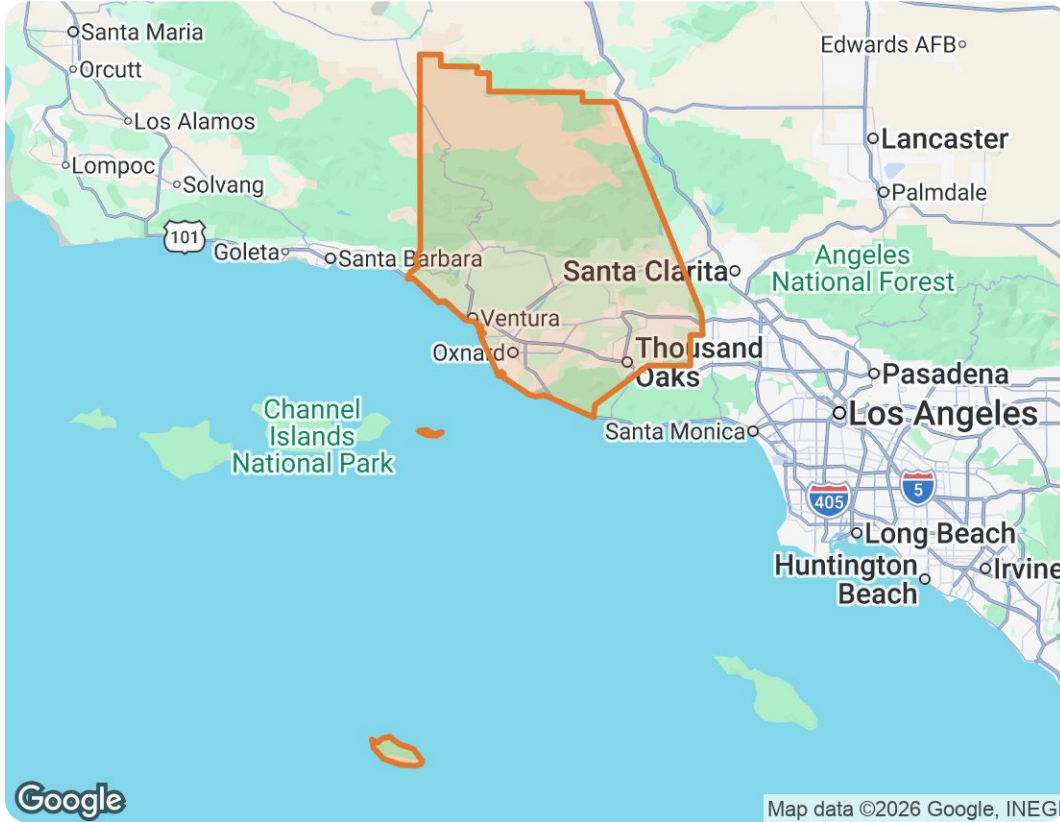


Ventura County, California



Clark Rice

Broker/Realtor

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🌐 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?

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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*

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Ventura County, California

Market Trends

Market Trends for Ventura County, California

Single Family + Condo/Townhouse/Apt.

April 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

<p>Months of Inventory</p> <p>2.57</p> <p>↓ 4.81% MoM</p>	<p>Sold to List Price %</p> <p>101.2%</p> <p>↑ 1.9% MoM</p>	<p>Median Days in RPR</p> <p>25</p> <p>↓ 26.47% MoM</p>	<p>Median Sold Price</p> <p>\$888,000</p> <p>↑ 0.11% MoM</p>
------------------------------------------------------------------	--------------------------------------------------------------------	----------------------------------------------------------------	---------------------------------------------------------------------

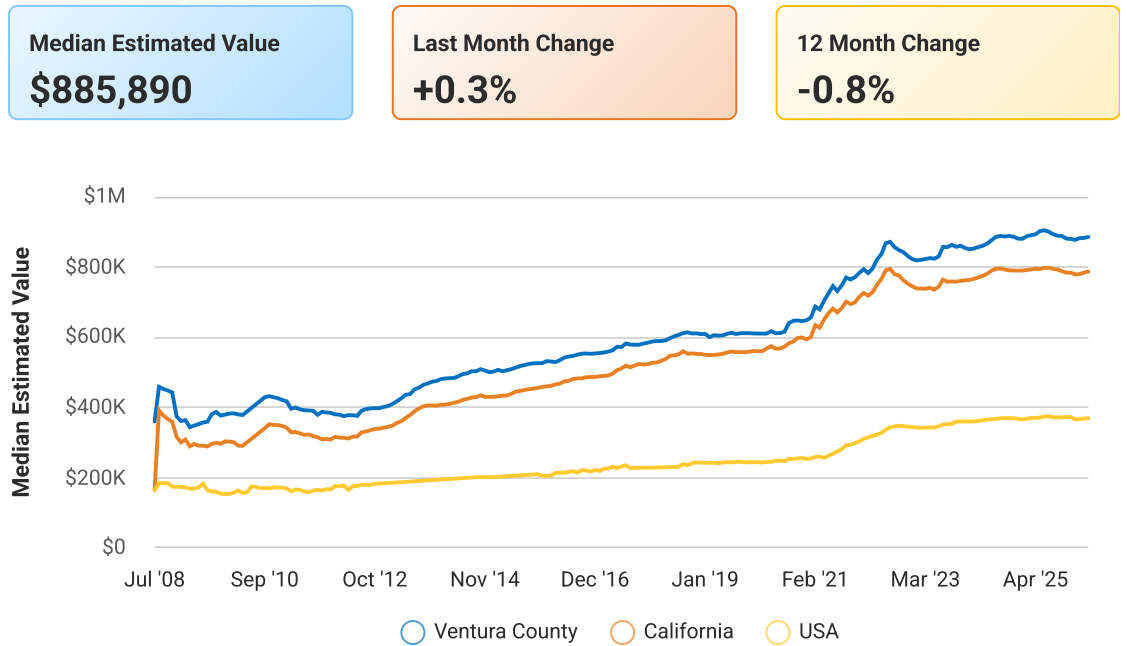
April 2026 Median Estimated Property Value

