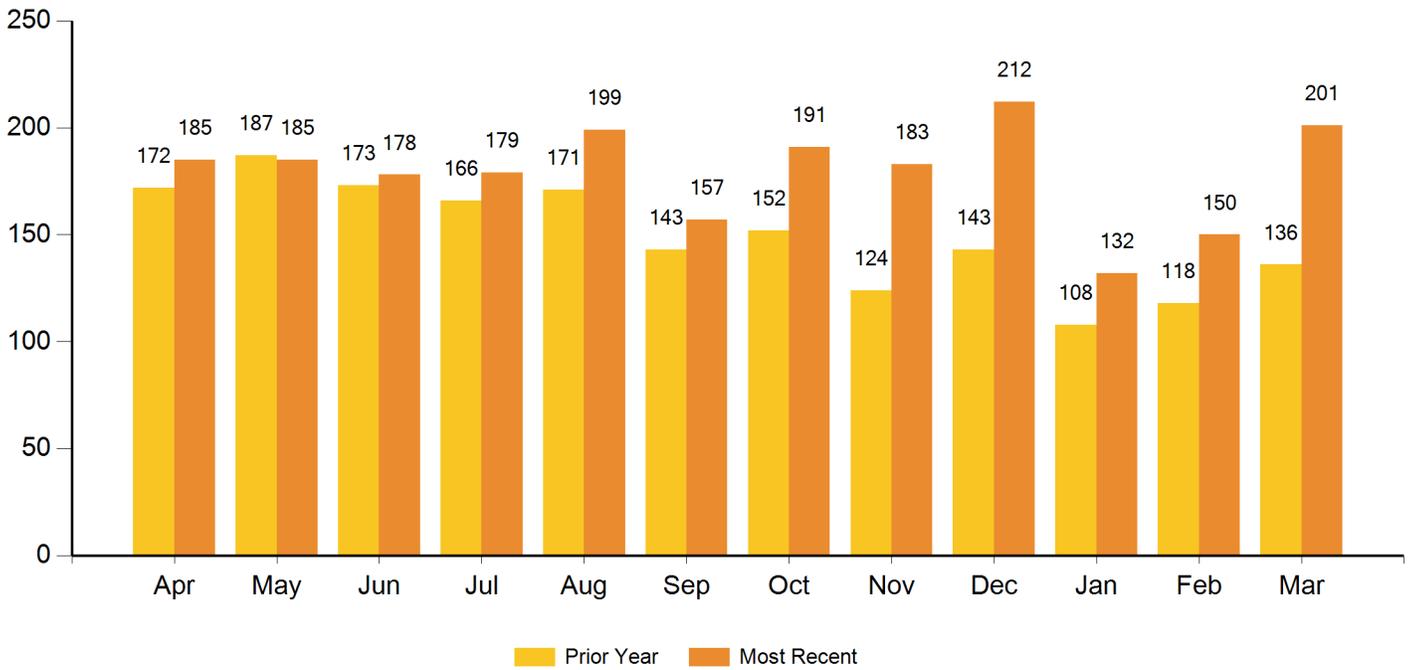


SFR Sales % Change From Same Month 2024

↑ 16.26%	↑ 0.22%	↓ -3.82%	↑ 22.47%	↓ -8.64%	↑ 6.27%
Apr	May	Jun	Jul	Aug	Sep
↑ 41.86%	↑ 10.49%	↑ 27.84%	↑ 7.78%	↓ -0.64%	↑ 10.86%
Oct	Nov	Dec	Jan	Feb	Mar



