



# Ventura County Market Update - APR 2026

County Percentage Change : -9.36%

2025 APR Sales: 713 2026 APR Sales: 652

CITY	ZIP	Single Family Homes										Condominiums/Townhomes									
		YTD 2026	YTD 2025	APR 2026	APR 2025	APR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2026	YTD 2025	APR 2026	APR 2025	APR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
CAMARILLO	93010	133	185	27	59	-119% ▼	\$530	\$1,089,704	12%	4%	25	28	6	11	-83% ▼	\$365	\$572,333	-41%	3%		
CAMARILLO	93012	74	93	27	21	22% ▲	\$506	\$970,963	0%	4%	28	25	7	6	14% ▲	\$508	\$645,143	13%	3%		
FILLMORE	93015	38	30	13	7	46% ▲	\$447	\$791,385	-49%	4%	4	3	2	1	50% ▲	\$310	\$620,000	-9%	6%		
LAKE SHERWOOD	91361	11	3	2	1	50% ▲	\$915	\$3,735,000	19%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
MOORPARK	93021	99	69	21	20	5% ▲	\$454	\$1,041,310	4%	3%	14	12	7	2	71% ▲	\$402	\$550,714	20%	3%		
NEWBURY PARK	91320	45	1	19	0	100% ▲	\$505	\$1,116,105	100%	0%	4	0	2	0	100% ▲	\$394	\$612,500	100%	0%		
OAK PARK	91377	35	31	12	14	-17% ▼	\$621	\$1,366,500	2%	4%	15	7	3	3	0% ▲	\$514	\$638,833	-4%	3%		
OAK VIEW	93022	10	15	5	8	-60% ▼	\$655	\$1,000,200	8%	3%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
OJAI	93023	84	67	31	22	29% ▲	\$892	\$1,274,323	31%	4%	3	3	0	1	0% ▲	\$0	\$0	0%	3%		
OXNARD	93030	43	35	12	15	-25% ▼	\$414	\$692,667	-23%	2%	11	14	4	4	0% ▲	\$427	\$629,500	10%	4%		
OXNARD	93033	47	45	13	11	15% ▲	\$472	\$693,615	-3%	2%	7	16	1	3	-200% ▼	\$347	\$600,000	-18%	2%		
OXNARD	93035	135	70	23	25	-9% ▼	\$832	\$2,859,544	14%	4%	35	37	9	12	-33% ▼	\$495	\$839,000	5%	4%		
OXNARD	93036	42	46	11	13	-18% ▼	\$434	\$732,273	-10%	2%	32	26	14	8	43% ▲	\$363	\$600,536	7%	4%		
PIRU	93040	5	14	3	9	-200% ▼	\$252	\$615,500	-4%	10%	18	76	8	25	-213% ▼	\$0	\$656,938	0%	0%		
PORT HUENEME	93041	36	39	11	10	9% ▲	\$523	\$687,364	-15%	5%	28	22	11	4	64% ▲	\$415	\$455,955	-32%	3%		
SANTA PAULA	93060	46	46	12	16	-33% ▼	\$469	\$864,375	8%	3%	26	39	7	11	-57% ▼	\$346	\$2,074,929	-5%	13%		
SANTA ROSA VALLEY	93012	9	14	2	5	-150% ▼	\$668	\$2,392,500	7%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
SIMI VALLEY	93063	153	138	53	39	26% ▲	\$464	\$903,429	-11%	3%	23	23	11	7	36% ▲	\$441	\$617,500	-1%	3%		
SIMI VALLEY	93065	179	164	45	55	-22% ▼	\$468	\$911,333	-1%	3%	29	30	8	6	25% ▲	\$494	\$660,563	2%	4%		
SOMIS	93066	10	3	1	1	0% ▲	\$222	\$435,000	100%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		



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THOUSAND OAKS	91320	77	100	24	27	-13% ▼	\$550	\$1,132,208	2%	2%	20	28	5	10	-100% ▼	\$529	\$655,200	15%	2%		
THOUSAND OAKS	91360	93	98	30	37	-23% ▼	\$567	\$1,151,850	2%	3%	14	11	4	5	-25% ▼	\$381	\$471,375	-32%	3%		
THOUSAND OAKS	91361	23	22	5	6	-20% ▼	\$497	\$1,682,685	-118%	2%	4	6	1	1	0% ▲	\$467	\$560,000	-99%	0%		
THOUSAND OAKS	91362	51	53	16	17	-6% ▼	\$552	\$1,300,625	-12%	2%	20	27	6	7	-17% ▼	\$597	\$652,000	10%	2%		
VENTURA	93001	52	61	7	25	-257% ▼	\$967	\$1,301,357	14%	3%	12	18	3	4	-33% ▼	\$644	\$703,333	33%	3%		
VENTURA	93003	82	78	31	23	26% ▲	\$603	\$1,115,807	-1%	3%	33	39	10	16	-60% ▼	\$474	\$582,750	8%	4%		
VENTURA	93004	52	69	10	25	-150% ▼	\$499	\$749,800	-8%	3%	7	11	2	8	-300% ▼	\$347	\$770,000	-46%	4%		
WESTLAKE VILLAGE	91361	60	65	25	26	-4% ▼	\$701	\$1,935,200	5%	6%	17	25	5	9	-80% ▼	\$536	\$1,342,000	-3%	2%		
WESTLAKE VILLAGE	91362	38	24	17	9	47% ▲	\$745	\$2,826,677	12%	1%	19	20	8	3	63% ▲	\$521	\$873,250	-1%	2%		