

## April 2010 - Market Update In Ventura County

| City                  | ZIP   | NOD        | NTS        | REO       | Single Family Homes |                         |                         | Condominiums            |            |                            | SFR                        |                         |                           |
|-----------------------|-------|------------|------------|-----------|---------------------|-------------------------|-------------------------|-------------------------|------------|----------------------------|----------------------------|-------------------------|---------------------------|
|                       |       |            |            |           | Sales               | Price Median SFR Apr 10 | Price Median SFR Apr 09 | Price % Chg from Apr 09 | Sales      | Price Median Condos Apr 10 | Price Median Condos Apr 09 | Price % Chg from Apr 09 | Median Home Price / Sq Ft |
| <b>All Ven County</b> |       | <b>367</b> | <b>621</b> | <b>70</b> | <b>577</b>          | <b>\$410,000</b>        | <b>\$380,000</b>        | <b>7.9%</b>             | <b>184</b> | <b>\$260,000</b>           | <b>\$226,000</b>           | <b>14.9%</b>            | <b>\$242</b>              |
| Camarillo             | 93010 | 26         | 24         | 2         | 39                  | \$443,000               | \$425,000               | 4.1%                    | 8          | \$355,000                  | \$238,000                  | 49.5%                   | \$255                     |
| Camarillo             | 93012 | 24         | 30         | 1         | 37                  | \$515,000               | \$450,000               | 14.3%                   | 17         | \$300,000                  | \$244,000                  | 23.2%                   | \$256                     |
| Fillmore              | 93015 | 9          | 12         | 2         | 14                  | \$250,000               | \$230,000               | 8.9%                    | 3          | \$113,000                  | \$145,000                  | -0.224                  | \$154                     |
| Moorpark              | 93021 | 20         | 27         | 2         | 23                  | \$460,000               | \$474,000               | -3.0%                   | 10         | \$235,000                  | \$265,000                  | -11.2%                  | \$249                     |
| Newbury Park          | 91320 | 10         | 26         | 0         | 31                  | \$520,000               | \$511,000               | 1.9%                    | 12         | \$223,000                  | \$440,000                  | -49.3%                  | \$267                     |
| Oak Park              | 91377 | 2          | 4          | 0         | 14                  | \$745,000               | \$668,000               | 11.6%                   | 12         | \$373,000                  | \$438,000                  | -14.9%                  | \$297                     |
| Oak View              | 93022 | 4          | 5          | 2         | 7                   | \$355,000               | \$389,000               | -8.7%                   | n/a        | n/a                        | n/a                        | n/a                     | \$277                     |
| Ojai                  | 93023 | 6          | 9          | 2         | 20                  | \$383,000               | \$399,000               | -4.1%                   | 3          | \$295,000                  | \$210,000                  | 40.2%                   | \$275                     |
| Oxnard                | 93030 | 20         | 57         | 8         | 36                  | \$338,000               | \$300,000               | 17.4%                   | 4          | \$241,000                  | \$265,000                  | -9.2%                   | \$179                     |
| Oxnard                | 93033 | 22         | 63         | 5         | 46                  | \$277,000               | \$218,000               | 27.4%                   | 10         | \$154,000                  | \$122,000                  | 25.8%                   | \$195                     |
| Oxnard                | 93035 | 17         | 31         | 4         | 31                  | \$435,000               | \$332,000               | 31.0%                   | 10         | \$315,000                  | \$230,000                  | 37.0%                   | \$241                     |
| Oxnard                | 93036 | 21         | 33         | 6         | 13                  | \$330,000               | \$310,000               | 6.5%                    | 6          | \$88,000                   | \$78,000                   | 12.5%                   | \$210                     |
| Piru                  | 93040 | 1          | 4          | 0         | 1                   | \$50,000                | \$132,000               | -62.0%                  | n/a        | n/a                        | n/a                        | n/a                     | \$20                      |
| Port Hueneme          | 93041 | 15         | 21         | 5         | 10                  | \$260,000               | \$250,000               | 4.0%                    | 10         | \$237,000                  | \$135,000                  | 74.9%                   | \$206                     |
| Santa Paula           | 93060 | 15         | 21         | 1         | 15                  | \$303,000               | \$285,000               | 6.3%                    | 4          | \$108,000                  | \$91,000                   | 0.181                   | \$182                     |
| Simi Valley           | 93063 | 39         | 38         | 7         | 39                  | \$406,000               | \$380,000               | 6.7%                    | 5          | \$250,000                  | \$305,000                  | -18.0%                  | \$237                     |
| Simi Valley           | 93065 | 31         | 74         | 5         | 61                  | \$381,000               | \$373,000               | 2.1%                    | 15         | \$210,000                  | \$350,000                  | -40.0%                  | \$236                     |
| Somis                 | 93066 | 0          | 4          | 0         | 1                   | \$810,000               | \$950,000               | -0.147                  | n/a        | n/a                        | n/a                        | n/a                     | \$249                     |
| Thousand Oaks         | 91360 | 11         | 20         | 1         | 32                  | \$458,000               | \$412,000               | 11.0%                   | 4          | \$342,000                  | \$310,000                  | 10.3%                   | \$281                     |
| Thousand Oaks         | 91362 | 15         | 19         | 2         | 20                  | \$753,000               | \$615,000               | 22.4%                   | 13         | \$375,000                  | \$353,000                  | 6.2%                    | \$294                     |
| Ventura               | 93001 | 11         | 26         | 4         | 22                  | \$510,000               | \$326,000               | 56.4%                   | 7          | \$249,000                  | \$298,000                  | -16.4%                  | \$356                     |
| Ventura               | 93003 | 29         | 38         | 9         | 30                  | \$493,000               | \$426,000               | 15.7%                   | 20         | \$229,000                  | \$160,000                  | 43.3%                   | \$267                     |
| Ventura               | 93004 | 10         | 17         | 1         | 22                  | \$403,000               | \$420,000               | -4.2%                   | 5          | \$281,000                  | n/a                        | n/a                     | \$247                     |
| Westlake Village      | 91361 | 9          | 18         | 1         | 13                  | \$1,050,000             | \$785,000               | 33.8%                   | 17         | \$600,000                  | \$518,000                  | 15.8%                   | \$362                     |

