

# April 2009 - Market Update In Ventura County

| City                  | ZIP   | NOD         | NTS        | REO       | Single Family Homes |                         |                         | Condominiums |                            |                         | SFR                       |
|-----------------------|-------|-------------|------------|-----------|---------------------|-------------------------|-------------------------|--------------|----------------------------|-------------------------|---------------------------|
|                       |       |             |            |           | Sales               | Price Median SFR Apr 09 | Price % Chg from Apr 08 | Sales        | Price Median Condos Apr 09 | Price % Chg from Apr 08 | Median Home Price / Sq Ft |
| <b>All Ven County</b> |       | <b>1099</b> | <b>635</b> | <b>93</b> | <b>511</b>          | <b>\$380,000</b>        | <b>-21.6%</b>           | <b>182</b>   | <b>\$226,000</b>           | <b>-30.4%</b>           | <b>\$230</b>              |
| Camarillo             | 93010 | 42          | 24         | 1         | 27                  | \$425,000               | -29.8%                  | 8            | \$238,000                  | -34.0%                  | \$254                     |
| Camarillo             | 93012 | 39          | 25         | 4         | 23                  | \$450,000               | -11.2%                  | 10           | \$244,000                  | -17.9%                  | \$255                     |
| Fillmore              | 93015 | 20          | 16         | 5         | 6                   | \$230,000               | -31.5%                  | 1            | \$145,000                  | -29.3%                  | \$187                     |
| Moorpark              | 93021 | 41          | 29         | 6         | 18                  | \$474,000               | -21.0%                  | 6            | \$265,000                  | -8.5%                   | \$222                     |
| Newbury Park          | 91320 | 53          | 32         | 8         | 42                  | \$511,000               | -16.3%                  | 8            | \$440,000                  | 6.9%                    | \$272                     |
| Oak Park              | 91377 | 19          | 5          | 0         | 6                   | \$668,000               | -0.2%                   | 7            | \$438,000                  | 12.9%                   | \$281                     |
| Oak View              | 93022 | 6           | 9          | 2         | 6                   | \$389,000               | 1.8%                    | 0            | \$0                        | 0.0%                    | \$295                     |
| Ojai                  | 93023 | 22          | 11         | 1         | 15                  | \$399,000               | -57.2%                  | 1            | \$210,000                  | 0.0%                    | \$316                     |
| Oxnard                | 93030 | 92          | 57         | 9         | 28                  | \$300,000               | -25.8%                  | 12           | \$265,000                  | -14.5%                  | \$180                     |
| Oxnard                | 93033 | 111         | 73         | 12        | 56                  | \$218,000               | -34.1%                  | 23           | \$122,000                  | -55.6%                  | \$177                     |
| Oxnard                | 93035 | 48          | 31         | 9         | 23                  | \$332,000               | -30.2%                  | 9            | \$230,000                  | -30.3%                  | \$214                     |
| Oxnard                | 93036 | 57          | 34         | 5         | 17                  | \$310,000               | -36.7%                  | 5            | \$78,000                   | -78.6%                  | \$187                     |
| Piru                  | 93040 | 2           | 0          | 0         | 1                   | \$132,000               | 0.0%                    | 0            | \$0                        | 0.0%                    | \$108                     |
| Port Hueneme          | 93041 | 42          | 14         | 1         | 17                  | \$250,000               | -32.4%                  | 24           | \$135,000                  | -22.7%                  | \$218                     |
| Santa Paula           | 93060 | 30          | 29         | 1         | 12                  | \$285,000               | -30.5%                  | 7            | \$91,000                   | 7.1%                    | \$195                     |
| Simi Valley           | 93063 | 104         | 42         | 6         | 45                  | \$380,000               | -14.3%                  | 7            | \$305,000                  | -15.9%                  | \$225                     |
| Simi Valley           | 93065 | 127         | 68         | 6         | 38                  | \$373,000               | -24.8%                  | 16           | \$350,000                  | 1.4%                    | \$221                     |
| Somis                 | 93066 | 2           | 3          | 0         | 1                   | \$950,000               | 0.0%                    | 0            | \$0                        | 0.0%                    | \$444                     |
| Thousand Oaks         | 91360 | 47          | 30         | 2         | 38                  | \$412,000               | -18.4%                  | 3            | \$310,000                  | -18.4%                  | \$279                     |
| Thousand Oaks         | 91362 | 48          | 14         | 0         | 28                  | \$615,000               | -12.1%                  | 16           | \$353,000                  | -30.8%                  | \$300                     |
| Ventura               | 93001 | 31          | 17         | 5         | 9                   | \$326,000               | -37.3%                  | 4            | \$298,000                  | -23.7%                  | \$234                     |
| Ventura               | 93003 | 59          | 41         | 8         | 28                  | \$426,000               | -7.5%                   | 12           | \$160,000                  | -35.0%                  | \$280                     |
| Ventura               | 93004 | 35          | 21         | 1         | 18                  | \$420,000               | -5.1%                   | 1            | \$0                        | 0.0%                    | \$246                     |
| Westlake Village      | 91361 | 22          | 10         | 1         | 5                   | \$785,000               | 6.1%                    | 8            | \$518,000                  | -2.2%                   | \$318                     |



Fidelity National Title

Source: [www.DCNews.com](http://www.DCNews.com) and LA Times