Market Activity & Trends

VENTURA COUNTY

FEBRUARY 2026

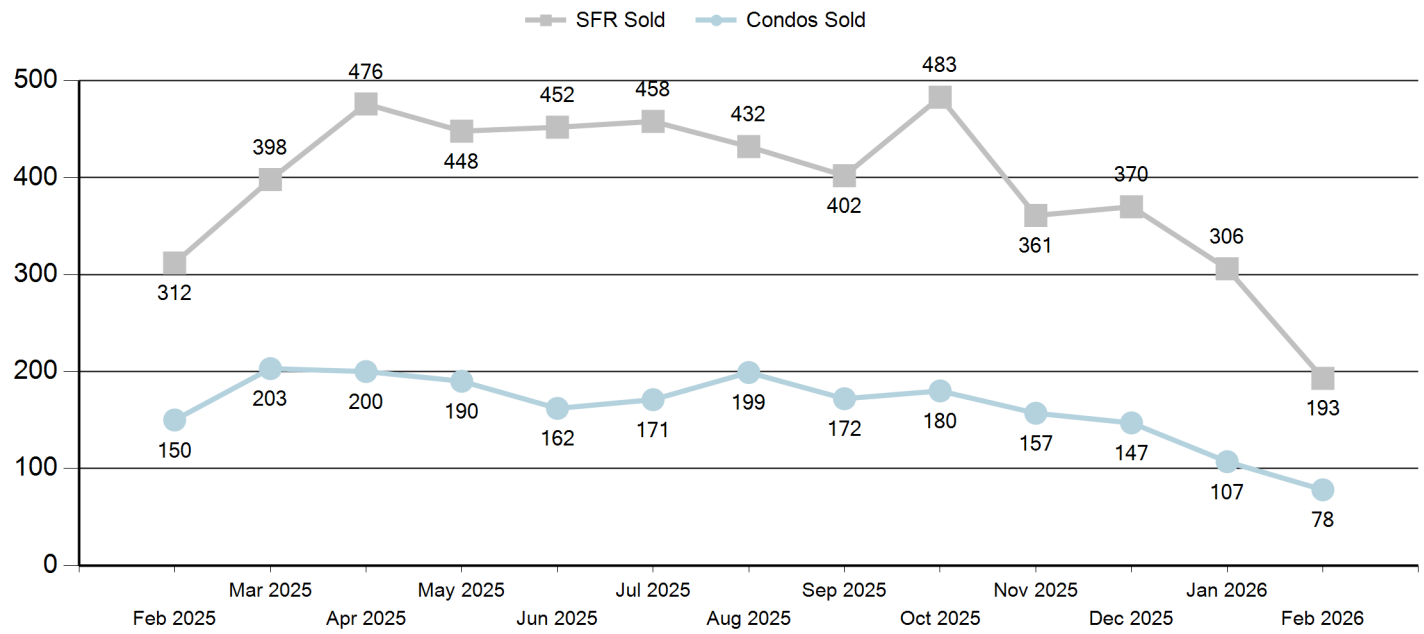
Lawyers Title®

FEBRUARY 2026

Lawyers Title

SFR & CONDO SALES

LAST 12 MONTHS



MONTH OVER MONTH TRENDS

SFR % Change

Mar 2025 27.56%	Apr 2025 19.60%	May 2025 -5.88%	Jun 2025 0.89%	Jul 2025 1.33%	Aug 2025 -5.68%
Sep 2025 -6.94%	Oct 2025 20.15%	Nov 2025 -25.26%	Dec 2025 2.49%	Jan 2026 -17.30%	Feb 2026 -36.93%

Condo % Change

Mar 2025 35.33%	Apr 2025 -1.48%	May 2025 -5.00%	Jun 2025 -14.74%	Jul 2025 5.56%	Aug 2025 16.37%
Sep 2025 -13.57%	Oct 2025 4.65%	Nov 2025 -12.78%	Dec 2025 -6.37%	Jan 2026 -27.21%	Feb 2026 -27.10%

