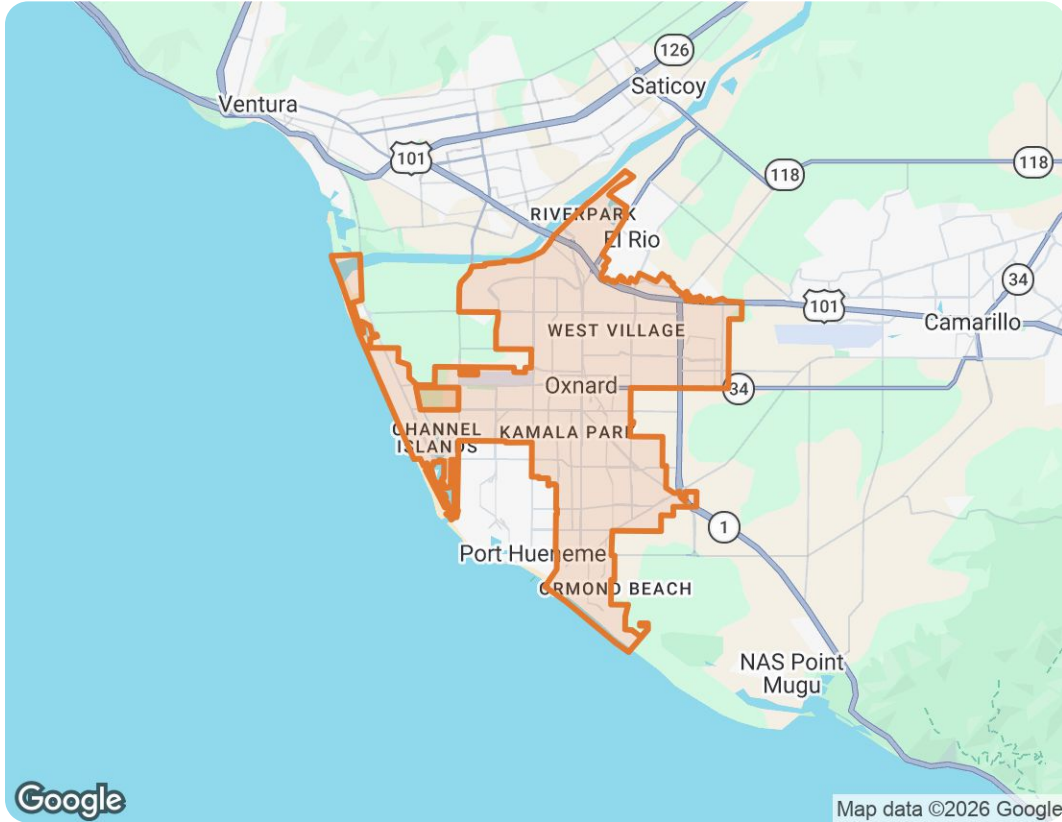


# Oxnard, California



## Clark Rice

Broker/Realtor

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🌐 [www.reddoorrealestate.info](http://www.reddoorrealestate.info)



**Red Door Real Estate**





# RED DOOR REAL ESTATE

*Good Fortune Is Just The Start*

## ***Why Red Door Real Estate?***

### ***Who are we?***

*We are a full-service, customer-centered real estate firm dedicated to a simple set of core principles...*

### ***Our Promise:***

- *Ethical, honest, and transparent operations*
- *Clear, concise and timely communication*
- *Dedication to complete customer satisfaction*

### ***Our Commitment:***

- *We always place our client's needs above our own*
- *Our agents and brokers truly believe in our company values and vision*
- *We maintain our community connection through organized local giving*

*...You aren't our only clients but you'll think you are!*

**Red Door Real Estate**

**Office: (805) 901-3053 • CA DRE# 02029705**

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## Market Trends

### Market Trends for Oxnard, California

Single Family + Condo/Townhouse/Apt.

