

## February 2009 - Market Update In Ventura County

| City              | ZIP   | NOD        | NTS        | REO       | Single Family Homes |                         |                         |                           | Condominiums |                            |                            |                           | SFR                       |
|-------------------|-------|------------|------------|-----------|---------------------|-------------------------|-------------------------|---------------------------|--------------|----------------------------|----------------------------|---------------------------|---------------------------|
|                   |       |            |            |           | Sales               | Price Median SFR Feb 09 | Price Median SFR Feb 08 | Price % Chg from Feb 2008 | Sales        | Price Median Condos Feb 09 | Price Median Condos Feb 08 | Price % Chg from Feb 2008 | Median Home Price / Sq Ft |
| <b>Countywide</b> |       | <b>678</b> | <b>297</b> | <b>45</b> | <b>\$416</b>        | <b>\$350,000</b>        | <b>\$500,000</b>        | <b>-30.0%</b>             | <b>115</b>   | <b>\$226,000</b>           | <b>\$320,000</b>           | <b>-29.5%</b>             | <b>\$225</b>              |
| Newbury Park      | 91320 | 27         | 8          | 0         | \$22                | \$520,000               | \$585,000               | -11.1%                    | 4            | \$235,000                  | \$458,000                  | -48.6%                    | \$259                     |
| Thousand Oaks     | 91360 | 32         | 10         | 0         | \$21                | \$400,000               | \$540,000               | -26.0%                    | 2            | \$289,000                  | \$294,000                  | -1.7%                     | \$281                     |
| Westlake Village  | 91361 | 1          | 7          | 0         | \$5                 | \$775,000               | \$1,175,000             | -30.3%                    | 8            | \$550,000                  | \$450,000                  | -23.7%                    | \$342                     |
| Thousand Oaks     | 91362 | 19         | 7          | 1         | \$15                | \$690,000               | \$635,000               | 10.0%                     | 12           | \$285,000                  | \$338,000                  | -23.1%                    | \$334                     |
| Oak Park          | 91377 | 6          | 3          | 0         | \$4                 | \$460,000               | \$685,000               | -32.9%                    | 2            | \$284,000                  | \$420,000                  | -32.5%                    | \$272                     |
| Ventura           | 93001 | 29         | 14         | 5         | \$13                | \$270,000               | \$388,000               | -30.8%                    | 2            | \$202,000                  | \$290,000                  | -30.3%                    | \$252                     |
| Ventura           | 93003 | 38         | 14         | 7         | \$25                | \$370,000               | \$513,000               | -27.8%                    | 7            | \$230,000                  | \$213,000                  | 8.7%                      | \$261                     |
| Ventura           | 93004 | 18         | 9          | 1         | \$17                | \$405,000               | \$465,000               | -18.2%                    | 1            | \$425,000                  | \$314,000                  | 35.3%                     | \$242                     |
| Camarillo         | 93010 | 30         | 17         | 3         | \$17                | \$450,000               | \$510,000               | -11.8%                    | 1            | \$400,000                  | \$405,000                  | -1.2%                     | \$250                     |
| Camarillo         | 93012 | 28         | 6          | 2         | \$11                | \$514,000               | \$755,000               | -31.9%                    | 7            | \$310,000                  | \$420,000                  | -24.4%                    | \$268                     |
| Fillmore          | 93015 | 13         | 12         | 0         | \$15                | \$249,000               | \$417,000               | -40.3%                    | 2            | \$115,000                  | \$205,000                  | -44.1%                    | \$182                     |
| Moorpark          | 93021 | 27         | 17         | 2         | \$15                | \$396,000               | \$550,000               | -28.1%                    | 6            | \$258,000                  | \$367,000                  | -29.7%                    | \$225                     |
| Oak View          | 93022 | 4          | 1          | 0         | \$5                 | \$442,000               | \$505,000               | -12.5%                    | n/a          | n/a                        | n/a                        | n/a                       | \$299                     |
| Ojai              | 93023 | 11         | 5          | 0         | \$9                 | \$360,000               | \$381,000               | -0.8%                     | n/a          | n/a                        | n/a                        | n/a                       | \$309                     |
| Oxnard            | 93030 | 59         | 25         | 3         | \$29                | \$305,000               | \$440,000               | -30.7%                    | 6            | \$251,000                  | \$330,000                  | -23.9%                    | \$185                     |
| Oxnard            | 93033 | 84         | 35         | 6         | \$51                | \$243,000               | \$350,000               | -30.7%                    | 10           | \$295,000                  | \$179,000                  | 64.8%                     | \$191                     |
| Oxnard            | 93035 | 38         | 15         | 3         | \$19                | \$355,000               | \$488,000               | -34.4%                    | 9            | \$233,000                  | \$587,000                  | -60.4%                    | \$214                     |
| Oxnard            | 93036 | 30         | 19         | 3         | \$24                | \$298,000               | \$600,000               | -49.9%                    | 9            | \$195,000                  | \$267,000                  | -27.0%                    | \$194                     |
| Piru              | 93040 | 0          | 2          | 0         | \$3                 | \$210,000               | \$385,000               | -45.5%                    | n/a          | n/a                        | n/a                        | n/a                       | \$111                     |
| Port Hueneme      | 93041 | 32         | 8          | 1         | \$11                | \$258,000               | \$360,000               | -28.3%                    | 17           | \$118,000                  | \$186,000                  | -36.5%                    | \$246                     |
| Santa Paula       | 93060 | 23         | 15         | 3         | \$12                | \$230,000               | \$325,000               | -29.4%                    | 2            | \$143,000                  | n/a                        | n/a                       | \$211                     |
| Simi Valley       | 93063 | 49         | 19         | 3         | \$28                | \$363,000               | \$483,000               | -24.8%                    | 6            | \$240,000                  | \$290,000                  | -17.2%                    | \$246                     |
| Simi Valley       | 93065 | 78         | 29         | 2         | \$42                | \$400,000               | \$426,000               | -6.1%                     | 8            | \$210,000                  | \$412,000                  | -49.6%                    | \$225                     |
| Somis             | 93066 | 2          | 0          | 0         | \$1                 | \$380,000               | \$900,000               | -57.8%                    | n/a          | n/a                        | n/a                        | n/a                       | \$244                     |



Fidelity National Title