

VENTURA COUNTY

# **MARKET ACTIVITY & TRENDS**

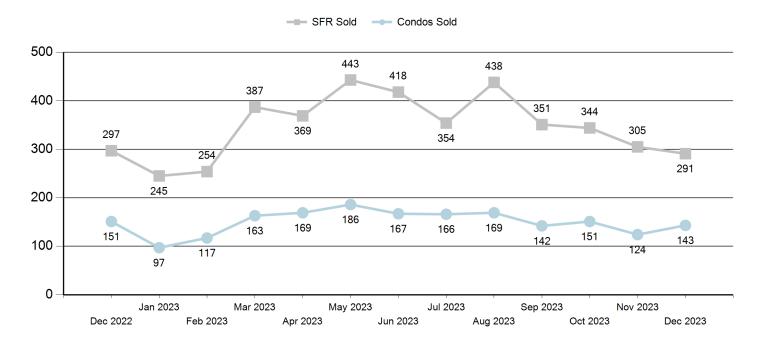
DECEMBER 2023

DECEMBER 2023



### SFR & CONDO SALES

### **LAST 12 MONTHS**



### **MONTH OVER MONTH TRENDS**

#### SFR % Change



Jan 2023 -17.51%



Feb 2023 3.67%



Mar 2023 52.36%



Apr 2023



May 2023 20.05%



Jun 2023 -5.64%



Jul 2023



Aug 2023 23.73%



Sep 2023 -19.86%



Oct 2023



Nov 2023 -11.34%



Dec 2023 -4.59%

#### Condo % Change



Jan 2023 -35.76%



Feb 2023 20.62%



Mar 2023 39.32%



Apr 2023 3.68%



May 2023 10.06%



Jun 2023 -10.22%



Jul 2023 -0 60%



Aug 2023 1.81%



Sep 2023 -15.98%



Oct 2023



Nov 2023 -17.88%

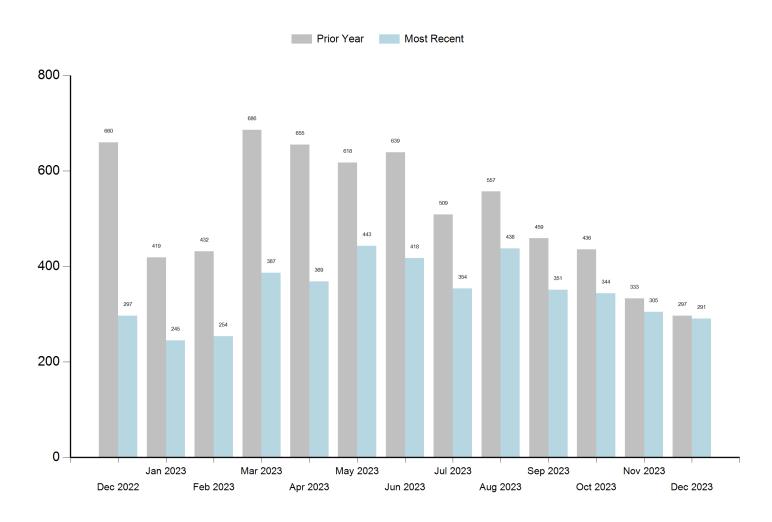


Dec 2023 15.32%

DECEMBER 2023



### SFR YEAR OVER YEAR



### **SFR YEAR OVER YEAR TRENDS**

#### SFR % Change



Jan 2023



Feb 2023



Mar 2023 -43.59%



Apr 2023



May 2023



Jun 2023



Jul 2023



Aug 2023



Sep 2023



Oct 2023



Nov 2023

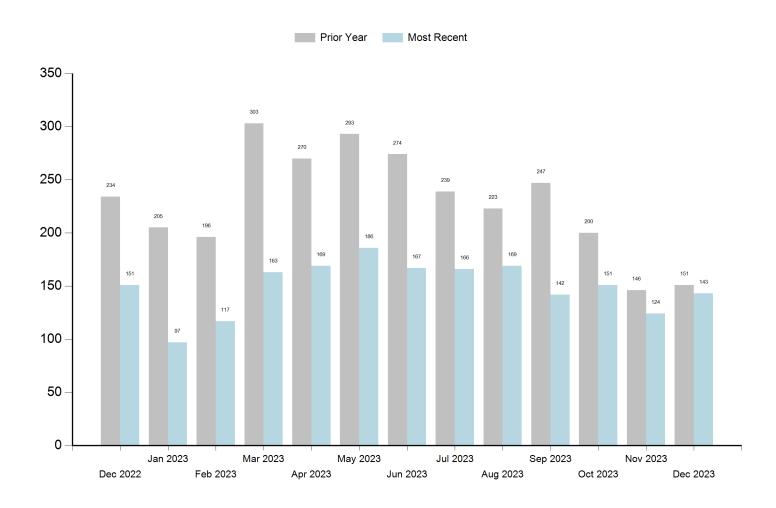


Dec 2023 -2.02%

DECEMBER 2023



### **CONDO YEAR OVER YEAR**



### **CONDO YEAR OVER YEAR TRENDS**

#### CONDO % Change



Jan 2023

-52.68%

Feb 2023

Mar 2023 -46.20%

May 2023

Jun 2023

Sep 2023

Nov 2023

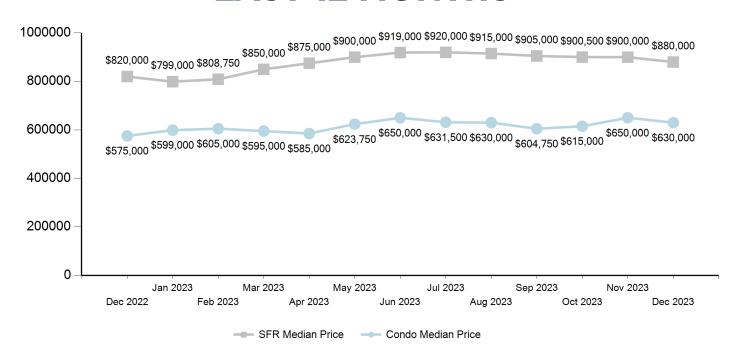
Dec 2023

DECEMBER 2023



### SFR & CONDO MEDIAN SALES PRICE

### **LAST 12 MONTHS**



### MONTH OVER MONTH TRENDS

#### SFR % Change





Feb 2023



Mar 2023 5.10%



Apr 2023



May 2023 2.86%



Jun 2023 2.11%







Sep 2023





Nov 2023 -0.06%



Dec 2023

#### Condo % Change





1.00%



Mar 2023 -1.65%



-1.68%