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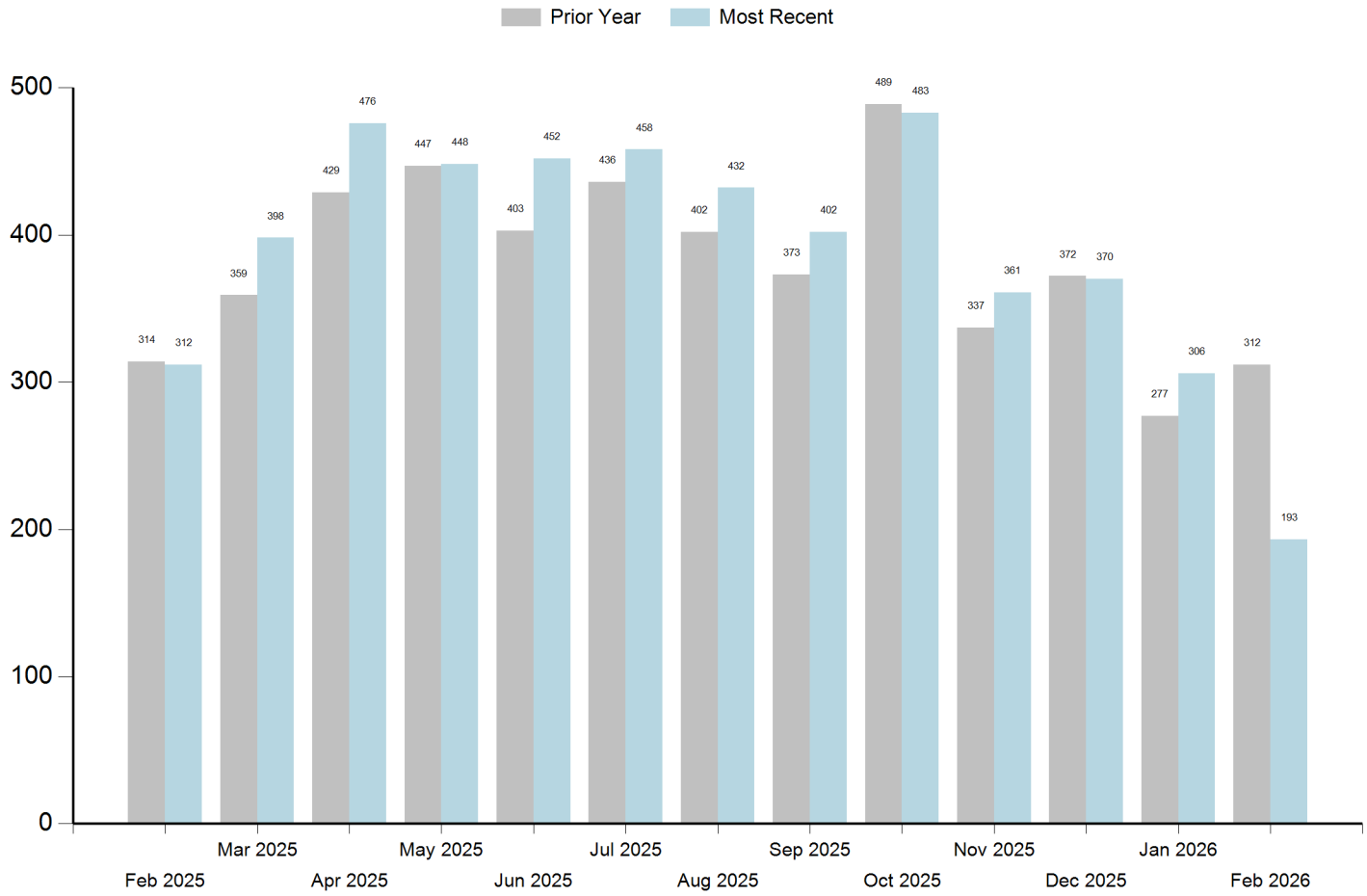
SFR YEAR OVER YEAR



SFR YEAR OVER YEAR TRENDS

SFR % Change

Mar 2025 10.86%	Apr 2025 10.96%	May 2025 0.22%	Jun 2025 12.16%	Jul 2025 5.05%	Aug 2025 7.46%
Sep 2025 7.77%	Oct 2025 -1.23%	Nov 2025 7.12%	Dec 2025 -0.54%	Jan 2026 10.47%	Feb 2026 -38.14%

