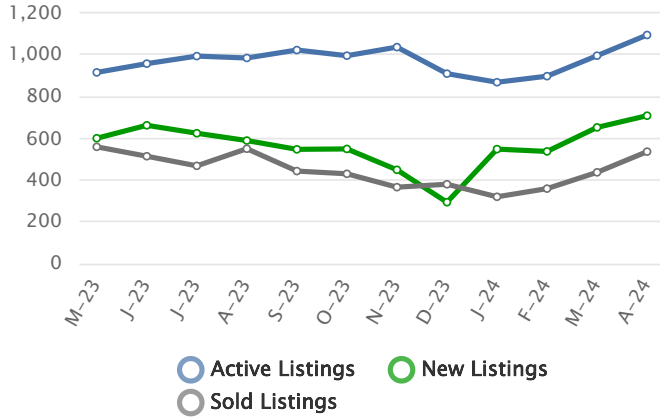


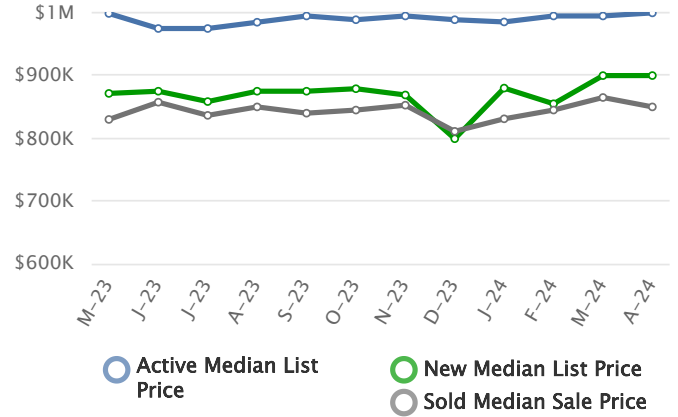
Market Summary

Ventura Residential, April 2024

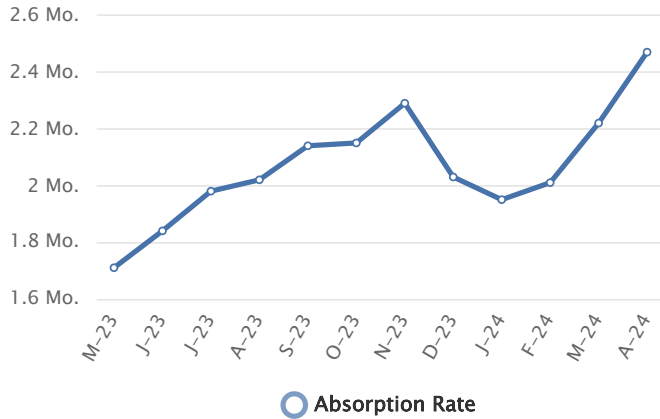
Number of Listings



Listing Prices



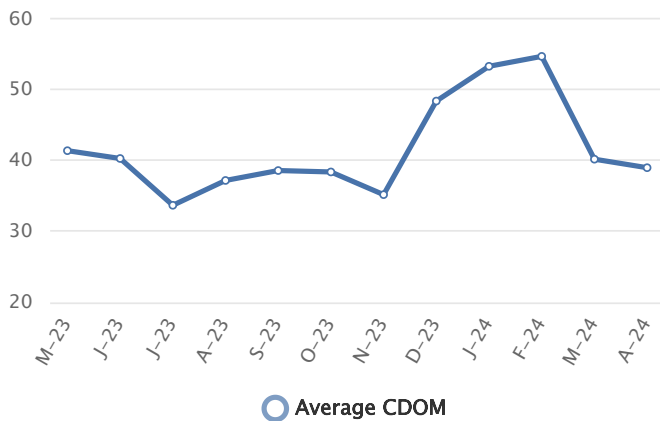
Absorption Rate, in Months



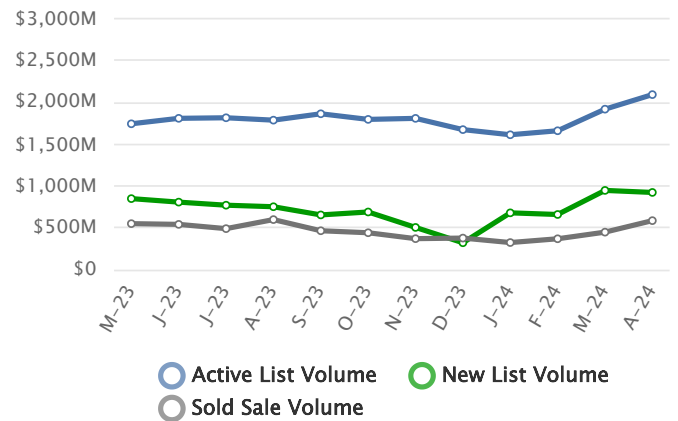
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Apr-24	Apr-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	2.47	1.67	47.90	2.16	1.68	28.57
Average List Price	\$1,913,461	\$1,786,664	7.10	\$1,458,751	\$1,359,848	7.27
Median List Price	\$999,900	\$931,900	7.30	\$899,900	\$839,000	7.26
Average Sale Price	\$1,093,280	\$967,799	12.97	\$1,045,772	\$940,749	11.16
Median Sale Price	\$850,000	\$800,000	6.25	\$845,500	\$800,000	5.69
Average CDOM	39	49	-20.41	45	57	-21.05
Median CDOM	22	22	0.00	23	26	-11.54

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	1	0	N/A
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	0	0	0.0	0	0	0.0
200,000-249,999	0	0	0.0	0	0	0.0
250,000-299,999	3	1	200.0	4	2	100.0
300,000-349,999	0	2	-100.0	3	6	-50.0
350,000-399,999	6	13	-53.8	20	41	-51.2
400,000-449,999	15	10	50.0	42	48	-12.5
450,000-499,999	10	11	-9.1	42	36	16.7
