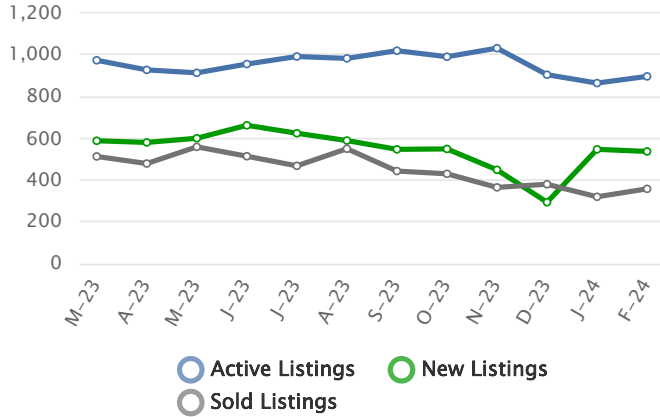


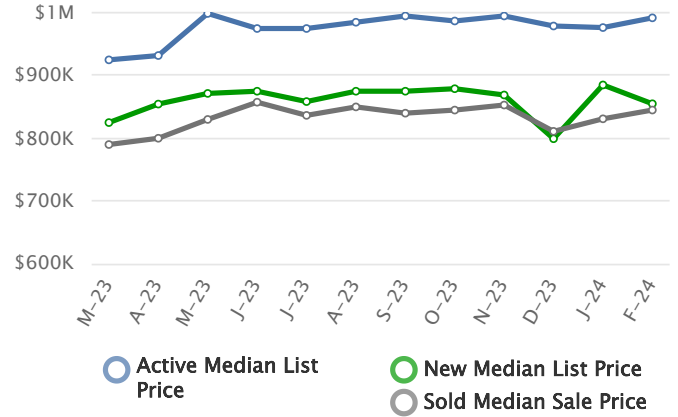
# Market Summary

Ventura Residential, February 2024

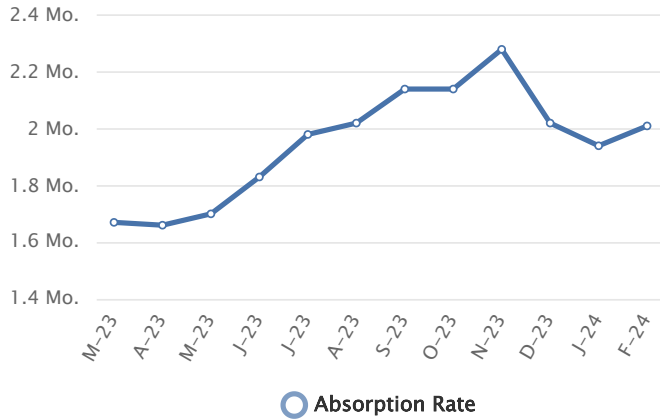
### Number of Listings



### Listing Prices



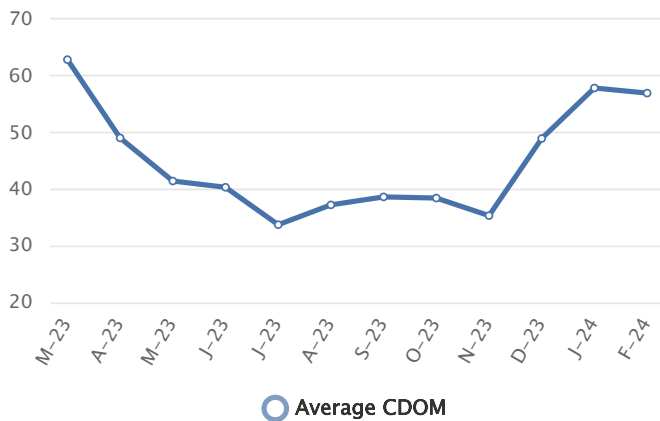
### Absorption Rate, in Months



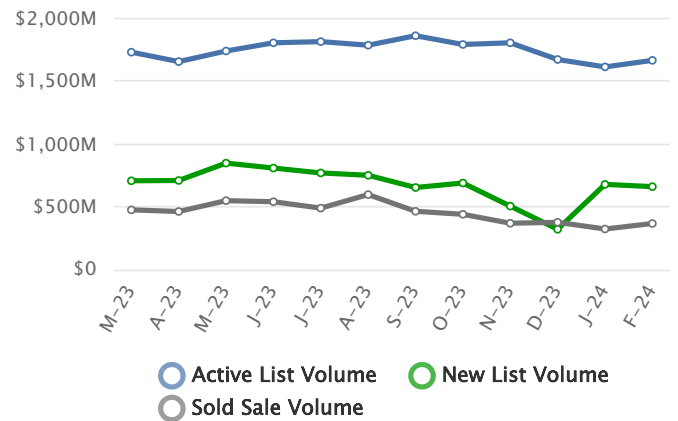
### Sold to List Ratio



### Days on Market



### Price Volume



### Summary Statistics

	Feb-24	Feb-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	2.01	1.73	16.18	1.97	1.69	16.57
Average List Price	\$1,862,194	\$1,603,757	16.11	\$1,524,954	\$1,445,428	5.50
Median List Price	\$992,000	\$888,950	11.59	\$899,950	\$829,900	8.44
Average Sale Price	\$1,027,725	\$857,885	19.80	\$1,020,584	\$929,949	9.75
Median Sale Price	\$845,000	\$750,000	12.67	\$831,000	\$810,000	2.59
Average CDOM	56	58	-3.45	57	58	-1.72
Median CDOM	23	31	-25.81	24	22	9.09

### 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	1	0	N/A	1	0	N/A
300,000-349,999	1	1	0.0	3	3	0.0
350,000-399,999	6	6	0.0	8	11	-27.3
400,000-449,999	14	13	7.7	17	26	-34.6
450,000-499,999	11	11	0.0	15	18	-16.7