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



Ventura County, California

April 2026 Active Listings

Ventura County, California

Single Family + Condo/Townhouse/Apt.

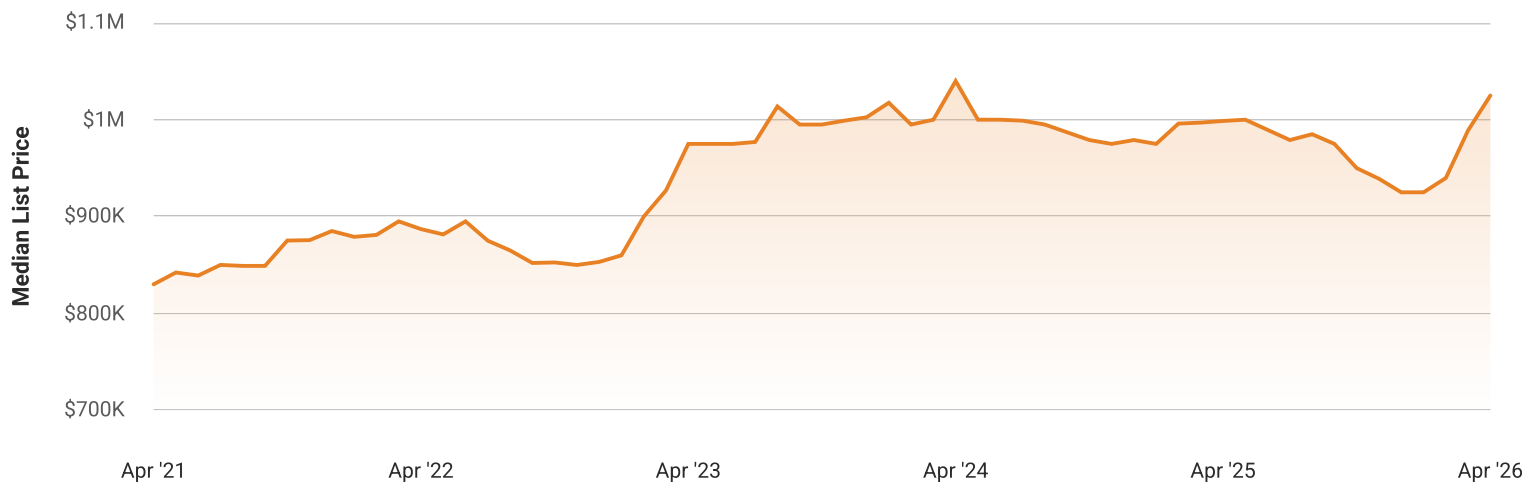
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,025,000

↑ 3.6% Month over Month



Ventura County, California

April 2026 Sold Listings

Ventura County, California

Single Family + Condo/Townhouse/Apt.