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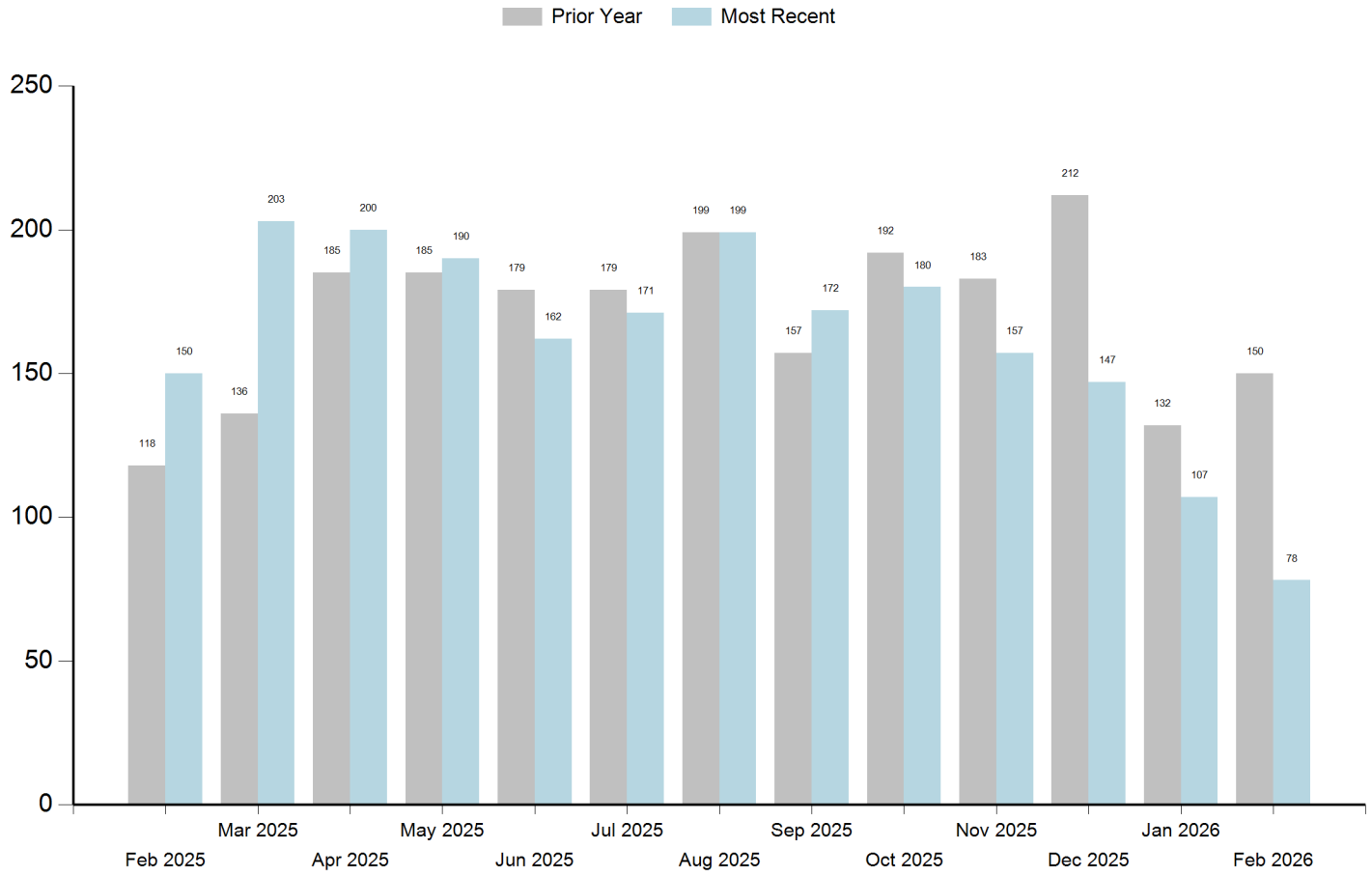
CONDO YEAR OVER YEAR