500,000-549,999	9	19	-52.6	22	36	-38.9
550,000-599,999	13	18	-27.8	30	35	-14.3
600,000-649,999	22	32	-31.2	43	57	-24.6
650,000-699,999	23	33	-30.3	48	68	-29.4
700,000-749,999	21	29	-27.6	47	61	-23.0
750,000-799,999	30	30	0.0	59	57	3.5
800,000-849,999	31	24	29.2	53	41	29.3
850,000-899,999	29	21	38.1	54	36	50.0
900,000-949,999	15	9	66.7	33	15	120.0
950,000-999,999	17	10	70.0	36	15	140.0
1,000,000-1,099,999	25	18	38.9	40	31	29.0

### 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	0	0.0	0	1	-100.0
300,000-349,999	0	3	-100.0	4	4	0.0
350,000-399,999	6	17	-64.7	10	30	-66.7
400,000-449,999	10	13	-23.1	19	23	-17.4
450,000-499,999	14	10	40.0	23	21	9.5
500,000-549,999	14	21	-33.3	26	39	-33.3
550,000-599,999	14	31	-54.8	35	65	-46.2
600,000-649,999	21	33	-36.4	42	55	-23.6
650,000-699,999	38	31	22.6	66	76	-13.2
700,000-749,999	29	31	-6.5	55	60	-8.3
750,000-799,999	37	47	-21.3	81	93	-12.9
800,000-849,999	20	26	-23.1	42	46	-8.7
850,000-899,999	33	25	32.0	62	43	44.2
900,000-949,999	13	10	30.0	28	22	27.3
950,000-999,999	22	21	4.8	46	28	64.3
1,000,000-1,099,999	17	18	-5.6	31	33	-6.1

