

Ventura 93003

ZIP code · CA · California > Ventura County

BALANCED MARKET

\$818K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

402

SALES (12 MO)

\$854K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



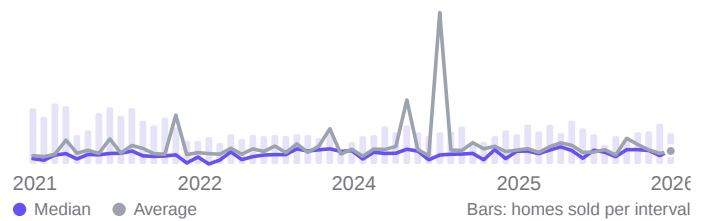
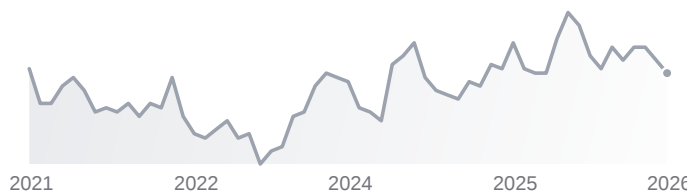
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$850K · Average \$840K

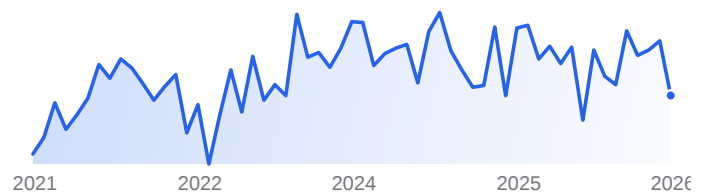
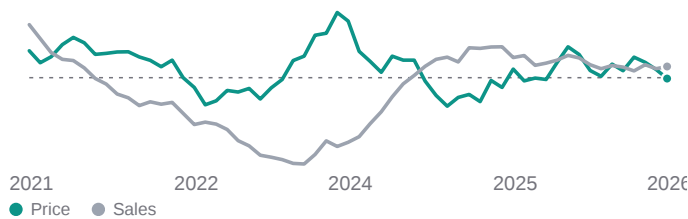


Growth (year over year)

Price -0.4% · Sales +5.5%

Price per square foot

\$498/ft²

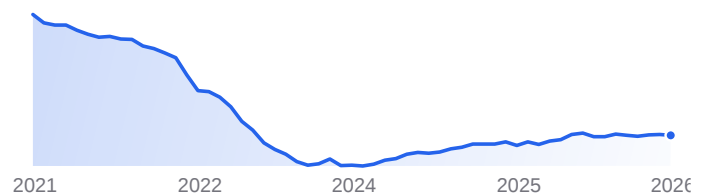
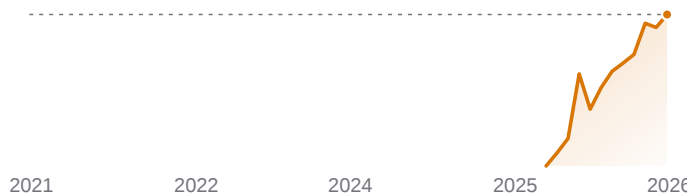


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

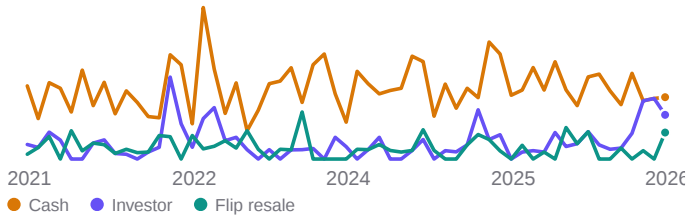
2.6%



BUYERS & OUTCOMES

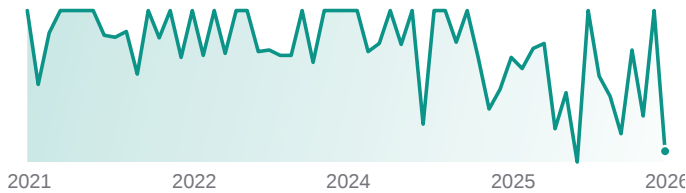
Buyer mix

Cash 22% · Investor 16% · Flip resale 9.4%



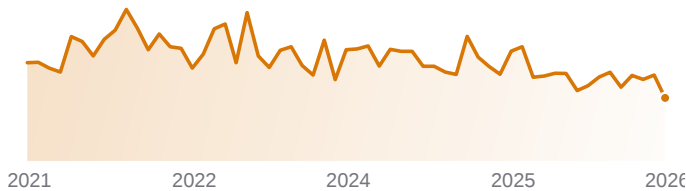
Sellers who sold at a gain

86%

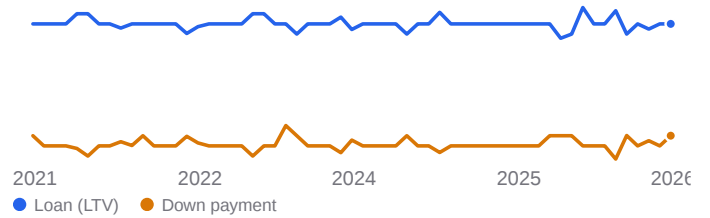


Median annualized return at resale

+3.7%

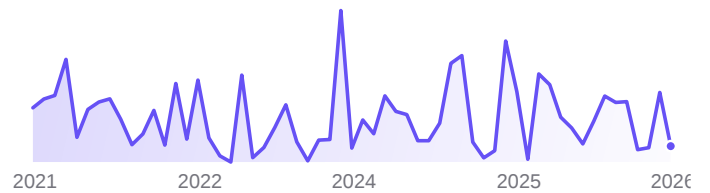


Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



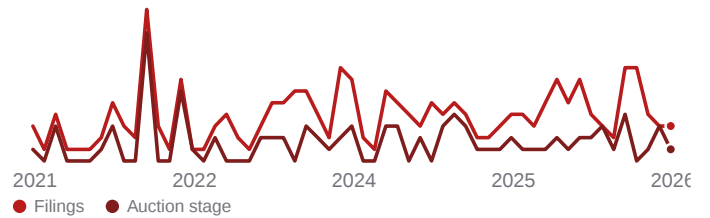
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	15,416
Median value (AVM)	\$854K
Median size	1,463 ft²
Median bedrooms	3
Median year built	1966
Single family	67%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	71%
Company owned	53%
Median loan-to-value	39%

Typical ownership tenure

21.7 yrs

COMMUNITY

Population	50,980
Density	2,271 / mi²
Median household income	\$99K
Average household income	\$123K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	628
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	9.2%
Unemployment	1.4%
Average temp	60°F
Annual precip	17 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.