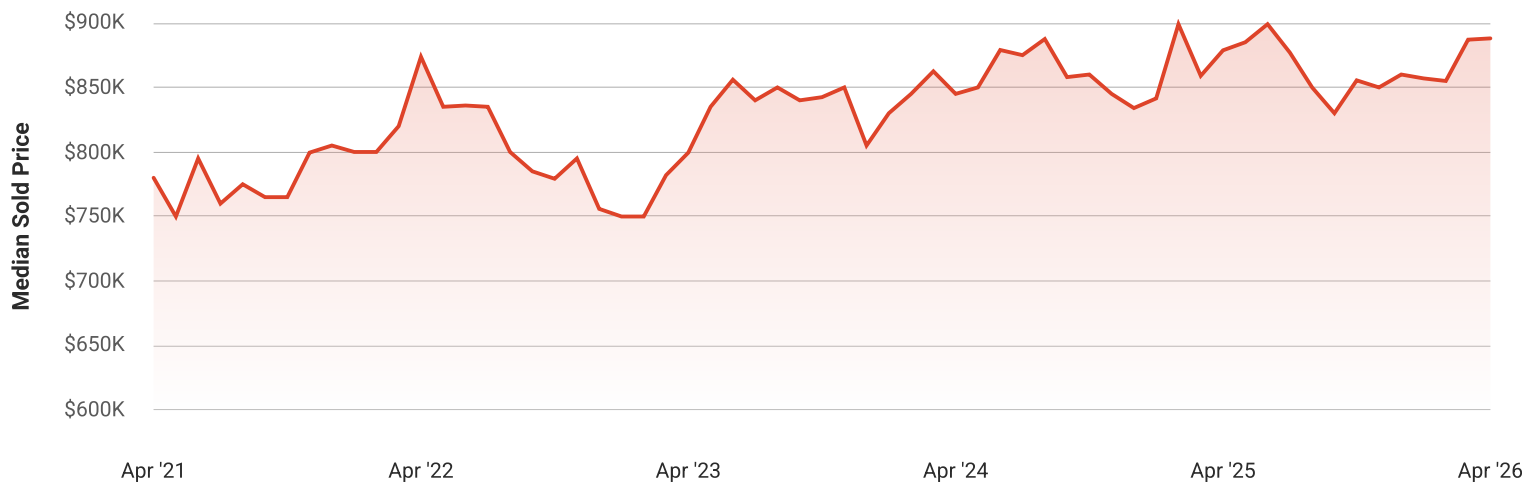
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$888,000

↑ 0.1% Month over Month



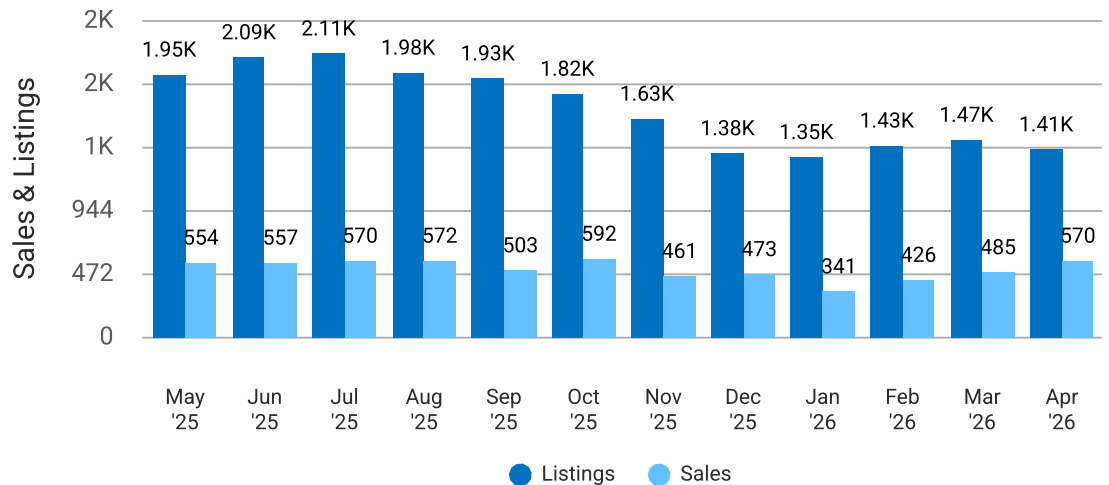
Total Sales and Active Listings in Ventura County, California

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



Ventura County, California

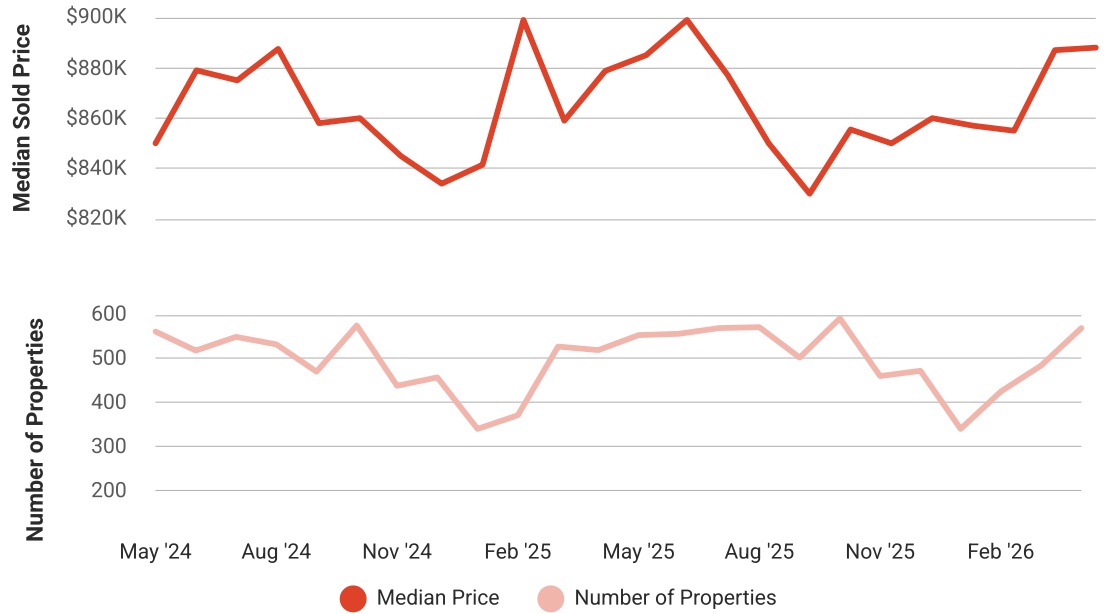
Median Sold Price vs Sold Listings in Ventura County, California