**Sold Listings**

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	21	13	61.5	32	28	14.3
1,200,000-1,299,999	10	18	-44.4	21	26	-19.2
1,300,000-1,399,999	7	8	-12.5	20	16	25.0
1,400,000-1,499,999	8	2	300.0	16	7	128.6
1,500,000-1,599,999	6	1	500.0	11	4	175.0
1,600,000-1,699,999	5	1	400.0	10	7	42.9
1,700,000-1,799,999	6	2	200.0	9	6	50.0
1,800,000-1,899,999	1	1	0.0	5	7	-28.6
1,900,000-1,999,999	4	1	300.0	5	3	66.7
2,000,000-2,249,999	4	3	33.3	9	10	-10.0
2,250,000-2,499,999	4	1	300.0	7	3	133.3
2,500,000-2,749,999	2	2	0.0	4	3	33.3
2,750,000-2,999,999	1	1	0.0	1	5	-80.0
3,000,000-3,249,999	2	1	100.0	2	1	100.0
3,250,000-3,499,999	2	1	100.0	3	2	50.0
3,500,000-3,749,999	2	0	N/A	3	0	N/A
3,750,000-3,999,999	0	0	0.0	1	2	-50.0
4,000,000-4,249,999	1	0	N/A	2	0	N/A
4,250,000-4,499,999	1	0	N/A	2	0	N/A
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	3	1	200.0	5	3	66.7
Totals	358	331	8.2	678	643	5.4

**Pending Listings**

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	21	19	10.5	45	36	25.0
1,200,000-1,299,999	16	19	-15.8	27	31	-12.9
1,300,000-1,399,999	9	4	125.0	19	12	58.3
1,400,000-1,499,999	13	5	160.0	20	10	100.0
1,500,000-1,599,999	6	8	-25.0	10	11	-9.1
1,600,000-1,699,999	5	2	150.0	8	6	33.3
1,700,000-1,799,999	9	5	80.0	12	9	33.3
1,800,000-1,899,999	5	4	25.0	6	6	0.0
1,900,000-1,999,999	7	5	40.0	12	9	33.3
2,000,000-2,249,999	0	3	-100.0	5	10	-50.0
2,250,000-2,499,999	2	5	-60.0	5	8	-37.5
2,500,000-2,749,999	2	3	-33.3	6	6	0.0
2,750,000-2,999,999	5	4	25.0	5	4	25.0
3,000,000-3,249,999	1	0	N/A	3	0	N/A
3,250,000-3,499,999	1	1	0.0	5	2	150.0
3,500,000-3,749,999	1	0	N/A	4	0	N/A
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	1	-100.0
4,250,000-4,499,999	0	0	0.0	1	0	N/A
4,500,000-4,749,999	1	2	-50.0	1	2	-50.0
4,750,000-4,999,999	1	0	N/A	1	0	N/A
5,000,000+	5	0	N/A	7	2	250.0
Totals	398	426	-6.6	772	804	-4.0

## Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	0	2	-100.0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	0	1	-100.0	0	1	-100.0
200,000-249,999	2	0	N/A	2	0	N/A
250,000-299,999	3	2	50.0	3	4	-25.0
300,000-349,999	0	5	-100.0	7	11	-36.4
350,000-399,999	12	25	-52.0	25	56	-55.4
400,000-449,999	28	20	40.0	48	41	17.1
450,000-499,999	25	24	4.2	52	50	4.0
500,000-549,999	19	36	-47.2	49	75	-34.7
550,000-599,999	26	47	-44.7	70	119	-41.2
600,000-649,999	33	42	-21.4	83	97	-14.4
650,000-699,999	48	74	-35.1	117	158	-25.9
700,000-749,999	40	58	-31.0	99	123	-19.5
750,000-799,999	77	101	-23.8	166	210	-21.0
800,000-849,999	37	48	-22.9	92	100	-8.0
850,000-899,999	51	55	-7.3	131	102	28.4
900,000-949,999	26	28	-7.1	60	56	7.1
950,000-999,999	33	52	-36.5	92	84	9.5
1,000,000-1,099,999	32	39	-17.9	70	71	-1.4
1,100,000-1,199,999	47	45	4.4	103	90	14.4
1,200,000-1,299,999	45	44	2.3	81	78	3.8
1,300,000-1,399,999	27	29	-6.9	51	47	8.5
1,400,000-1,499,999	18	32	-43.7	43	48	-10.4
1,500,000-1,599,999	18	17	5.9	39	33	18.2
1,600,000-1,699,999	22	23	-4.3	30	35	-14.3
1,700,000-1,799,999	15	15	0.0	34	29	17.2
1,800,000-1,899,999	16	16	0.0	26	21	23.8
1,900,000-1,999,999	16	12	33.3	34	22	54.5
2,000,000-2,249,999	17	21	-19.0	28	37	-24.3