**February 2026**

**Market Type**

**Seller's Market**

Balanced Market

Buyer's Market

**Key Details**

Months of Inventory <b>2.16</b> <small>↓ 7.69% MoM</small>	Sold to List Price % <b>99.2%</b> <small>↑ 1.16% MoM</small>	Median Days in RPR <b>20</b> <small>↓ 23.08% MoM</small>	Median Sold Price <b>\$760,000</b> <small>↓ 14.61% MoM</small>
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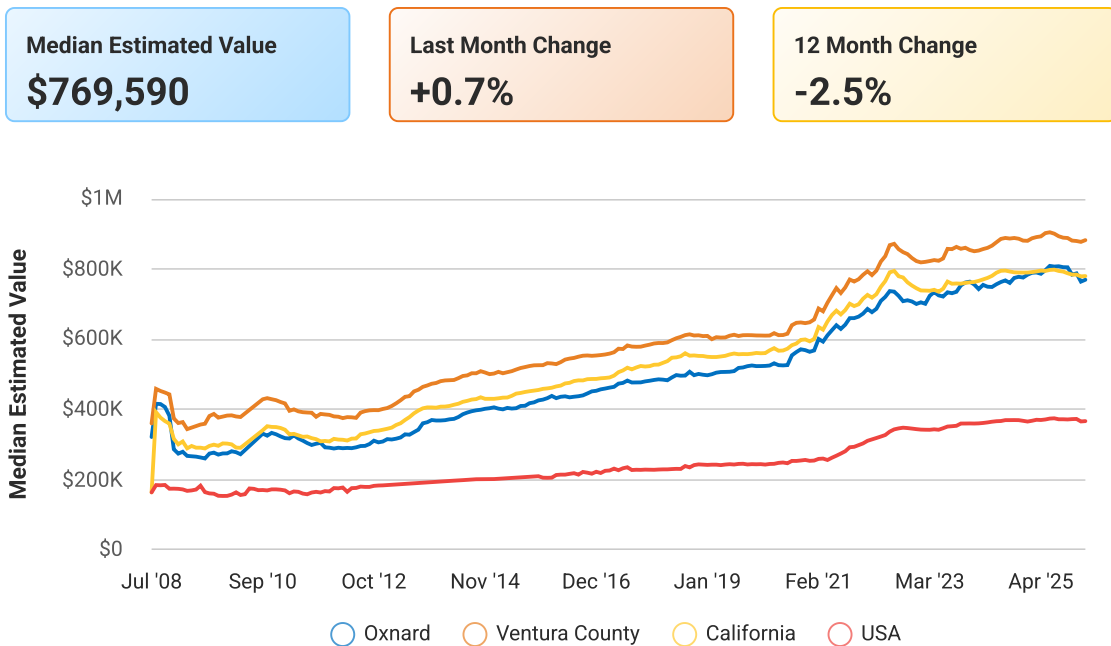
### February 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



# Oxnard, California

## February 2026 Active Listings

### Oxnard, California

Single Family + Condo/Townhouse/Apt.

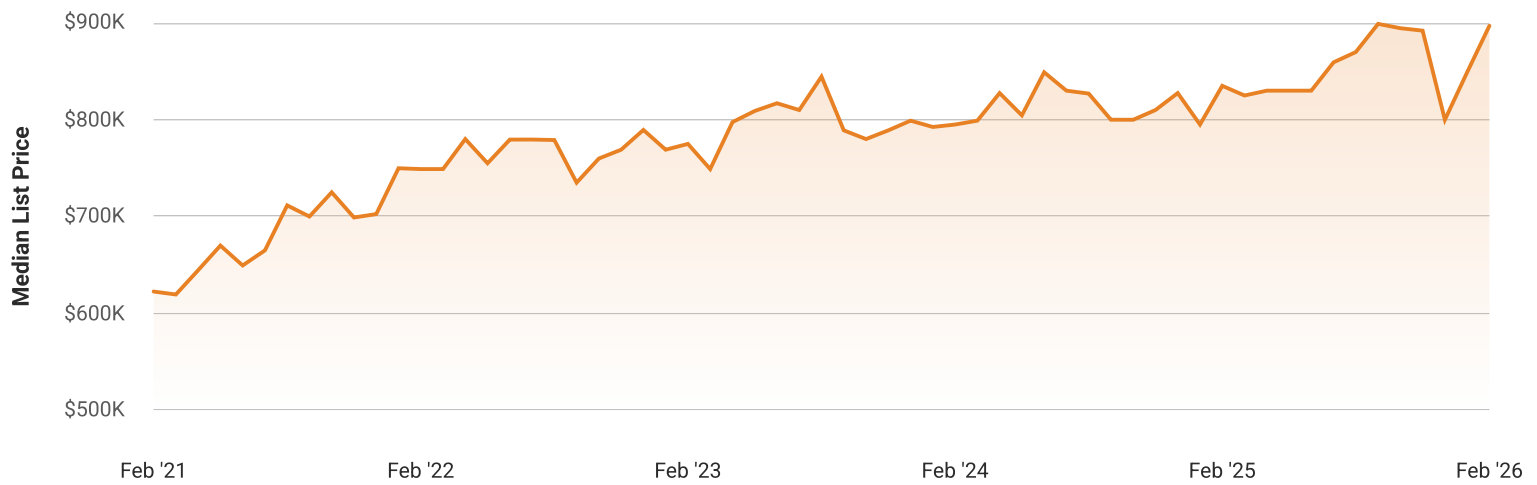
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$897,000**

↑ 5.7% Month over Month



# Oxnard, California

## February 2026 Sold Listings

Oxnard, California

Single Family + Condo/Townhouse/Apt.