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



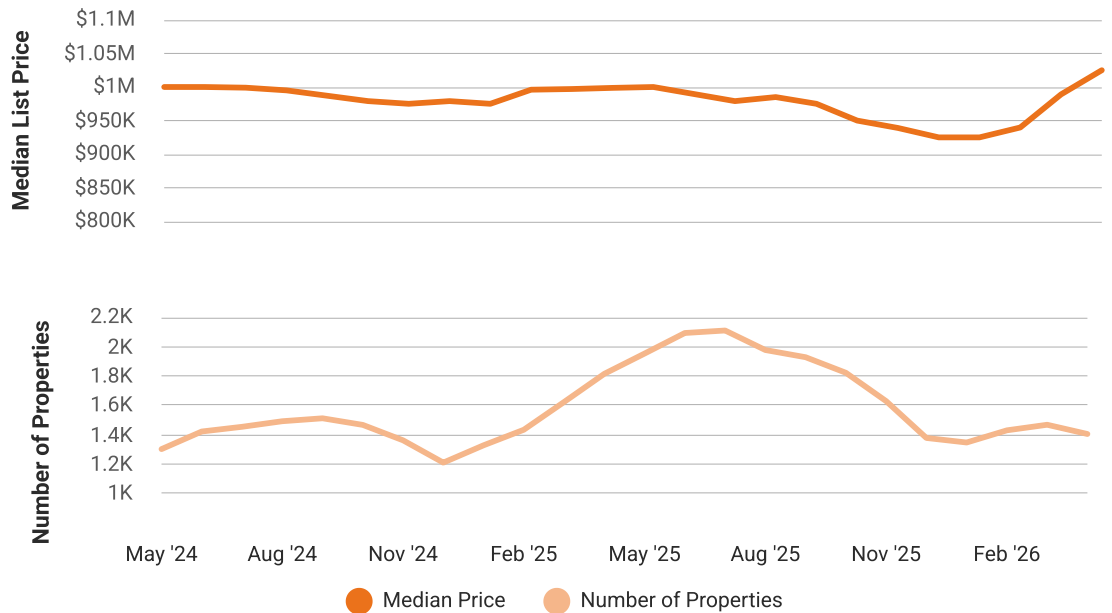
Median List Price vs Active Listings in Ventura County, California

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



Ventura County, California

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 4/30/2026	\$885,890	\$882,980 +0.33%	\$877,520 +0.95%	\$893,180 -0.82%	\$860,490 +2.95%	\$825,600 +7.3%
Median Sold Price Last Updated: 4/30/2026	\$888,000	\$887,000 +0.11%	\$857,000 +3.62%	\$878,750 +1.05%	\$845,000 +5.09%	\$799,500 +11.07%
Median List Price Last Updated: 4/30/2026	\$1,025,000	\$989,000 +3.64%	\$925,000 +10.81%	\$998,700 +2.63%	\$1,040,000 -1.44%	\$975,000 +5.13%