Condo Sales Year Over Year




Year Over Year Trends

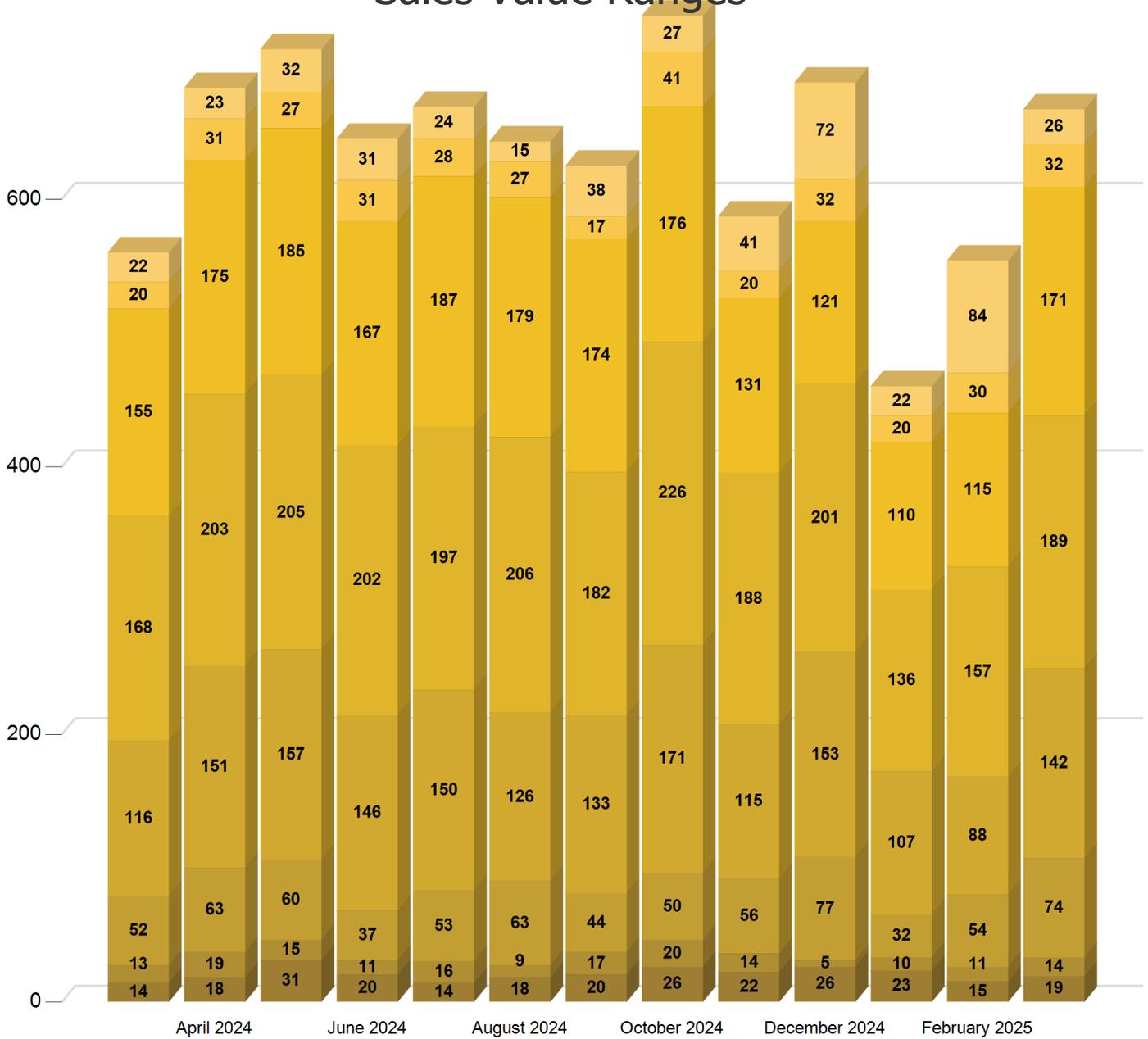


Condo Sales % Change From Same Month 2024

↑ 7.56%	↓ -1.07%	↑ 2.89%	↑ 7.83%	↑ 16.37%	↑ 9.79%
Apr	May	Jun	Jul	Aug	Sep
↑ 25.66%	↑ 47.58%	↑ 48.25%	↑ 22.22%	↑ 27.12%	↑ 47.79%
Oct	Nov	Dec	Jan	Feb	Mar



