



*Market Activity
& Trends*

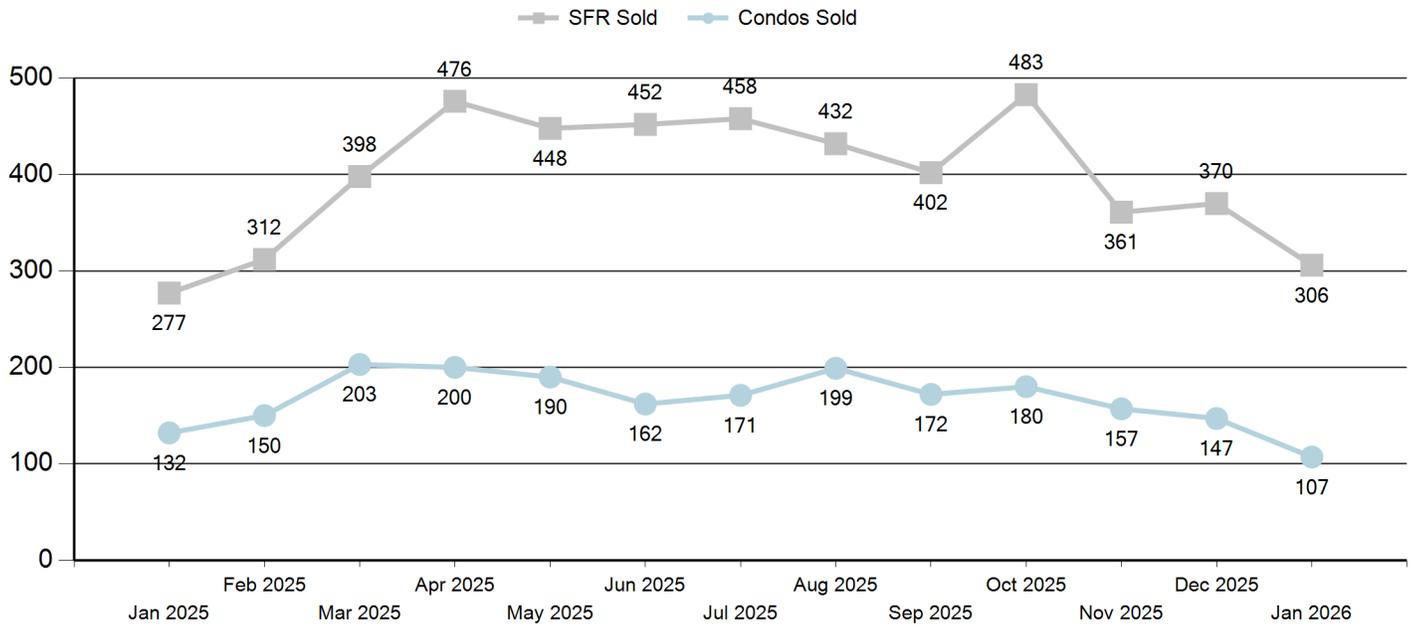
VENTURA COUNTY

JANUARY 2026



Lawyers Title[®]