500,000-549,999	13	26	-50.0	46	89	-48.3
550,000-599,999	17	28	-39.3	61	93	-34.4
600,000-649,999	27	32	-15.6	89	131	-32.1
650,000-699,999	33	32	3.1	117	142	-17.6
700,000-749,999	44	41	7.3	120	146	-17.8
750,000-799,999	54	40	35.0	144	136	5.9
800,000-849,999	44	35	25.7	133	120	10.8
850,000-899,999	29	28	3.6	114	97	17.5
900,000-949,999	32	21	52.4	93	56	66.1
950,000-999,999	24	24	0.0	76	48	58.3
1,000,000-1,099,999	29	20	45.0	91	75	21.3

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	0	0	0.0	0	0	0.0
200,000-249,999	0	0	0.0	0	0	0.0
250,000-299,999	0	1	-100.0	0	4	-100.0
300,000-349,999	1	3	-66.7	5	8	-37.5
350,000-399,999	7	12	-41.7	22	56	-60.7
400,000-449,999	10	9	11.1	41	41	0.0
450,000-499,999	12	16	-25.0	50	51	-2.0
500,000-549,999	10	21	-52.4	48	76	-36.8
550,000-599,999	11	31	-64.5	68	122	-44.3
600,000-649,999	25	25	0.0	97	120	-19.2
650,000-699,999	29	52	-44.2	137	180	-23.9
700,000-749,999	34	35	-2.9	116	141	-17.7
750,000-799,999	45	31	45.2	178	166	7.2
800,000-849,999	28	29	-3.4	109	106	2.8
850,000-899,999	41	31	32.3	135	114	18.4
900,000-949,999	20	13	53.8	70	55	27.3
950,000-999,999	24	26	-7.7	96	81	18.5
1,000,000-1,099,999	17	25	-32.0	79	77	2.6