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	\$1,504	3.57%	\$711	13	\$1,030	0.00%
BELL CANYON	91307	4	\$2,054	6.90%	\$551	0	\$0	0.00%
CAMARILLO	93010	36	\$1,056	30.17%	\$592	8	\$726	23.91%
CAMARILLO	93012	20	\$886	22.05%	\$494	21	\$660	-4.23%
CAMARILLO TOTAL		56	\$971	26.11%	\$543	29	\$693	9.84%
CANOGA PARK	91304	5	\$850	4.04%	\$565	2	\$475	-28.05%
FILLMORE	93015	11	\$745	-11.88%	\$642	1	\$605	-58.14%
FRAZIER PARK	93225	10	\$368	-5.44%	\$228	0	\$0	0.00%
MALIBU	90265	13	\$5,600	-14.75%	\$2,329	5	\$1,300	63.86%
MOORPARK	93021	18	\$1,265	8.81%	\$463	11	\$571	40.32%
OAK PARK	91377	4	\$1,530	12.35%	\$648	2	\$723	18.37%
OAK VIEW	93022	3	\$875	17.39%	\$513	0	\$0	0.00%
OJAI	93023	18	\$1,295	4.83%	\$814	0	\$0	-45.83%
OXNARD	93030	7	\$760	3.25%	\$435	6	\$670	51.43%
OXNARD	93033	13	\$743	23.23%	\$509	9	\$440	45.00%
OXNARD	93035	14	\$1,064	5.35%	\$670	14	\$643	-2.86%
OXNARD	93036	8	\$841	17.89%	\$504	8	\$640	4.08%
OXNARD TOTAL		42	\$852	12.43%	\$529	37	\$598	24.41%
PIRU	93040	0	\$0	-78.57%	\$0	20	\$627	0.00%
PORT HUENEME	93041	7	\$715	0.00%	\$466	14	\$505	4.14%
SANTA PAULA	93060	11	\$769	2.94%	\$430	9	\$728	123.08%
SANTA ROSA VALLEY	93012	3	\$1,769	-11.11%	\$366	0	\$0	0.00%
SIMI VALLEY	93063	37	\$816	20.75%	\$464	8	\$535	8.33%
SIMI VALLEY	93065	45	\$895	0.55%	\$465	11	\$675	-15.79%
SIMI VALLEY TOTAL		82	\$856	10.65%	\$464	19	\$605	-3.73%
THOUSAND OAKS	91320	31	\$1,100	12.28%	\$550	10	\$700	8.22%
THOUSAND OAKS	91360	26	\$1,020	-7.54%	\$584	5	\$775	-25.53%
THOUSAND OAKS	91361	6	\$1,548	68.75%	\$540	2	\$3,268	-20.00%



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	18	\$1,426	12.18%	\$585	12	\$723	-3.37%
THOUSAND OAKS TOTAL		81	\$1,274	21.42%	\$565	29	\$1,366	-10.17%
VENTURA	93001	16	\$969	27.27%	\$934	6	\$715	-13.51%
VENTURA	93003	23	\$1,000	7.48%	\$613	8	\$495	29.36%
VENTURA	93004	10	\$825	9.84%	\$509	2	\$916	84.00%
VENTURA TOTAL		49	\$931	14.87%	\$686	16	\$709	33.28%
WESTLAKE VILLAGE	91361	3	\$2,165	-6.36%	\$1,159	12	\$1,250	9.60%
WESTLAKE VILLAGE	91362	4	\$2,430	-8.89%	\$1,020	6	\$1,025	9.59%
WESTLAKE VILLAGE TOTAL		7	\$2,298	-7.63%	\$1,090	18	\$1,138	9.60%