CONDO YEAR OVER YEAR TRENDS

CONDO % Change

Mar 2025 49.26%	Apr 2025 8.11%	May 2025 2.70%	Jun 2025 -9.50%	Jul 2025 -4.47%	Aug 2025 0.00%
9.55% Sep 2025	Oct 2025 -6.25%	Nov 2025 -14.21%	Dec 2025 -30.66%	Jan 2026 -18.94%	Feb 2026 -48.00%

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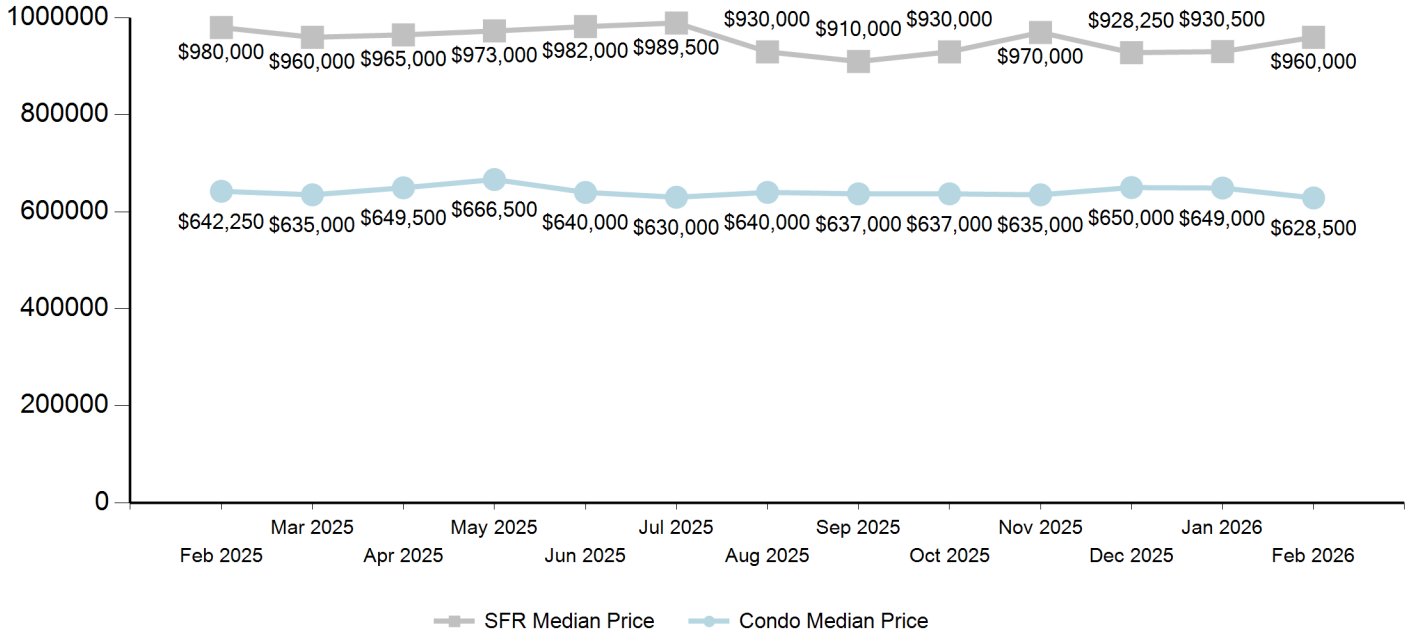
SFR & CONDO MEDIAN SALES PRICE

LAST 12 MONTHS



MONTH OVER MONTH TRENDS

SFR % Change

Mar 2025 -2.04%	Apr 2025 0.52%	May 2025 0.83%	Jun 2025 0.92%	Jul 2025 0.76%	Aug 2025 -6.01%
Sep 2025 -2.15%	Oct 2025 2.20%	Nov 2025 4.30%	Dec 2025 -4.30%	Jan 2026 0.24%	Feb 2026 3.17%