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

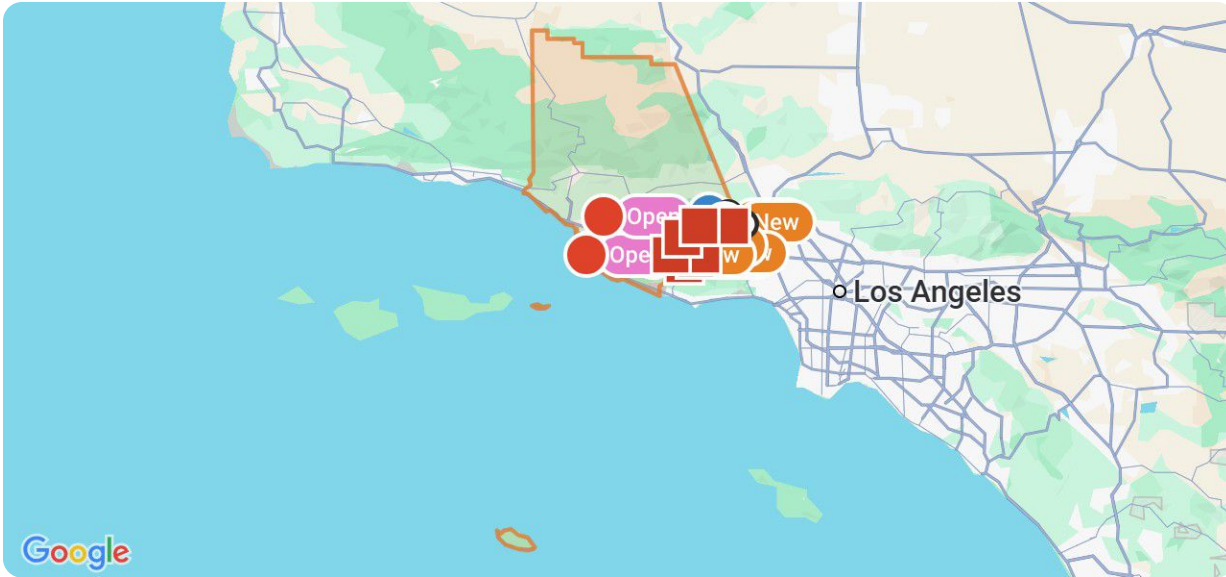
Property Types: Single Family, Condo/Townhouse/Apt, CoOp, Mobile/Manufactured, Other Residential

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

Ventura County, California

Summary

For Sale Activity in the Last Month



Legend

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

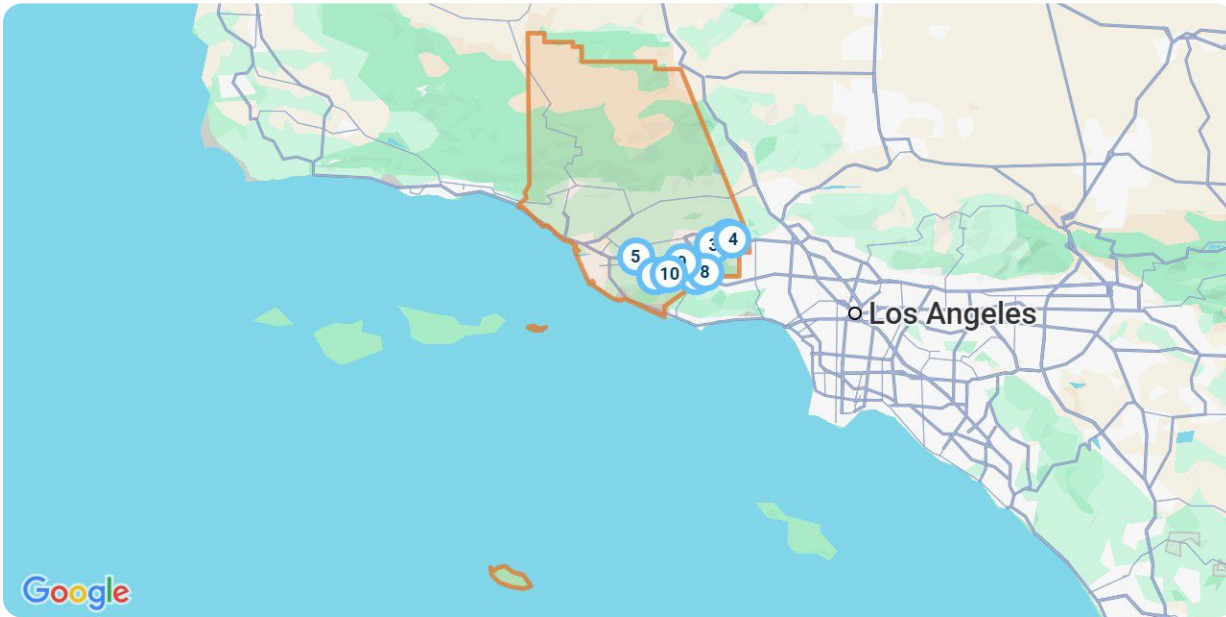
	New	Price Changes	Distressed
Number of Properties	10	10	10
Lowest Listing Price / Est.Value	\$469,000	\$200,000	\$497,080
Median Listing Price / Est.Value	\$989,000	\$987,500	\$772,260
Highest Listing Price / Est.Value	\$2,999,000	\$4,800,000	\$4,498,120
Average Price / sqft	\$675	\$593	\$495
Median Price / sqft	\$600	\$641	\$395
Average Days in RPR	6	45	32
Median Days in RPR	4	40	32
Total Volume	\$14,536,000	\$16,574,000	\$11,344,380
Source	Listings	Listings	Public Records & Listings