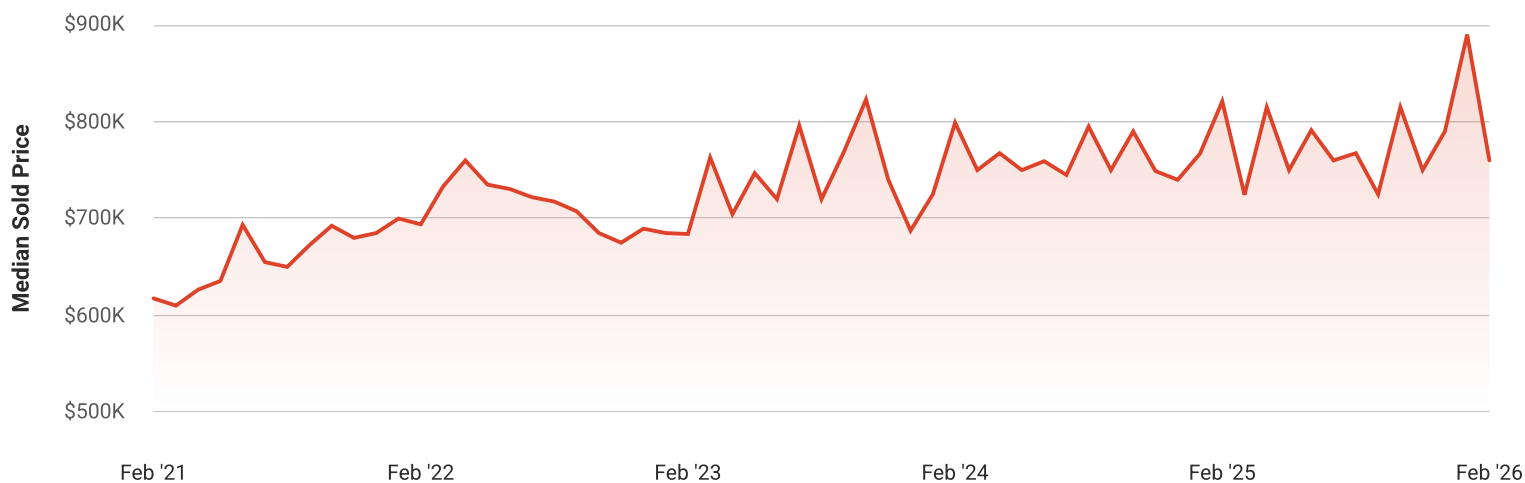
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

**Median Sold Price - \$760,000**

↓ 14.6% Month over Month



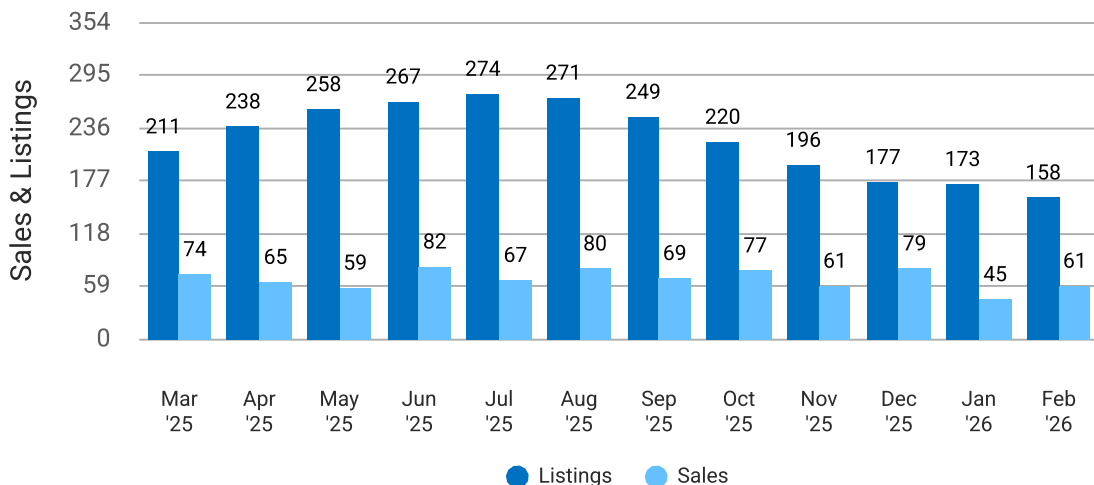
## Total Sales and Active Listings in Oxnard, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



# Oxnard, California



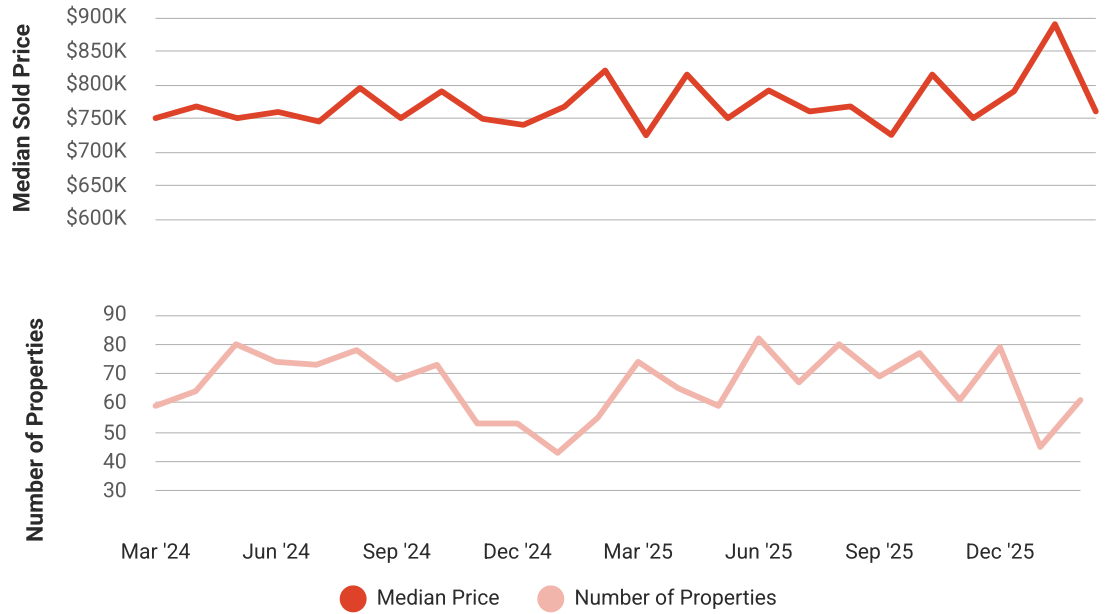
## Median Sold Price vs Sold Listings in Oxnard, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