## New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	0	2	-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	0	1	-100.0	1	2	-50.0
300,000-349,999	2	0	N/A	3	3	0.0
350,000-399,999	7	18	-61.1	14	37	-62.2
400,000-449,999	15	12	25.0	32	23	39.1
450,000-499,999	23	13	76.9	32	24	33.3
500,000-549,999	15	16	-6.2	35	37	-5.4
550,000-599,999	20	29	-31.0	49	66	-25.8
600,000-649,999	35	27	29.6	57	55	3.6
650,000-699,999	36	32	12.5	79	75	5.3
700,000-749,999	26	30	-13.3	58	58	0.0
750,000-799,999	45	53	-15.1	89	104	-14.4
800,000-849,999	36	22	63.6	63	47	34.0
850,000-899,999	41	29	41.4	85	48	77.1
900,000-949,999	20	11	81.8	36	27	33.3
950,000-999,999	27	27	0.0	53	46	15.2
1,000,000-1,099,999	29	16	81.3	48	37	29.7
1,100,000-1,199,999	26	23	13.0	58	41	41.5
1,200,000-1,299,999	17	20	-15.0	39	39	0.0
1,300,000-1,399,999	9	12	-25.0	26	19	36.8
1,400,000-1,499,999	12	17	-29.4	27	26	3.8
1,500,000-1,599,999	14	12	16.7	25	20	25.0
1,600,000-1,699,999	6	5	20.0	17	14	21.4
1,700,000-1,799,999	10	8	25.0	22	15	46.7
1,800,000-1,899,999	9	3	200.0	13	9	44.4
1,900,000-1,999,999	8	5	60.0	18	10	80.0
2,000,000-2,249,999	6	11	-45.5	12	18	-33.3

**Active Listings**

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	25	21	19.0	39	35	11.4
2,500,000-2,749,999	11	7	57.1	16	12	33.3
2,750,000-2,999,999	26	9	188.9	35	13	169.2
3,000,000-3,249,999	5	3	66.7	8	3	166.7
3,250,000-3,499,999	7	7	0.0	16	14	14.3
3,500,000-3,749,999	7	3	133.3	11	4	175.0
3,750,000-3,999,999	8	9	-11.1	9	12	-25.0
4,000,000-4,249,999	0	4	-100.0	2	5	-60.0
4,250,000-4,499,999	10	8	25.0	13	10	30.0
4,500,000-4,749,999	2	2	0.0	3	5	-40.0
4,750,000-4,999,999	5	4	25.0	12	4	200.0
5,000,000+	57	43	32.6	78	66	18.2
Totals	896	1031	-13.1	1877	1983	-5.3

**New Listings**

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	9	5	80.0	20	14	42.9
2,500,000-2,749,999	1	0	N/A	6	2	200.0
2,750,000-2,999,999	7	3	133.3	17	4	325.0
3,000,000-3,249,999	1	1	0.0	1	2	-50.0
3,250,000-3,499,999	1	2	-50.0	5	3	66.7
3,500,000-3,749,999	0	0	0.0	4	0	N/A
3,750,000-3,999,999	0	2	-100.0	1	3	-66.7
4,000,000-4,249,999	2	0	N/A	2	2	0.0
4,250,000-4,499,999	2	2	0.0	4	5	-20.0
4,500,000-4,749,999	0	2	-100.0	0	4	-100.0
4,750,000-4,999,999	5	1	400.0	8	1	700.0
5,000,000+	15	17	-11.8	25	27	-7.4
Totals	537	488	10.0	1084	969	11.9