6.62%



Jun 2023 4.21%







Sep 2023 -4.01%



Oct 2023



Nov 2023

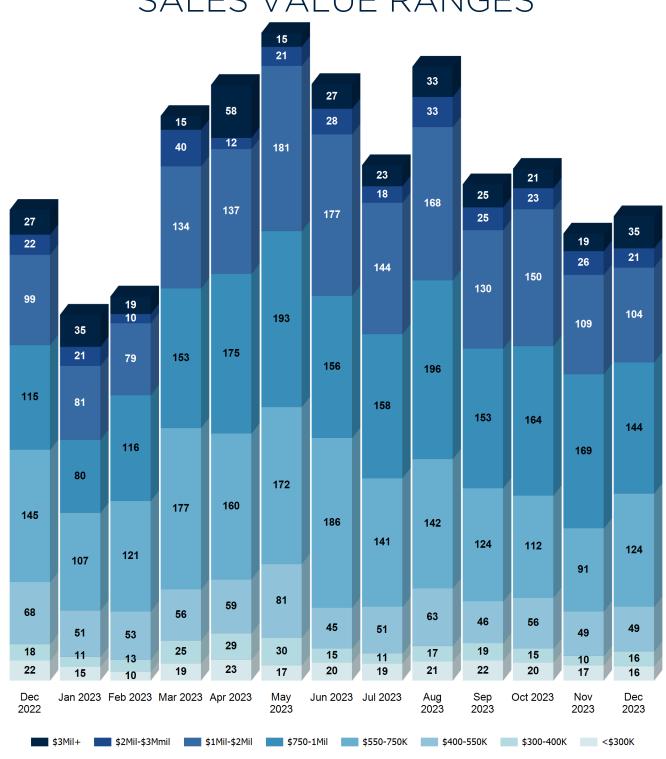


Dec 2023 -3.08%

DECEMBER 2023



### SALES VALUE RANGES



DECEMBER 2023

Lawyers Title

		SFR					Condos				
COMMUNITY NAME	ZIP CODE	SALES	SALES# %YOY	MEDIAN PRICE (\$1,000)	PRICE % YOY	MEDIAN \$/ Sq. Ft.	SALES	SALES# % YOY	MEDIAN PRICE (\$1,000)	PRICE % YOY	
BELL CANYON	91307	2	-40.00%	\$2,435	13.26%	\$609	0	-100.00%	\$0	0.00%	
CAMARILLO	93010	20	-38.76%	\$898	-0.28%	\$468	6	-23.62%	\$713	11.33%	
CAMARILLO	93012	10	-34.82%	\$785	-0.51%	\$441	18	-41.62%	\$596	9.61%	
CAMARILLO TOTAL		30	-36.79%	\$841	-0.39%	\$455	24	-32.62%	\$654	10.47%	
CHATSWORTH	91311	1	-16.67%	\$935	-2.76%	\$404	0	0.00%	\$1,504	135.00%	
FILLMORE	93015	7	-42.58%	\$689	6.57%	\$886	1	-29.33%	\$621	-1.82%	
FRAZIER PARK	93225	1	-59.09%	\$318	9.48%	\$0	0	0.00%	\$0	0.00%	
LAKE SHERWOOD	91361	1	-22.22%	\$2,575	-28.97%	\$916	0	0.00%	\$0	-100.00%	
MALIBU	90265	0	-23.08%	\$5,098	96.06%	\$0	1	-50.00%	\$1,201	48.82%	
MOORPARK	93021	17	-39.83%	\$1,100	27.91%	\$589	6	-39.00%	\$598	17.21%	
OAK PARK	91377	2	-28.70%	\$834	-18.26%	\$310	1	-31.34%	\$715	-2.72%	
OAK VIEW	93022	4	-25.00%	\$775	12.16%	\$765	0	0.00%	\$0	0.00%	
OJAI	93023	14	-22.88%	\$1,200	-1.23%	\$834	2	0.00%	\$727	-22.45%	
OXNARD	93030	7	-35.90%	\$905	19.71%	\$407	3	-40.00%	\$710	81.03%	
OXNARD	93033	14	-37.95%	\$631	4.73%	\$460	5	-46.99%	\$385	-8.33%	
OXNARD	93035	4	-30.16%	\$776	-31.03%	\$499	6	-35.16%	\$544	-27.47%	
OXNARD	93036	7	-36.95%	\$765	9.44%	\$431	5	-53.61%	\$655	3.27%	
OXNARD TOTAL		32	-35.24%	\$769	0.71%	\$449	19	-43.94%	\$574	12.13%	