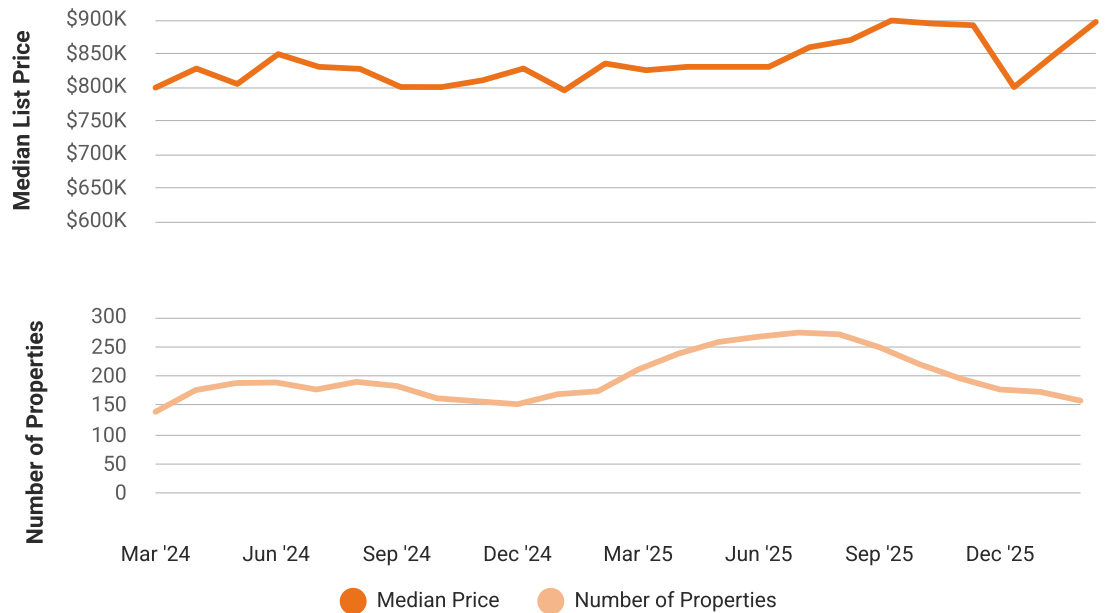
## Median List Price vs Active Listings in Oxnard, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



# Market Snapshot

## Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
<b>Median Est. Property Value</b> Last Updated: 2/28/2026	\$769,590	\$764,220 <b>+0.7%</b>	\$784,140 <b>-1.86%</b>	\$789,380 <b>-2.51%</b>	\$743,000 <b>+3.58%</b>	\$701,040 <b>+9.78%</b>
<b>Median Sold Price</b> Last Updated: 2/28/2026	\$760,000	\$890,000 <b>-14.61%</b>	\$750,000 <b>+1.33%</b>	\$821,000 <b>-7.43%</b>	\$799,000 <b>-4.88%</b>	\$684,000 <b>+11.11%</b>
<b>Median List Price</b> Last Updated: 2/28/2026	\$897,000	\$849,000 <b>+5.65%</b>	\$892,000 <b>+0.56%</b>	\$835,000 <b>+7.43%</b>	\$795,000 <b>+12.83%</b>	\$775,000 <b>+15.74%</b>

**About this Data:** Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.  
 Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