SFR & CONDO SALES LAST 12 MONTHS



MONTH OVER MONTH TRENDS

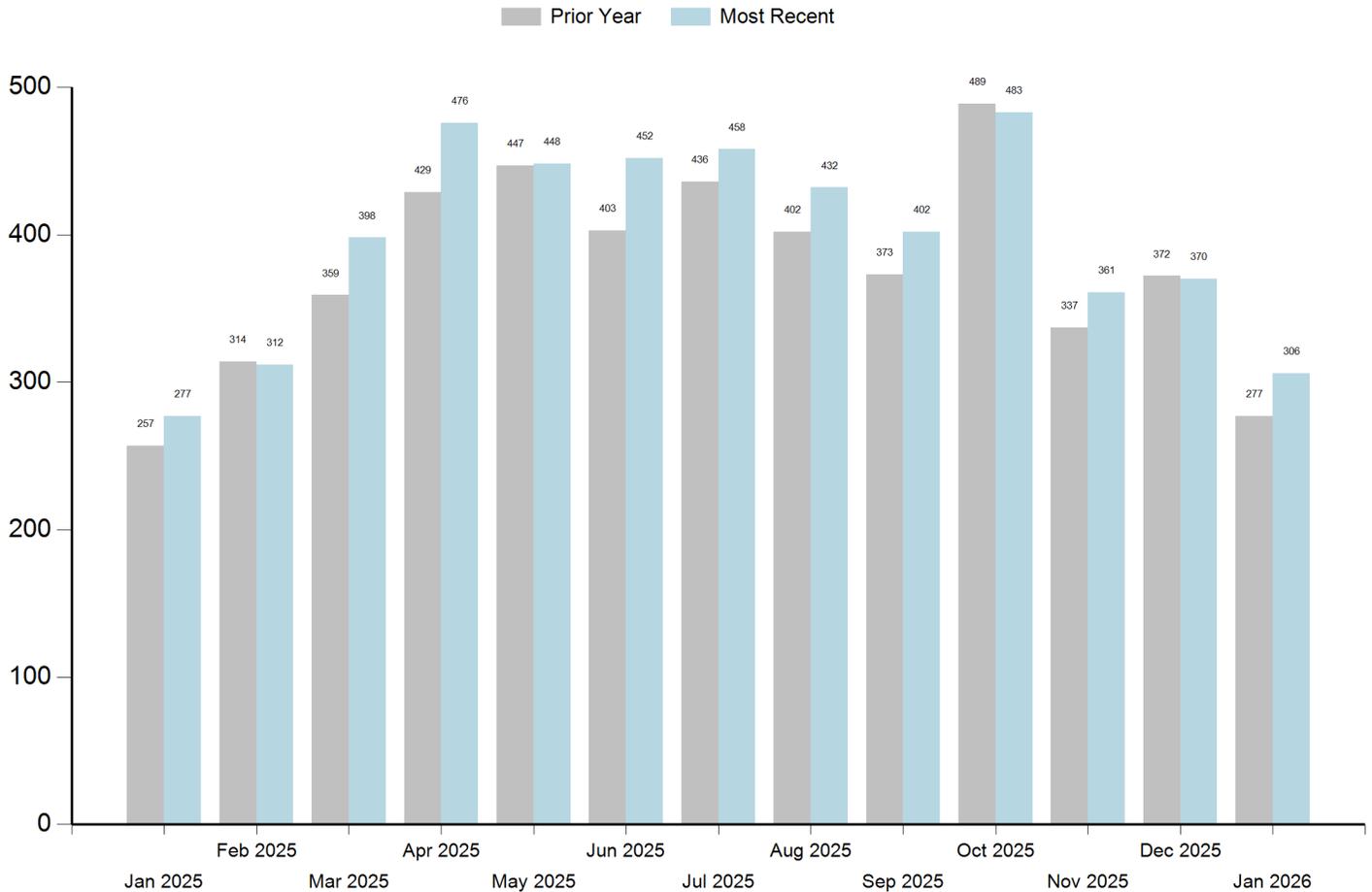
SFR % Change



Condo % Change



SFR YEAR OVER YEAR