Condo % Change

Mar 2025 -1.13%	Apr 2025 2.28%	May 2025 2.62%	Jun 2025 -3.98%	Jul 2025 -1.56%	Aug 2025 1.59%
Sep 2025 -0.47%	Oct 2025 0.00%	Nov 2025 -0.31%	Dec 2025 2.36%	Jan 2026 -0.15%	Feb 2026 -3.16%

FEBRUARY 2026

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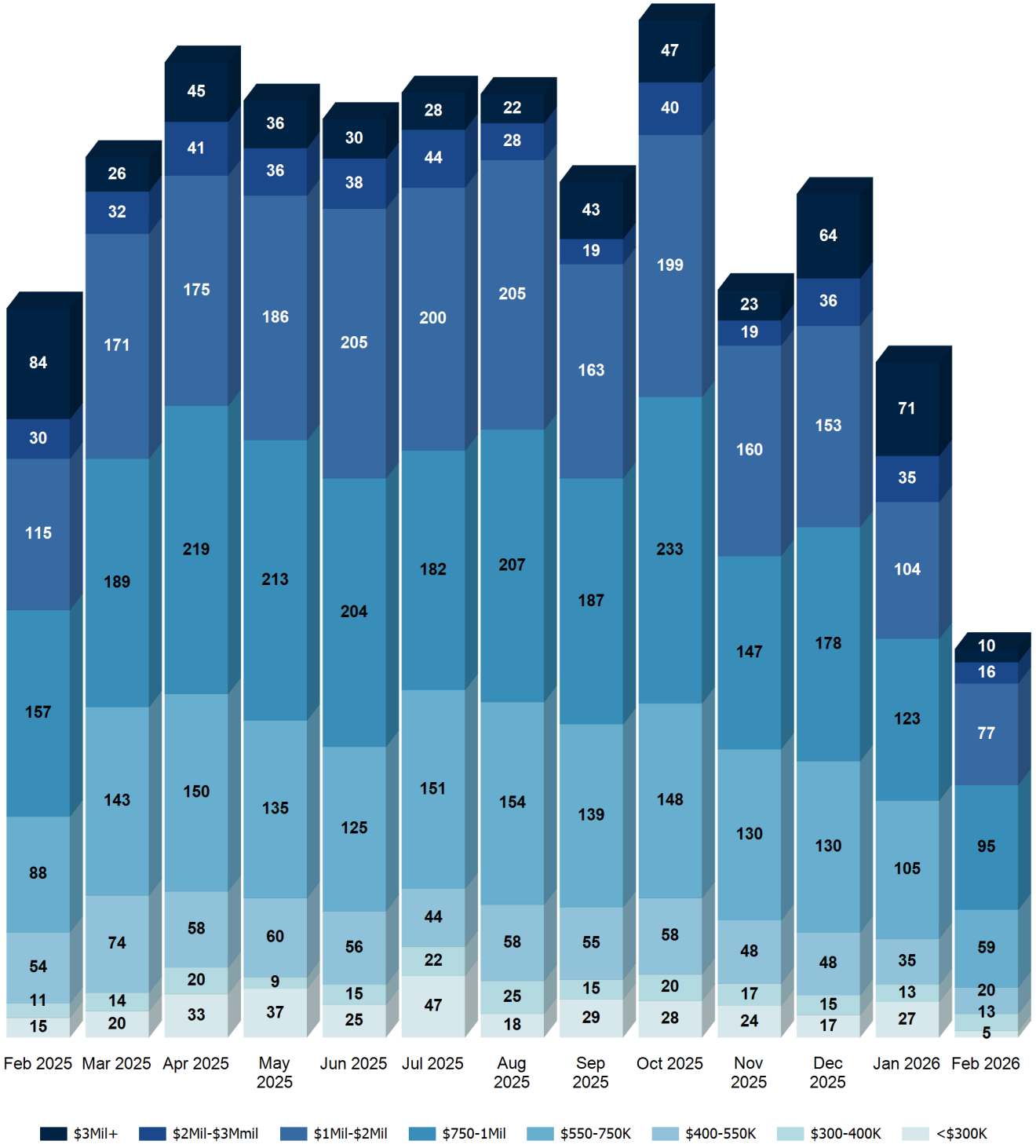
SALES VALUE RANGES