# Market Activity

### Market Activity Filters

**Sort Order:** Recently updated

**Maximum Properties Per Change Type:** 10

**Change Types:** New Listings, Distressed, Price Change

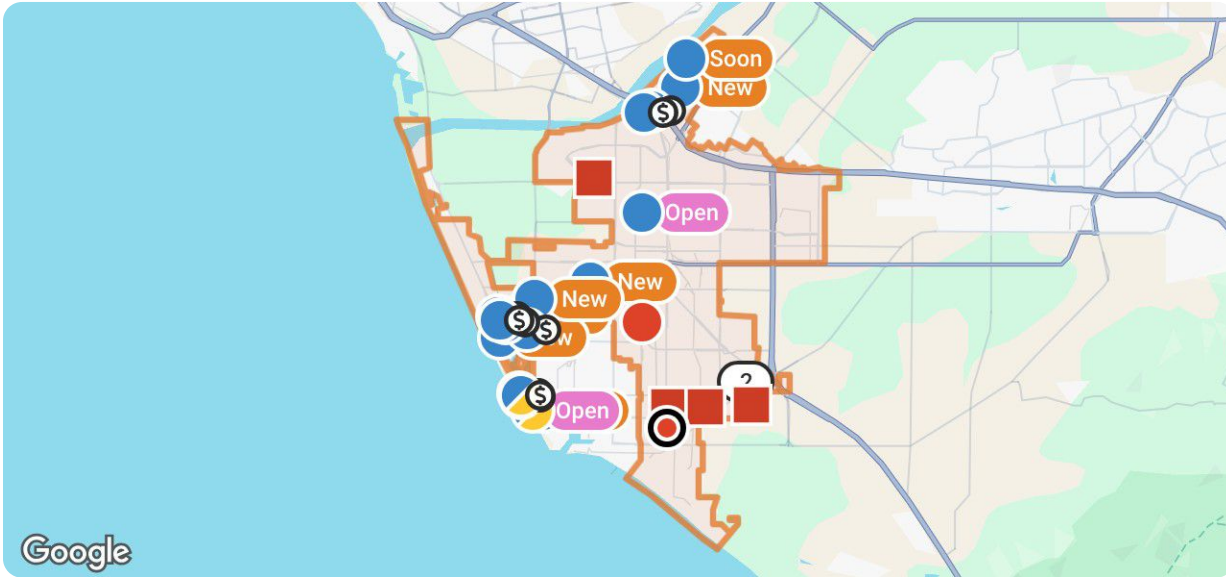
**Property Types:** Single Family, Condo/Townhouse/Apt, CoOp, Mobile/Manufactured, Other Residential

**Property Features:** Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

# Oxnard, California

## Summary

### For Sale Activity in the Last Month



#### Legend

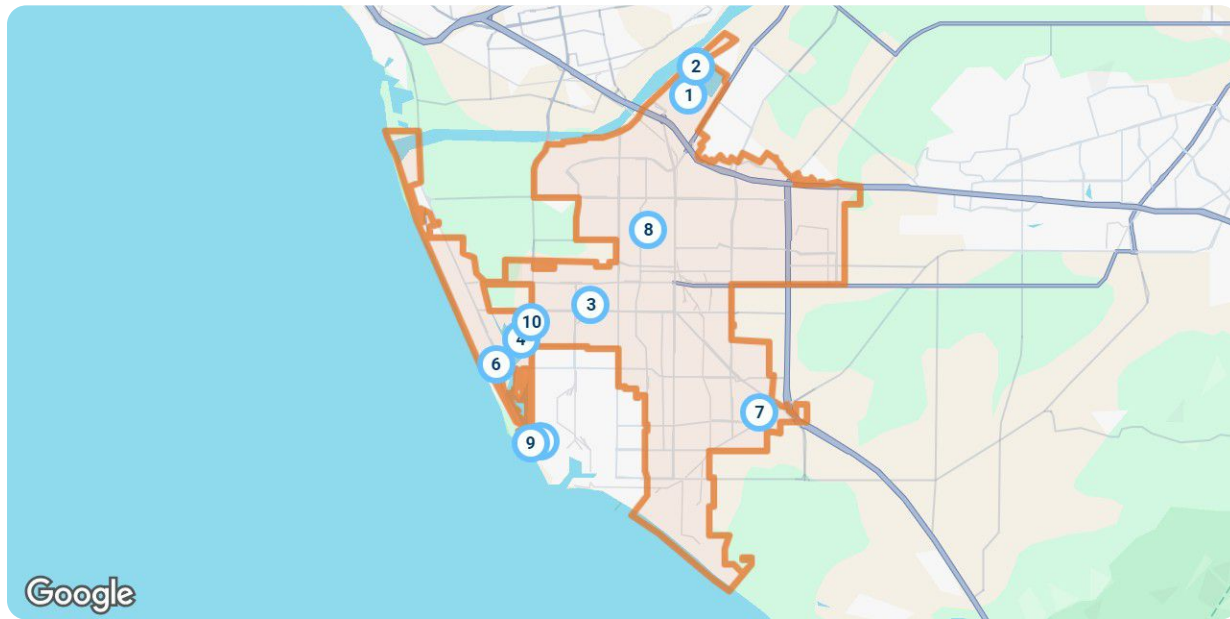
- For Sale
- Distressed For Sale or Lease
- Distressed
- \$ Price Change

	New	Price Changes	Distressed
Number of Properties	10	10	7
Lowest Listing Price / Est.Value	\$453,000	\$505,000	\$525,000
Median Listing Price / Est.Value	\$887,000	\$759,500	\$700,270
Highest Listing Price / Est.Value	\$4,200,000	\$1,775,000	\$1,028,910
Average Price / sqft	\$795	\$507	\$449
Median Price / sqft	\$628	\$526	\$442
Average Days in RPR	11	84	120
Median Days in RPR	10	76	120
Total Volume	\$16,286,400	\$9,512,777	\$5,317,170
Source	Listings	Listings	Public Records & Listings