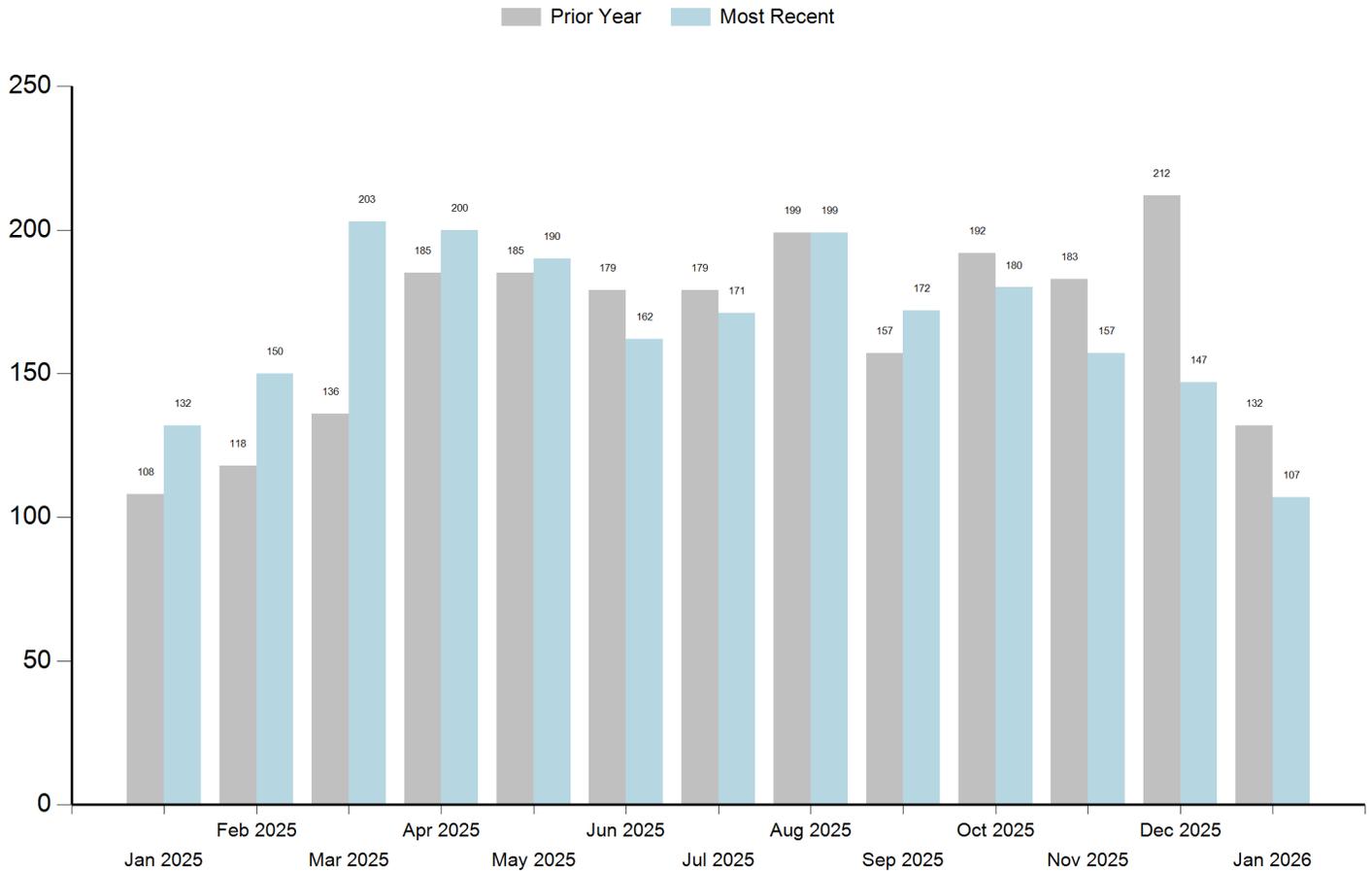


SFR YEAR OVER YEAR TRENDS

SFR % Change

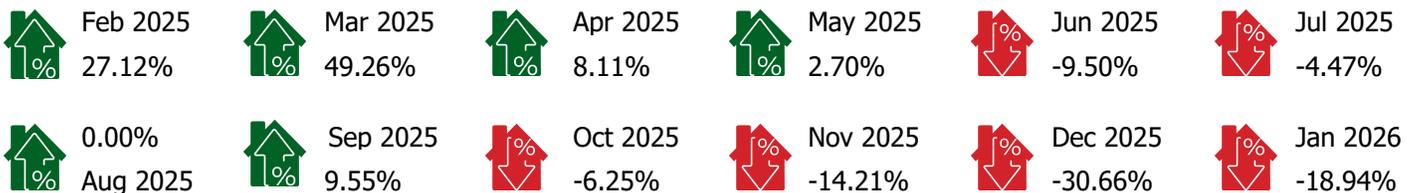


CONDO YEAR OVER YEAR

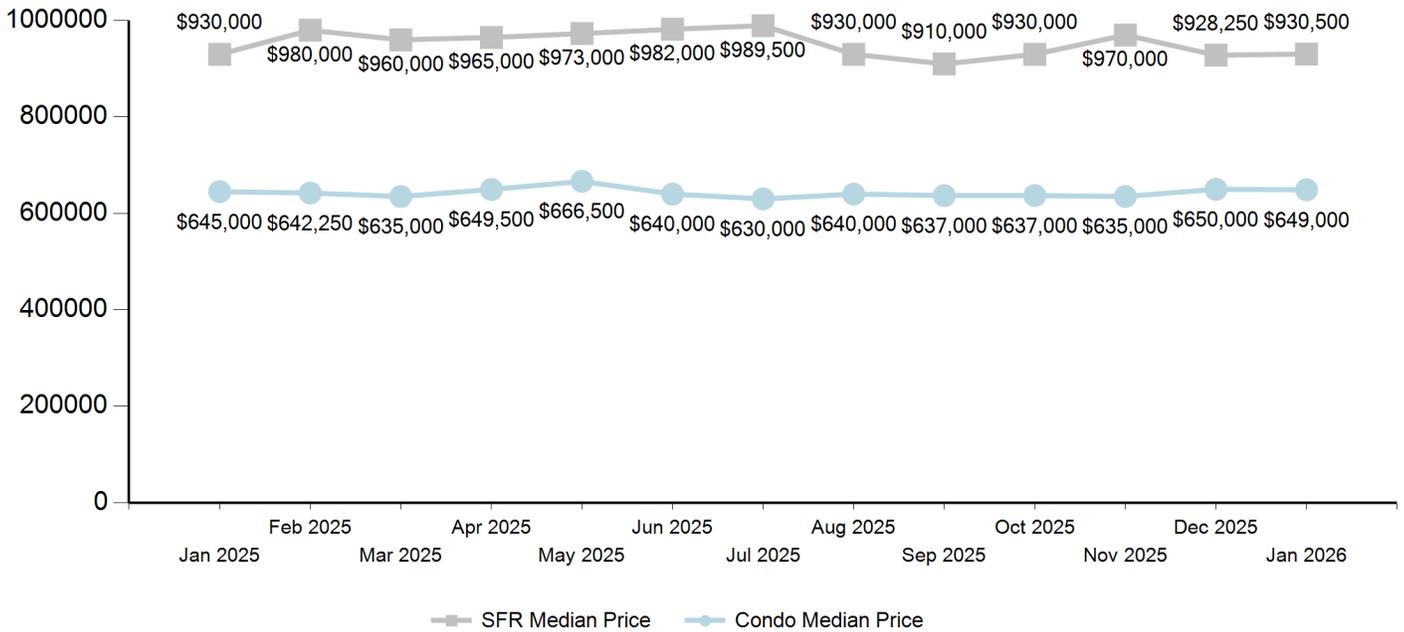