FEBRUARY 2026

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		SFR				Condos		
COMMUNITY NAME	ZIP CODE	SALES	MEDIAN PRICE ($1,000)	PRICE % CHG YOY	MEDIAN $/ Sq. Ft.	SALES	MEDIAN PRICE ($1,000)	PRICE % CHG YOY
BELL CANYON	91307	1	$2,900	10.71%	$516	0	$0	-100.00%
CAMARILLO	93010	21	$960	30.08%	$862	3	$779	-15.32%
CAMARILLO	93012	3	$1,230	-8.55%	$487	7	$627	22.73%
CAMARILLO TOTAL		24	$1,095	10.77%	$675	10	$703	3.71%
CHATSWORTH	91311	1	$1,175	-40.00%	$0	0	$1,493	0.00%
FILLMORE	93015	1	$790	7.06%	$380	1	$739	-14.29%
LAKE SHERWOOD	91361	6	$2,180	27.78%	$766	0	$0	-100.00%
MALIBU	90265	0	$3,000	-57.14%	$0	1	$800	-11.11%
MOORPARK	93021	11	$1,008	5.22%	$474	0	$0	-12.82%
NEWBURY PARK	91320	4	$1,089	-23.94%	$481	0	$0	-62.50%
OAK PARK	91377	5	$1,225	24.73%	$597	1	$359	-10.00%
OAK VIEW	93022	1	$1,395	9.43%	$786	0	$0	0.00%
OJAI	93023	7	$1,249	0.96%	$531	0	$0	-13.33%
OXNARD	93030	5	$809	20.00%	$455	1	$630	6.12%
OXNARD	93033	4	$746	-21.88%	$461	1	$475	-1.96%
OXNARD	93035	10	$1,157	-1.99%	$752	5	$722	15.08%
OXNARD	93036	9	$795	4.14%	$484	5	$739	-15.84%
OXNARD TOTAL		28	$877	0.07%	$538	12	$642	0.85%
PIRU	93040	0	$0	300.00%	$0	1	$645	-32.00%
PORT HUENEME	93041	0	$0	23.53%	$0	10	$582	-8.09%
SANTA PAULA	93060	4	$696	-0.73%	$1,474	2	$537	32.50%
SANTA ROSA VALLEY	93012	1	$1,927	-11.90%	$626	0	$0	0.00%
SIMI VALLEY	93063	22	$800	-9.26%	$443	4	$440	-17.80%
SIMI VALLEY	93065	17	$800	3.52%	$497	8	$573	-4.17%
SIMI VALLEY TOTAL		39	$800	-2.87%	$470	12	$507	-10.98%
SOMIS	93066	2	$1,935	136.36%	$562	0	$0	0.00%
THOUSAND OAKS	91320	12	$1,289	14.06%	$535	3	$725	26.76%
THOUSAND OAKS	91360	13	$1,100	6.47%	$611	4	$743	-1.43%
THOUSAND OAKS	91361	0	$0	8.00%	$0	1	$1,400	46.67%
THOUSAND OAKS	91362	5	$1,393	9.76%	$637	0	$0	2.44%
THOUSAND OAKS TOTAL		30	$1,261	9.57%	$594	8	$956	18.61%
VENTURA	93001	7	$995	-11.34%	$708	4	$650	-1.49%
VENTURA	93003	10	$909	3.73%	$592	8	$580	10.14%

		SFR				Condos		
COMMUNITY NAME	ZIP CODE	SALES	MEDIAN PRICE ($1,000)	PRICE % CHG YOY	MEDIAN $/ Sq. Ft.	SALES	MEDIAN PRICE ($1,000)	PRICE % CHG YOY
VENTURA	93004	7	$850	-10.90%	$440	0	$0	-51.06%
VENTURA TOTAL		24	$918	-6.17%	$580	12	$615	-14.14%
WESTLAKE VILLAGE	91361	0	$2,250	-9.20%	$0	1	$1,410	-1.59%
WESTLAKE VILLAGE	91362	4	$1,388	-9.52%	$671	7	$885	11.59%
WESTLAKE VILLAGE TOTAL		4	$1,819	-9.36%	$671	8	$1,147	5.00%