## Market Activity Breakdown






### New

Source: Listings







#### Legend

● Active For Sale

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">1</span>	 <p><b>3445 Ocean Dr</b> Oxnard, CA 93035 MLS ID: V1-34657 <span style="color: blue;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of RE/MAX GOLD COAST-BEACH OFFICE</i></p>	Single Family	3/4	2,794	2,613 sqft	1975	2/14/2026 23 days	\$4,200,000 \$1,503/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">2</span>	 <p><b>209 Lafayette Dr</b> Oxnard, CA 93036 MLS ID: V1-35054 <span style="color: blue;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of COASTAL VIEW PROPERTY</i></p>	Single Family	3/2	1,334	6,969 sqft	1954	3/7/2026 2 days	\$765,500 \$574/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">3</span>	 <p><b>5120 Seabreeze Way</b> Oxnard, CA 93035 MLS ID: V1-35049 <span style="color: blue;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of EXP REALTY OF CALIFORNIA INC</i></p>	Single Family	4/4	2,804	4,072 sqft	1990	3/7/2026 2 days	\$1,799,900 \$642/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">4</span>	 <p><b>411 Eastwood Dr</b> Oxnard, CA 93030 MLS ID: 226000970 <span style="color: blue;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of Pinnacle Estate Properties</i></p>	Single Family	3/3	2,103	7,840 sqft	1958	3/3/2026 6 days	\$925,000 \$440/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">5</span>	 <p><b>1254 Miramar Walk</b> Oxnard, CA 93035 MLS ID: V1-34996 <span style="color: blue;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of RE/MAX GOLD COAST-BEACH MARINA OFFICE</i></p>	Condo/Townhouse/Apt.	2/1	910	2,178 sqft	1973	3/2/2026 7 days	\$453,000 \$498/sq ft

