

Ventura 93004

ZIP code · CA · California > Ventura County

BUYER'S MARKET

\$878K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

208

SALES (12 MO)

\$857K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



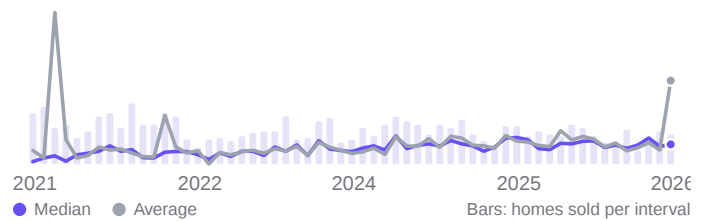
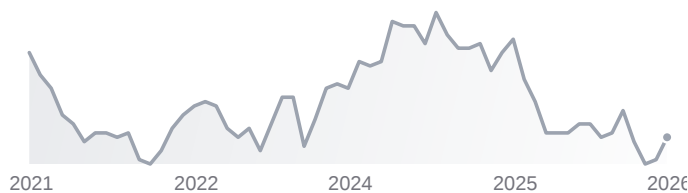
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$865K · Average \$1.5M

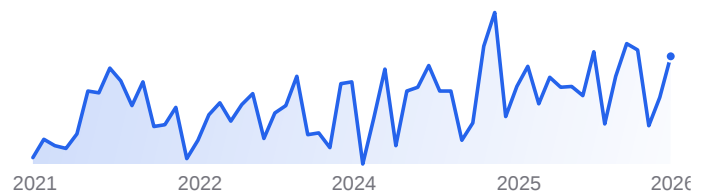
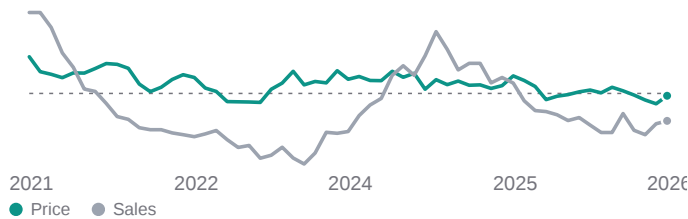


Growth (year over year)

Price -1.1% · Sales -13.0%

Price per square foot

\$523/ft²

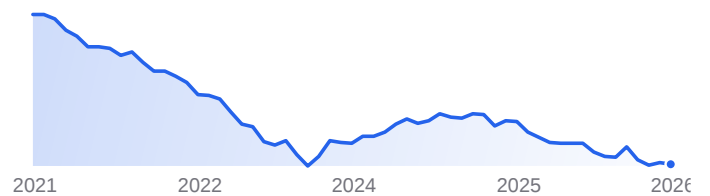
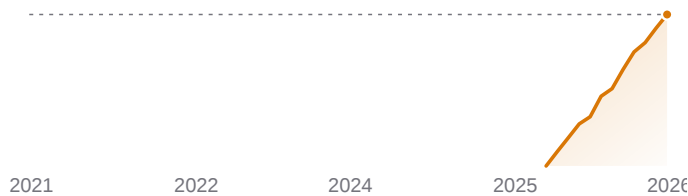


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

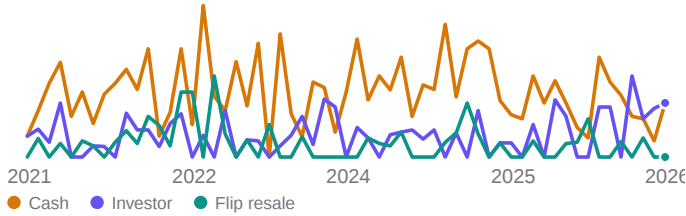
2.3%



BUYERS & OUTCOMES

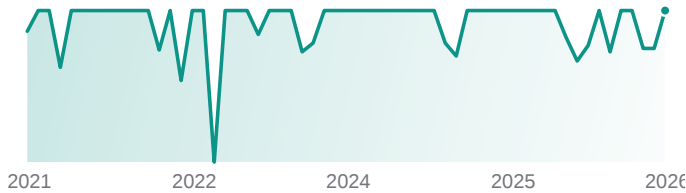
Buyer mix

Cash 17% · Investor 17% · Flip resale 0%



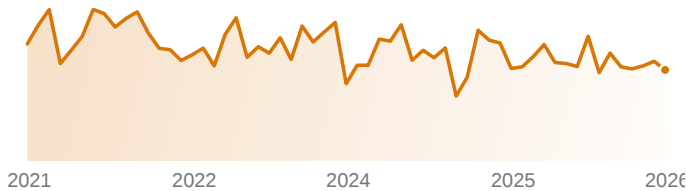
Sellers who sold at a gain

100%

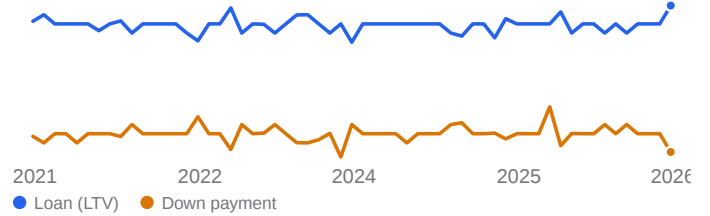


Median annualized return at resale

+4.4%

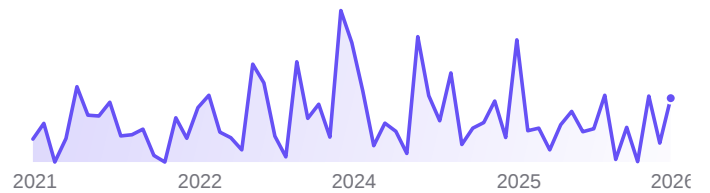


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



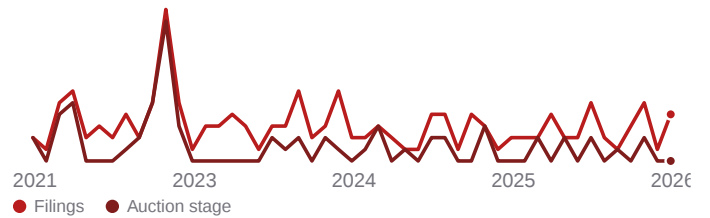
Typical hold before selling

11.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	9,003
Median value (AVM)	\$857K
Median size	1,665 ft²
Median bedrooms	4
Median year built	1978
Single family	80%
Condos	9.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.1%
Owner occupied	79%
Company owned	48%
Median loan-to-value	46%

Typical ownership tenure

20.0 yrs

COMMUNITY

Population	28,872
Density	2,643 / mi²
Median household income	\$109K
Average household income	\$128K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	665
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	6.6%
Unemployment	1.4%
Average temp	61°F
Annual precip	19 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.