

Ventura County, CA

County · CA · California

BALANCED MARKET

\$867K

MEDIAN SALE PRICE

-2.4%

1-YR CHANGE

6,498

SALES (12 MO)

\$853K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



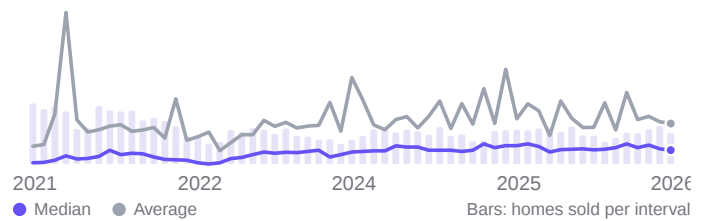
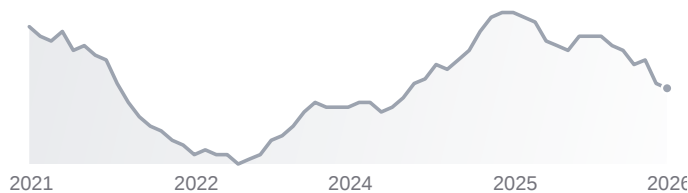
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$850K · Average \$1.1M

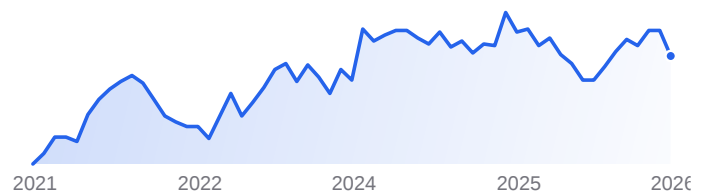
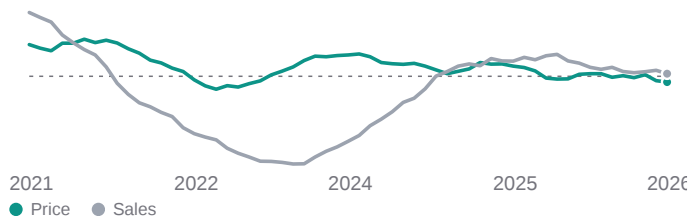


Growth (year over year)

Price -2.4% · Sales +1.2%

Price per square foot

\$507/ft²

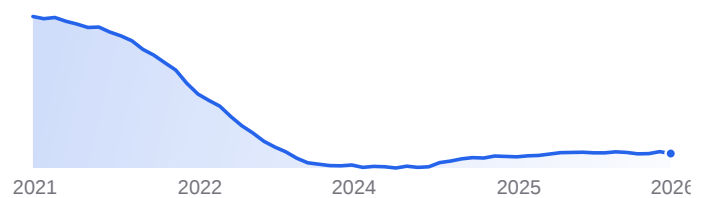
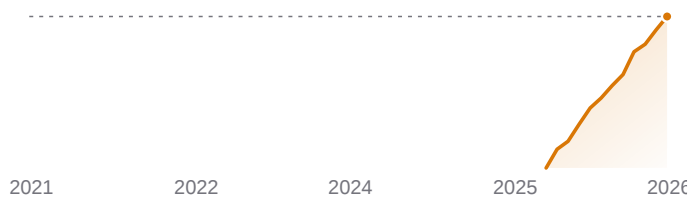


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

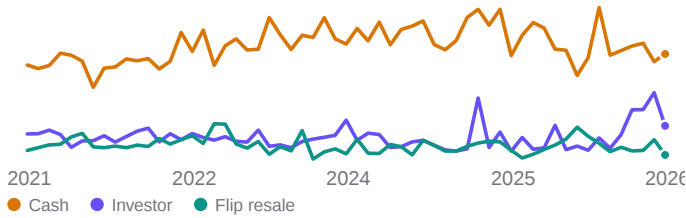
2.7%



BUYERS & OUTCOMES

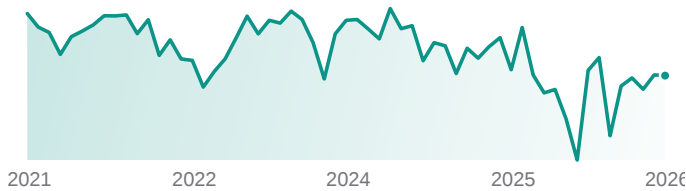
Buyer mix

Cash 23% · Investor 8.8% · Flip resale 3.2%



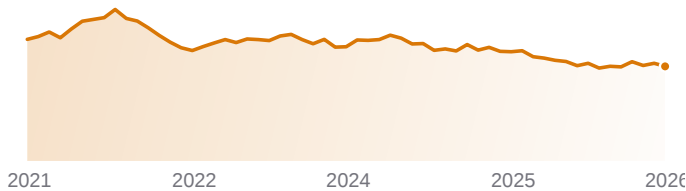
Sellers who sold at a gain

94%

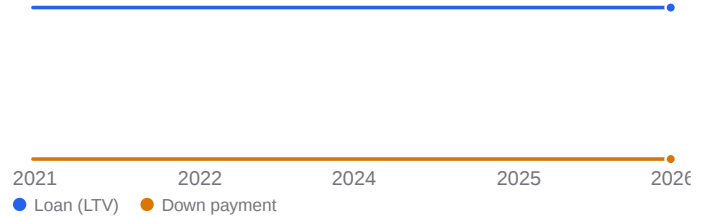


Median annualized return at resale

+4.5%

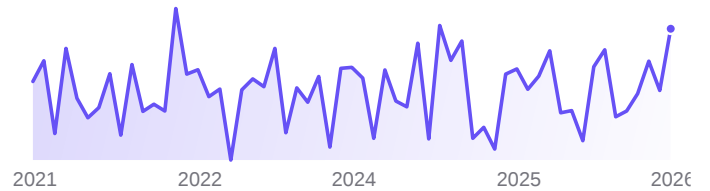


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



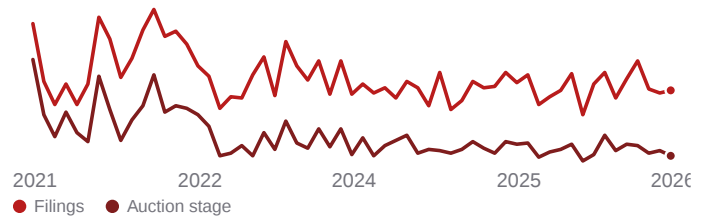
Typical hold before selling

10.7 yrs



Preforeclosure filings

Filings 72 · Auction stage 21



HOUSING STOCK

Homes	236,571
Median value (AVM)	\$853K
Median size	1,674 ft²
Median bedrooms	3
Median year built	1977
Single family	72%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.1%
Owner occupied	72%
Company owned	48%
Median loan-to-value	43%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	836,208
Density	454 / mi²
Median household income	\$97K
Average household income	\$135K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	520
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	8.7%
Unemployment	1.4%
Average temp	61°F
Annual precip	16 in
Sunshine	73%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.