Ventura County, California

Market Activity Breakdown

New

Source: Listings



Legend

● Active For Sale

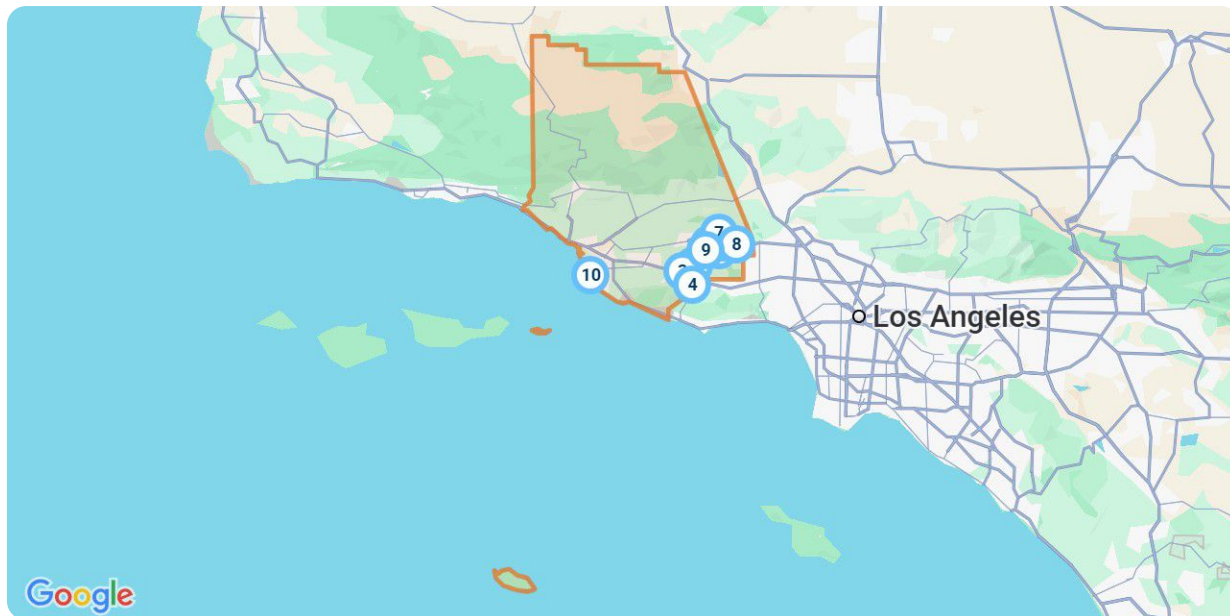
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>146 Maegan Pl, Apt 7 Thousand Oaks, CA 91362 MLS ID: V1-36154 ● Active / For Sale</p> <p><small>Listing Courtesy of PINNACLE ESTATE PROPERTIES, INC</small></p>	Condo/Townhouse/Apt.	2/2	850	849 sqft	1986	5/1/2026 13 days	\$469,000 \$552/sq ft
2	 <p>3505 Ocean Dr Oxnard, CA 93035 MLS ID: 226001981 ● Active / For Sale</p> <p><small>Listing Courtesy of The ONE Luxury Properties</small></p>	Single Family	3/3	2,243	2,613 sqft	1983	4/30/2026 14 days	\$2,999,000 \$1,337/sq ft
3	 <p>16181 Village 16 Camarillo, CA 93012 MLS ID: 226002079 ● Active / For Sale</p> <p><small>Listing Courtesy of Keller Williams Exclusive Properties</small></p>	Single Family	2/2	1,498	2,613 sqft	1977	5/5/2026 9 days	\$750,000 \$501/sq ft
4	 <p>850 Ellesmere Way Oak Park, CA 91377 MLS ID: 226002160 ● Active / For Sale</p> <p><small>Listing Courtesy of RE/MAX ONE</small></p>	Single Family	5/5	3,395	10,018 sqft	1999	5/9/2026 5 days	\$2,200,000 \$648/sq ft
5	 <p>2229 Moss Ct Thousand Oaks, CA 91362 MLS ID: 226002203 ● Active / For Sale</p> <p><small>Listing Courtesy of Keller Williams Exclusive Properties</small></p>	Condo/Townhouse/Apt.	3/2	1,152	3,920 sqft	1972	5/12/2026 2 days	\$620,000 \$538/sq ft