PORT HUENEME	93041	2	-37.33%	\$682	62.87%	\$465	10	-20.45%	\$530	6.00%	
SANTA PAULA	93060	13	-43.78%	\$540	-9.32%	\$454	3	-71.07%	\$375	-37.50%	
SANTA ROSA VALLEY	93012	4	-38.10%	\$2,384	12.19%	\$536	0	0.00%	\$0	0.00%	
SIMI VALLEY	93063	25	-37.75%	\$830	13.70%	\$460	5	-30.67%	\$642	38.96%	
SIMI VALLEY	93065	31	-26.87%	\$775	-2.45%	\$449	14	-36.46%	\$605	0.83%	
SIMI VALLEY TOTAL		56	-32.31%	\$803	5.62%	\$454	19	-33.56%	\$624	19.90%	
SOMIS	93066	1	-24.14%	\$1,150	-18.29%	\$281	0	0.00%	\$0	0.00%	
THOUSAND OAKS	91320	19	-53.86%	\$1,065	32.59%	\$517	6	-40.83%	\$777	-21.52%	
THOUSAND OAKS	91360	15	-26.28%	\$925	3.24%	\$513	3	-19.82%	\$520	5.05%	
THOUSAND OAKS	91361	4	-48.15%	\$1,265	-82.18%	\$538	0	0.00%	\$0	-100.00%	
THOUSAND OAKS	91362	9	-32.34%	\$1,357	29.19%	\$521	6	-30.33%	\$658	30.20%	
THOUSAND OAKS TOTAL		47	-40.16%	\$1,153	-4.29%	\$522	15	-30.33%	\$652	-21.57%	
VENTURA	93001	11	-31.03%	\$863	5.18%	\$1,242	3	-30.11%	\$1,014	81.88%	
VENTURA	93003	21	-34.11%	\$1,050	34.19%	\$669	11	-44.28%	\$490	-13.66%	
VENTURA	93004	9	-29.82%	\$925	14.02%	\$443	8	-2.17%	\$728	20.05%	

		SFR					Condos			
COMMUNITY NAME	ZIP CODE	SALES	SALES # % YOY	MEDIAN PRICE (\$1,000)	PRICE % YOY	MEDIAN \$/ Sq. Ft.	SALES	SALES# %YOY	MEDIAN PRICE (\$1,000)	PRICE % YOY
VENTURA TOTAL		41	-31.65%	\$946	17.80%	\$785	22	-25.52%	\$744	29.43%
WESTLAKE VILLAGE	91361	10	7.06%	\$1,625	-12.16%	\$705	6	-15.63%	\$988	-8.09%
WESTLAKE VILLAGE	91362	6	-31.50%	\$1,560	-27.47%	\$644	3	-33.70%	\$988	16.04%
WESTLAKE VILLAGE TOTAL		16	-12.22%	\$1,592	-19.81%	\$674	9	-24.66%	\$988	3.97%