CONDO YEAR OVER YEAR TRENDS

CONDO % Change



SFR & CONDO MEDIAN SALES PRICE LAST 12 MONTHS



MONTH OVER MONTH TRENDS

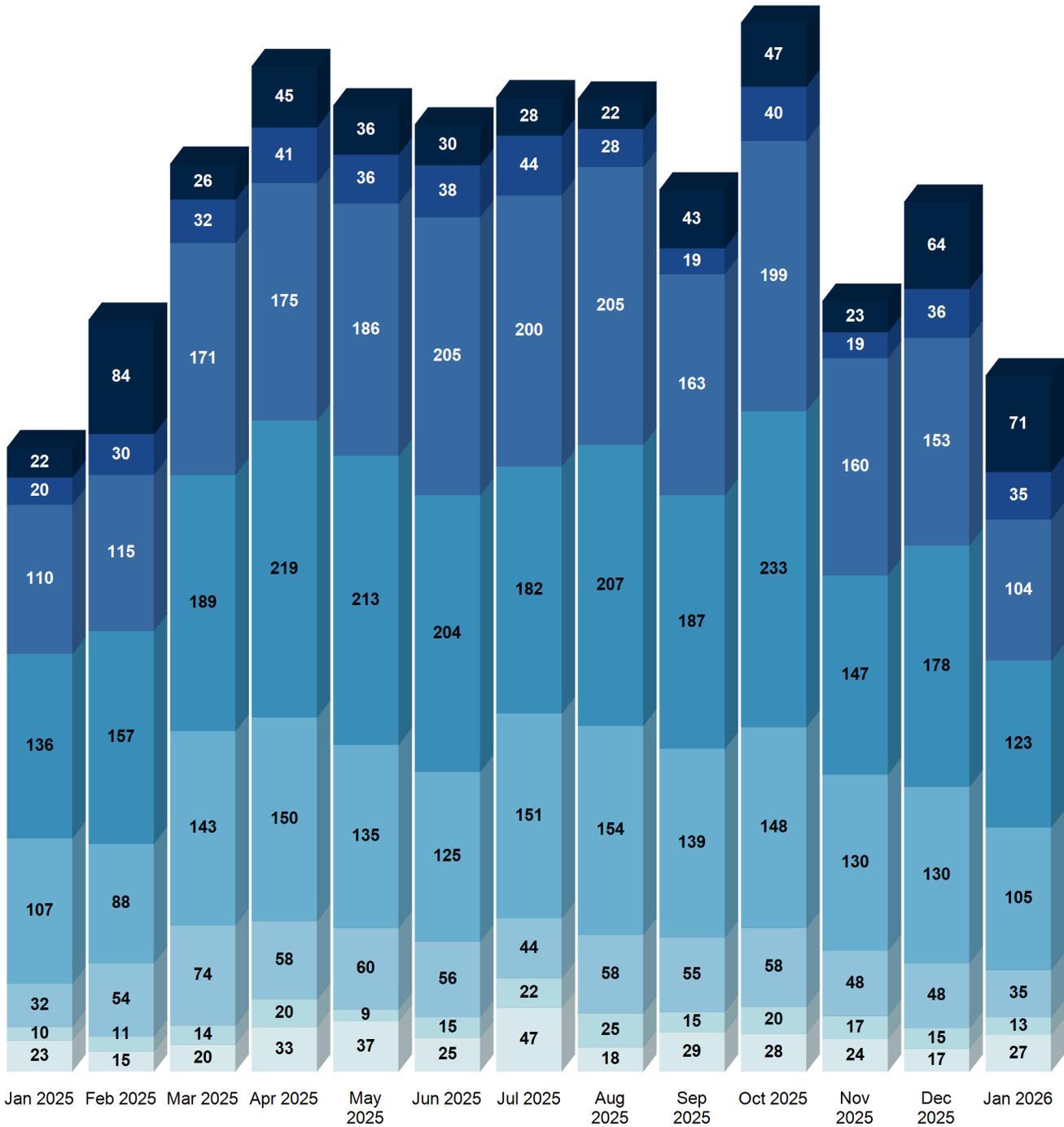
SFR % Change



Condo % Change



SALES VALUE RANGES



\$3Mil+
 \$2Mil-\$3Mmil
 \$1Mil-\$2Mil
 \$750-1Mil
 \$550-750K
 \$400-550K
 \$300-400K
 <\$300K