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	28	25	12.0	86	86	0.0
1,200,000-1,299,999	21	17	23.5	69	61	13.1
1,300,000-1,399,999	14	16	-12.5	48	46	4.3
1,400,000-1,499,999	14	8	75.0	44	18	144.4
1,500,000-1,599,999	11	4	175.0	32	16	100.0
1,600,000-1,699,999	11	10	10.0	29	22	31.8
1,700,000-1,799,999	4	6	-33.3	17	17	0.0
1,800,000-1,899,999	6	5	20.0	18	14	28.6
1,900,000-1,999,999	8	6	33.3	15	13	15.4
2,000,000-2,249,999	6	6	0.0	18	25	-28.0
2,250,000-2,499,999	12	1	1100.0	22	12	83.3
2,500,000-2,749,999	3	2	50.0	9	12	-25.0
2,750,000-2,999,999	5	1	400.0	11	7	57.1
3,000,000-3,249,999	1	1	0.0	4	2	100.0
3,250,000-3,499,999	2	2	0.0	6	7	-14.3
3,500,000-3,749,999	0	0	0.0	3	0	N/A
3,750,000-3,999,999	0	1	-100.0	2	3	-33.3
4,000,000-4,249,999	0	0	0.0	2	0	N/A
4,250,000-4,499,999	3	1	200.0	5	2	150.0
4,500,000-4,749,999	0	0	0.0	1	0	N/A
4,750,000-4,999,999	1	0	N/A	2	0	N/A
5,000,000+	6	3	100.0	13	6	116.7
Totals	536	479	11.9	1652	1635	1.0

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	21	18	16.7	96	81	18.5
1,200,000-1,299,999	25	12	108.3	75	69	8.7
1,300,000-1,399,999	10	15	-33.3	49	35	40.0
1,400,000-1,499,999	12	12	0.0	46	32	43.8
1,500,000-1,599,999	8	11	-27.3	32	26	23.1
1,600,000-1,699,999	9	7	28.6	22	19	15.8
1,700,000-1,799,999	3	6	-50.0	21	19	10.5
1,800,000-1,899,999	4	5	-20.0	18	16	12.5
1,900,000-1,999,999	6	7	-14.3	25	20	25.0
2,000,000-2,249,999	2	4	-50.0	12	23	-47.8
2,250,000-2,499,999	4	4	0.0	18	16	12.5
2,500,000-2,749,999	2	2	0.0	10	9	11.1
2,750,000-2,999,999	4	2	100.0	12	9	33.3
3,000,000-3,249,999	0	2	-100.0	5	2	150.0
3,250,000-3,499,999	0	3	-100.0	6	7	-14.3
3,500,000-3,749,999	0	2	-100.0	5	2	150.0
3,750,000-3,999,999	1	0	N/A	2	2	0.0
4,000,000-4,249,999	0	2	-100.0	0	3	-100.0
4,250,000-4,499,999	0	0	0.0	1	1	0.0
4,500,000-4,749,999	0	1	-100.0	2	4	-50.0
4,750,000-4,999,999	2	0	N/A	4	0	N/A
5,000,000+	8	2	300.0	19	5	280.0
Totals	435	477	-8.8	1731	1798	-3.7

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	0	4	-100.0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	0	0	0.0	0	1	-100.0
200,000-249,999	1	0	N/A	2	0	N/A
250,000-299,999	1	1	0.0	4	5	-20.0
300,000-349,999	2	6	-66.7	13	19	-31.6
350,000-399,999	11	16	-31.2	40	76	-47.4
400,000-449,999	23	17	35.3	70	59	18.6
450,000-499,999	30	22	36.4	88	89	-1.1
500,000-549,999	25	26	-3.8	86	126	-31.7
550,000-599,999	27	48	-43.7	116	178	-34.8
600,000-649,999	48	40	20.0	150	169	-11.2
650,000-699,999	47	61	-23.0	201	255	-21.2
700,000-749,999	64	47	36.2	186	206	-9.7
750,000-799,999	74	74	0.0	283	301	-6.0
800,000-849,999	48	35	37.1	175	160	9.4
850,000-899,999	68	56	21.4	220	176	25.0
900,000-949,999	35	24	45.8	112	91	23.1
950,000-999,999	45	47	-4.3	160	140	14.3
1,000,000-1,099,999	37	33	12.1	131	125	4.8
1,100,000-1,199,999	46	47	-2.1	169	157	7.6
1,200,000-1,299,999	50	41	22.0	142	128	10.9
1,300,000-1,399,999	26	30	-13.3	87	78	11.5
1,400,000-1,499,999	36	23	56.5	87	67	29.9
1,500,000-1,599,999	34	17	100.0	79	58	36.2
1,600,000-1,699,999	22	22	0.0	51	51	0.0
1,700,000-1,799,999	29	20	45.0	56	48	16.7
1,800,000-1,899,999	19	15	26.7	54	32	68.8
1,900,000-1,999,999	22	13	69.2	55	36	52.8
2,000,000-2,249,999	22	18	22.2	53	50	6.0