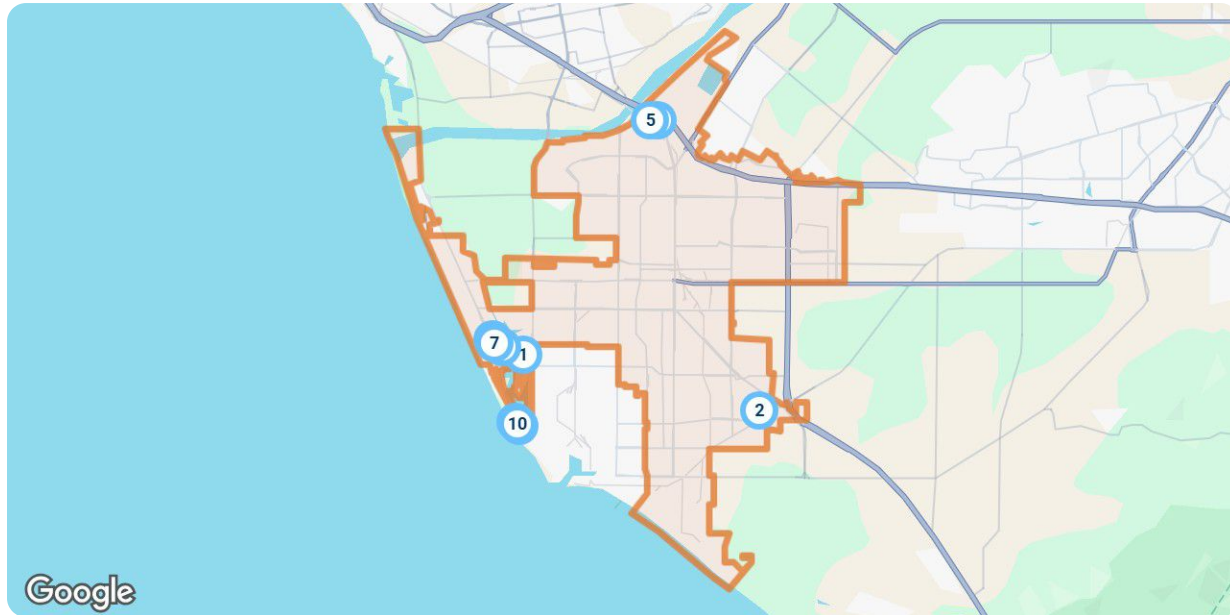
# Oxnard, California



New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
<b>6</b>	 <p><b>2350 Greencastle Ln</b> Oxnard, CA 93035 MLS ID: V1-35053 ● Active / For Sale</p> <p><i>Listing Courtesy of KELLERWILLIAMSWESTVENTURACOUNT</i></p>	Single Family	4/3	2,304	4,046 sqft	1977	3/7/2026 2 days	\$3,195,000 \$1,387/sq ft
<b>7</b>	 <p><b>3729 Islander Walk</b> Oxnard, CA 93035 MLS ID: V1-34758 ● Active / For Sale</p> <p><i>Listing Courtesy of RE/MAX GOLD COAST-BEACH OFFICE</i></p>	Condo/Townhouse/Apt.	4/4	1,996	1,995 sqft	2017	2/20/2026 17 days	\$849,000 \$425/sq ft
<b>8</b>	 <p><b>5202 Driftwood St</b> Oxnard, CA 93035 MLS ID: V1-34879 ● Active / For Sale</p> <p><i>Listing Courtesy of EXP REALTY OF CALIFORNIA INC</i></p>	Condo/Townhouse/Apt.	3/1	1,301	-	1992	2/25/2026 12 days	\$799,000 \$614/sq ft
<b>9</b>	 <p><b>1030 Ilena St</b> Oxnard, CA 93030 MLS ID: SR26046706 ● Active / For Sale</p> <p><i>Listing Courtesy of RE/MAX OF SANTA CLARITA</i></p>	Single Family	2/1	830	6,098 sqft	1949	2/10/2026 27 days	\$550,000 \$663/sq ft
<b>10</b>	 <p><b>104 La Brea St</b> Oxnard, CA 93035 MLS ID: V1-34847 ● Active / For Sale</p> <p><i>Listing Courtesy of RE/MAX GOLD COAST-BEACH OFFICE</i></p>	Single Family	3/4	2,280	1,751 sqft	2016	2/24/2026 13 days	\$2,750,000 \$1,206/sq ft

## Price Changes

Source: Listings













### Legend

- Active For Sale
- Active Under Contract



# Oxnard, California



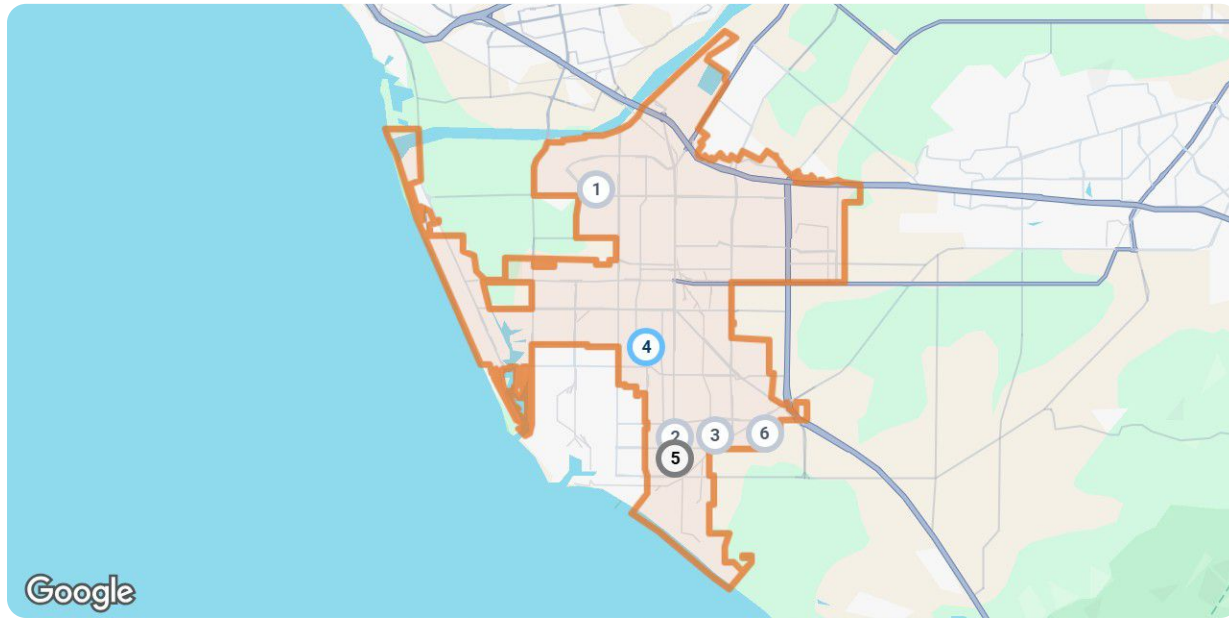
Price Changes: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	List Date / Days in RPR	Original Price	New Price / % of Change	Date of Change
<b>1</b>	 <p><b>1174 Oyster Pl</b> Oxnard, CA 93030 MLS ID: V1-33868 ● Active / For Sale</p> <p><i>Listing Courtesy of BHGRE PROPERTY SHOPPE</i></p>	Condo/Townhouse/Apt.	4/4	1,732	12/30/2025 69 days	\$690,000	\$680,000 -1.45%	2/26/2026
<b>2</b>	 <p><b>5540 W 5th St, Spc 26</b> Oxnard, CA 93035 MLS ID: V1-32811 ● Active / For Sale</p> <p><i>Listing Courtesy of LIV SOTHEBY'S INTERNATIONAL</i></p>	Mobile/Manufactured	2/2	1,949	10/10/2025 150 days	\$555,000	\$505,000 -9.01%	3/5/2026
<b>3</b>	 <p><b>2041 Blackberry Cir</b> Oxnard, CA 93036 MLS ID: V1-33132 ● Active / For Sale</p> <p><i>Listing Courtesy of REALTY ONE GROUP SUMMIT</i></p>	Condo/Townhouse/Apt.	2/2	1,362	11/9/2025 120 days	\$539,000	\$525,000 -2.6%	2/12/2026
<b>4</b>	 <p><b>4906 Dunes St</b> Oxnard, CA 93035 MLS ID: V1-33746 ● Active / For Sale</p> <p><i>Listing Courtesy of KELLER WILLIAMS WEST VENTURA C</i></p>	Condo/Townhouse/Apt.	2/3	1,333	12/12/2025 87 days	\$750,000	\$720,000 -4%	3/5/2026
<b>5</b>	 <p><b>4252 Harbour Island Ln</b> Oxnard, CA 93035 MLS ID: V1-32896 ● Active / For Sale</p> <p><i>Listing Courtesy of EXP REALTY OF GREATER LA</i></p>	Condo/Townhouse/Apt.	2/3	2,663	10/16/2025 144 days	\$1,850,000	\$1,775,000 -4.05%	2/12/2026
<b>6</b>	 <p><b>5202 Driftwood St</b> Oxnard, CA 93035 MLS ID: V1-33780 ● Active / For Sale</p> <p><i>Listing Courtesy of EXP REALTY OF CALIFORNIA INC</i></p>	Condo/Townhouse/Apt.	3/2	1,301	12/17/2025 82 days	\$875,000	\$799,000 -8.69%	2/19/2026
<b>7</b>	 <p><b>2134 Cold Stream Ct</b> Oxnard, CA 93036 MLS ID: V1-34346 ● Active / For Sale</p> <p><i>Listing Courtesy of PIERPONT PROPERTIES</i></p>	Single Family	3/3	2,390	1/28/2026 40 days	\$1,480,000	\$1,285,000 -13.18%	3/6/2026
<b>8</b>	 <p><b>3040 Moss Landing Blvd</b> Oxnard, CA 93036 MLS ID: V1-34926 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of COMFORT REAL ESTATE SRVC INC</i></p>	Condo/Townhouse/Apt.	3/3	1,785	2/28/2026 9 days	\$633,777	\$653,777 +3.16%	3/6/2026
<b>9</b>	 <p><b>333 Melrose Dr</b> Oxnard, CA 93035 MLS ID: V1-33893 ● Active / For Sale</p> <p><i>Listing Courtesy of RE/MAX GOLD COAST-BEACH MARINA OFFICE</i></p>	Single Family	4/2	2,147	1/1/2026 67 days	\$1,757,000	\$1,695,000 -3.53%	2/12/2026
<b>10</b>	 <p><b>1503 Windshore Way</b> Oxnard, CA 93035 MLS ID: V1-33878 ● Active / For Sale</p> <p><i>Listing Courtesy of RE/MAX GOLD COAST-BEACH MARINA OFFICE</i></p>	Condo/Townhouse/Apt.	3/2	1,700	12/31/2025 68 days	\$889,900	\$875,000 -1.67%	2/19/2026