JANUARY 2026



COMMUNITY NAME	ZIP CODE	SFR				Condos		
		SALES	MEDIAN PRICE (\$1,000)	PRICE % CHG YOY	MEDIAN \$/ Sq. Ft.	SALES	MEDIAN PRICE (\$1,000)	PRICE % CHG YOY
BELL CANYON	91307	2	\$2,075	0.00%	\$615	0	\$0	-100.00%
CAMARILLO	93010	37	\$1,250	42.18%	\$1,366	8	\$638	-11.21%
CAMARILLO	93012	7	\$931	-4.76%	\$518	18	\$650	29.29%
CAMARILLO TOTAL		44	\$1,091	18.71%	\$942	26	\$644	9.04%
FILLMORE	93015	5	\$700	10.71%	\$463	0	\$0	-18.18%
FRAZIER PARK	93225	1	\$282	0.00%	\$0	0	\$0	0.00%
LAKE SHERWOOD	91361	3	\$3,175	-9.52%	\$1,219	0	\$0	-100.00%
MOORPARK	93021	24	\$987	4.42%	\$508	6	\$590	-8.86%
NEWBURY PARK	91320	2	\$1,953	-28.17%	\$525	1	\$860	-62.50%
OAK PARK	91377	7	\$1,640	28.89%	\$624	7	\$499	-11.29%
OAK VIEW	93022	3	\$945	13.73%	\$535	0	\$0	0.00%
OJAI	93023	14	\$1,000	3.35%	\$726	0	\$0	-7.14%
OXNARD	93030	10	\$719	20.63%	\$395	2	\$600	6.12%
OXNARD	93033	11	\$685	-21.89%	\$475	1	\$395	10.64%
OXNARD	93035	16	\$1,353	-1.50%	\$815	5	\$949	17.32%
OXNARD	93036	9	\$799	8.21%	\$450	2	\$698	-18.92%
OXNARD TOTAL		46	\$889	1.36%	\$534	10	\$660	3.79%
PIRU	93040	1	\$300	140.00%	\$0	1	\$650	-14.38%
PORT HUENEME	93041	1	\$900	26.42%	\$530	8	\$565	-9.14%
SANTA PAULA	93060	6	\$793	0.73%	\$1,332	9	\$11,982	51.35%
SANTA ROSA VALLEY	93012	1	\$3,500	0.00%	\$537	0	\$0	0.00%
SIMI VALLEY	93063	26	\$645	-5.21%	\$312	4	\$573	-13.79%
SIMI VALLEY	93065	42	\$835	7.28%	\$471	7	\$645	-1.42%
SIMI VALLEY TOTAL		68	\$740	1.03%	\$391	11	\$609	-7.61%
SOMIS	93066	3	\$2,850	140.00%	\$737	0	\$0	0.00%
THOUSAND OAKS	91320	13	\$1,000	18.85%	\$540	9	\$695	30.99%
THOUSAND OAKS	91360	11	\$1,175	6.43%	\$515	4	\$518	-5.71%
THOUSAND OAKS	91361	4	\$4,425	26.67%	\$1,249	1	\$900	61.54%
THOUSAND OAKS	91362	7	\$1,395	11.52%	\$518	5	\$500	9.88%
THOUSAND OAKS TOTAL		35	\$1,999	15.87%	\$705	19	\$653	24.17%
VENTURA	93001	7	\$825	-10.00%	\$638	3	\$830	-4.41%
VENTURA	93003	13	\$965	6.82%	\$577	7	\$623	15.38%
VENTURA	93004	12	\$803	-6.73%	\$514	0	\$0	-44.68%

COMMUNITY NAME	ZIP CODE	SFR				Condos		
		SALES	MEDIAN PRICE (\$1,000)	PRICE % CHG YOY	MEDIAN \$/ Sq. Ft.	SALES	MEDIAN PRICE (\$1,000)	PRICE % CHG YOY
VENTURA TOTAL		32	\$864	-3.30%	\$577	10	\$726	-11.24%
WESTLAKE VILLAGE	91361	4	\$1,430	-4.71%	\$739	3	\$1,435	1.61%
WESTLAKE VILLAGE	91362	4	\$1,408	-10.47%	\$576	4	\$750	11.76%
WESTLAKE VILLAGE TOTAL		8	\$1,419	-7.59%	\$658	7	\$1,093	6.69%