Ventura County, 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
	1619 Ryder Cup Dr, Westlake Village, CA 91362 MLS ID: 226002207 ● Active / For Sale <i>Listing Courtesy of Real Brokerage Technologies</i>	Single Family	3/3	2,510	5,662 sqft	1980	5/12/2026 2 days	\$1,750,000 \$697/sq ft
	1450 Grand Ave Ojai, CA 93023 MLS ID: 225216 ● Active / For Sale <i>Listing Courtesy of LIV Sotheby's Ojai</i>	Single Family	3/3	3,715	0.95 acres	1983	5/13/2026 1 day	\$2,995,000 \$806/sq ft
	1906 Almanor St Oxnard, CA 93036 MLS ID: V1-36374 ● Active / For Sale <i>Listing Courtesy of JOHNHART REAL ESTATE</i>	Single Family	3/2	1,545	6,098 sqft	1962	5/14/2026 - days	\$775,000 \$502/sq ft
	612 Azalea St Thousand Oaks, CA 91360 MLS ID: 226002194 ● Active / For Sale <i>Listing Courtesy of Coldwell Banker Realty</i>	Single Family	4/3	1,900	8,712 sqft	1979	5/12/2026 2 days	\$979,000 \$515/sq ft
	330 N Brent St Ventura, CA 93003 MLS ID: V1-36417 ● Active / For Sale <i>Listing Courtesy of REALTY ONE GROUP SUMMIT</i>	Single Family	2/2	1,525	8,276 sqft	1945	5/14/2026 - days	\$999,000 \$655/sq ft

Price Changes

Source: Listings













Legend

- Active For Sale
- Active Under Contract



Ventura County, California



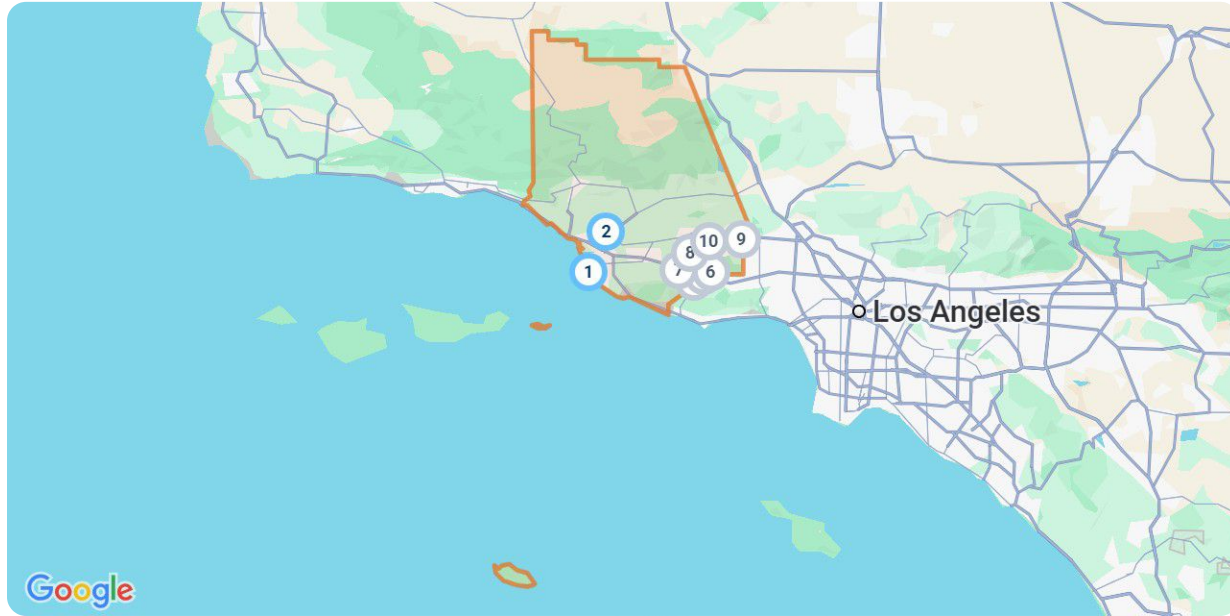
Price Changes: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	List Date / Days in RPR	Original Price	New Price / % of Change	Date of Change
1	 <p>275 Crestview Ave Camarillo, CA 93010 MLS ID: 226000763 ● Active / For Sale</p> <p><i>Listing Courtesy of RE/MAX ONE</i></p>	Single Family	7/7	6,200	2/18/2026 85 days	\$5,000,000	\$4,800,000 -4%	4/16/2026
2	 <p>101 Yosemite Dr, #142 Oxnard, CA 93033 MLS ID: V1-36337 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of EXP REALTY OF CALIFORNIA INC</i></p>	Mobile/Manufactured	2/2	1,060	5/11/2026 3 days	\$179,900	\$200,000 +11.17%	5/13/2026
3	 <p>243 Riverdale Ct, Apt 431 Camarillo, CA 93012 MLS ID: SR26056034 ● Active / For Sale</p> <p><i>Listing Courtesy of EXP REALTY OF CALIFORNIA INC</i></p>	Condo/Townhouse/Apt.	3/3	1,561	3/24/2026 51 days	\$734,000	\$719,000 -2.04%	4/29/2026
4	 <p>2456 Sherwood Dr Ventura, CA 93001 MLS ID: V1-34716 ● Active / For Sale</p> <p><i>Listing Courtesy of KELLER WILLIAMS WESTLAKE</i></p>	Single Family	3/2	1,496	2/22/2026 81 days	\$1,598,000	\$1,498,000 -6.26%	5/8/2026
5	 <p>78 N Sabra Ave Oak Park, CA 91377 MLS ID: 226001586 ● Active / For Sale</p> <p><i>Listing Courtesy of Equity Union Real Estate</i></p>	Single Family	3/2	1,506	4/8/2026 36 days	\$1,150,000	\$1,125,000 -2.17%	5/13/2026
6	 <p>562 Kumquat Ct Santa Paula, CA 93060 MLS ID: V1-35673 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of EPIQUE REALTY</i></p>	Single Family	5/4	2,452	4/9/2026 35 days	\$785,000	\$759,000 -3.31%	4/29/2026
7	 <p>3662 Loma Vista Rd Ventura, CA 93003 MLS ID: V1-35715 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of BHHS CALIFORNIA PROPERTIES</i></p>	Single Family	3/2	1,288	4/10/2026 34 days	\$975,000	\$850,000 -12.82%	4/26/2026
8	 <p>1736 Marisol Dr Ventura, CA 93001 MLS ID: V1-35466 ● Active / For Sale</p> <p><i>Listing Courtesy of BHHS CALIFORNIA PROPERTIES</i></p>	Single Family	4/4	4,100	3/31/2026 44 days	\$2,678,000	\$2,599,000 -2.95%	4/28/2026
9	 <p>919 E Virginia Ter Santa Paula, CA 93060 MLS ID: 26829607 ● Active / For Sale</p> <p><i>Listing Courtesy of Beycome Brokerage Realty Inc.</i></p>	Single Family	2/1	1,118	5/4/2026 10 days	\$699,000	\$725,000 +3.72%	5/13/2026
10	 <p>15 Maverick Ln Bell Canyon, CA 91307 MLS ID: SR26050137 ● Active / For Sale</p> <p><i>Listing Courtesy of KELLER WILLIAMS LUXURY</i></p>	Single Family	5/6	6,533	3/9/2026 66 days	\$3,499,000	\$3,299,000 -5.72%	5/11/2026