# Oxnard, California

## Distressed

Source: Public Records and Listings




### Legend

- Active For Sale
- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 7 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">1</span>	 <p><b>221 Vegas Dr</b> Oxnard, CA 93030  <span style="color: red;">■</span> Off Market / Public Record</p>	Single Family	4/2	1,260	4,791 sqft 1969	– – days	– \$507/sq ft	2/23/2026 Notice of Default
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">2</span>	 <p><b>2041 Blackberry Cir</b> Oxnard, CA 93036 MLS ID: V1-33132  <span style="color: red;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of REALTY ONE GROUP SUMMIT</i></p>	Condo/Townhouse/Apt.	2/2	1,362	649 sqft 1989	11/9/2025 120 days	\$525,000 \$385/sq ft	2/19/2026 Notice of Lis Pendens
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">3</span>	 <p><b>4440 S C St</b> Oxnard, CA 93033  <span style="color: red;">■</span> Off Market / Public Record</p>	Single Family	3/2	1,326	5,662 sqft 1958	– – days	– \$504/sq ft	2/19/2026 Notice of Default
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">4</span>	 <p><b>1503 Torero Dr</b> Oxnard, CA 93030  <span style="color: red;">■</span> Off Market / Public Record</p>	Single Family	4/3	2,852	5,662 sqft 2000	– – days	– \$346/sq ft	2/20/2026 Notice of Foreclosure Sale
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">5</span>	 <p><b>163 E Dollie St</b> Oxnard, CA 93033  <span style="color: red;">■</span> Off Market / Public Record</p>	Single Family	3/1	1,320	5,662 sqft 1953	– – days	– \$531/sq ft	2/12/2026 Notice of Default
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">6</span>	 <p><b>4701 Hamilton Ave</b> Oxnard, CA 93033  <span style="color: red;">■</span> Off Market / Public Record</p>	Single Family	3/2	1,740	6,098 sqft 1964	– – days	– \$442/sq ft	2/12/2026 Notice of Default



Distressed: 7 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type		
7		<b>1931 Saint Andrews Ct</b> Oxnard, CA 93036		Single Family	3/3	2,390	6,098 sqft 1987	– – days	– \$431/sq ft	2/17/2026 Notice of Default
		<span style="color: red;">■</span> Off Market / Public Record								

## About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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