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	0	4	-100.0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	0	0	0.0	0	0	0.0
200,000-249,999	0	0	0.0	0	0	0.0
250,000-299,999	3	0	N/A	4	3	33.3
300,000-349,999	4	5	-20.0	9	11	-18.2
350,000-399,999	7	7	0.0	29	57	-49.1
400,000-449,999	10	8	25.0	54	41	31.7
450,000-499,999	17	22	-22.7	68	63	7.9
500,000-549,999	22	27	-18.5	71	88	-19.3
550,000-599,999	26	26	0.0	95	125	-24.0
600,000-649,999	36	31	16.1	124	127	-2.4
650,000-699,999	47	51	-7.8	163	172	-5.2
700,000-749,999	43	33	30.3	144	141	2.1
750,000-799,999	53	50	6.0	207	195	6.2
800,000-849,999	45	29	55.2	145	107	35.5
850,000-899,999	42	27	55.6	175	122	43.4
900,000-949,999	30	20	50.0	88	62	41.9
950,000-999,999	37	32	15.6	119	102	16.7
1,000,000-1,099,999	33	29	13.8	108	91	18.7
1,100,000-1,199,999	29	41	-29.3	123	108	13.9
1,200,000-1,299,999	35	22	59.1	100	89	12.4
1,300,000-1,399,999	20	16	25.0	62	50	24.0
1,400,000-1,499,999	19	8	137.5	70	45	55.6
1,500,000-1,599,999	16	15	6.7	65	45	44.4
1,600,000-1,699,999	5	8	-37.5	38	30	26.7
1,700,000-1,799,999	13	11	18.2	45	34	32.4
1,800,000-1,899,999	15	3	400.0	41	20	105.0
1,900,000-1,999,999	11	5	120.0	37	24	54.2
2,000,000-2,249,999	17	9	88.9	38	31	22.6

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	31	20	55.0	68	47	44.7
2,500,000-2,749,999	11	5	120.0	25	15	66.7
2,750,000-2,999,999	26	12	116.7	50	29	72.4
3,000,000-3,249,999	10	5	100.0	18	6	200.0
3,250,000-3,499,999	11	7	57.1	23	23	0.0
3,500,000-3,749,999	7	2	250.0	18	8	125.0
3,750,000-3,999,999	12	12	0.0	20	19	5.3
4,000,000-4,249,999	3	2	50.0	4	6	-33.3
4,250,000-4,499,999	7	8	-12.5	15	11	36.4
4,500,000-4,749,999	2	3	-33.3	5	11	-54.5
4,750,000-4,999,999	11	4	175.0	16	4	300.0
5,000,000+	71	50	42.0	110	87	26.4
Totals	1094	929	17.8	3242	3151	2.9

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	16	7	128.6	48	26	84.6
2,500,000-2,749,999	5	2	150.0	15	5	200.0
2,750,000-2,999,999	9	10	-10.0	33	20	65.0
3,000,000-3,249,999	4	1	300.0	11	5	120.0
3,250,000-3,499,999	3	5	-40.0	12	12	0.0
3,500,000-3,749,999	6	1	500.0	11	4	175.0
3,750,000-3,999,999	7	4	75.0	10	10	0.0
4,000,000-4,249,999	1	0	N/A	3	3	0.0
4,250,000-4,499,999	2	1	100.0	8	6	33.3
4,500,000-4,749,999	1	4	-75.0	2	10	-80.0
4,750,000-4,999,999	3	0	N/A	13	1	1200.0
5,000,000+	16	10	60.0	57	48	18.8
Totals	708	580	22.1	2445	2137	14.4