Ventura County, California







Distressed

Source: Public Records and Listings



Legend

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

Distressed: 10 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
1	 <p>11867 San Felice Ct Moorpark, CA 93021 MLS ID: 226002224</p> <p>● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of Equity Union Real Estate</i></p>	Single Family	3/3	1,850	1,850 sqft 1996	5/12/2026 2 days	\$699,000 \$378/sq ft	4/22/2026 Notice of Foreclosure Sale
2	 <p>1139 Key West Ct Oxnard, CA 93030</p> <p>● Off Market / Public Record</p>	Condo/Townhouse/Apt.	3/3	1,750	- 1993	- - days	- \$387/sq ft	4/30/2026 Notice of Default
3	 <p>5105 Via El Cerro Newbury Park, CA 91320</p> <p>● Off Market / Public Record</p>	Single Family	6/5	4,676	7.47 acres 2006	- - days	- \$962/sq ft	4/30/2026 Notice of Default
4	 <p>2055 Covington Ave Simi Valley, CA 93065</p> <p>● Off Market / Public Record</p>	Single Family	3/3	1,557	3,484 sqft 1974	- - days	- \$403/sq ft	4/30/2026 Notice of Foreclosure Sale
5	 <p>2650 Bitternut Cir Simi Valley, CA 93065</p> <p>● Off Market / Public Record</p>	Single Family	3/2	1,759	7,405 sqft 1983	- - days	- \$508/sq ft	4/29/2026 Notice of Default
6	 <p>3700 Dean Dr, Unit 2607 Ventura, CA 93003</p> <p>● Off Market / Public Record</p>	Condo/Townhouse/Apt.	3/2	1,459	1,306 sqft 1965	- - days	- \$341/sq ft	4/29/2026 Notice of Default



Ventura County, California

Distressed: 10 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
	 <p>989 Santa Fe St Fillmore, CA 93015 ■ Off Market / Public Record</p>	Single Family	4/3	2,548	4,791 sqft 2004	- - days	- \$347/sq ft	4/29/2026 Notice of Foreclosure Sale
	 <p>2627 Daunet Ave Simi Valley, CA 93065 ■ Off Market / Public Record</p>	Single Family	3/2	1,049	8,276 sqft 1961	- - days	- \$719/sq ft	4/29/2026 Notice of Foreclosure Sale
	 <p>1807 Old Ranch Rd Camarillo, CA 93012 MLS ID: V1-35187 ● Active / For Sale</p> <p><i>Listing Courtesy of EXP REALTY OF CALIFORNIA INC</i></p>	Single Family	4/2	1,773	8,276 sqft 1982	3/14/2026 61 days	\$1,025,000 \$578/sq ft	4/14/2026 Notice Of Default
	 <p>447 Lisbon Pl Santa Paula, CA 93060 ■ Off Market / Public Record</p>	Single Family	4/3	2,377	3,484 sqft 2020	- - days	- \$332/sq ft	4/24/2026 Notice of Default

About RPR

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- 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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