

VENTURA COUNTY, CA

2025 MARKET AT A GLANCE

OCCUPANCY RATE
(Q4 2025)

97.1%



UP 140 BPS YOY

EFFECTIVE RENT
(Q4 2025)

\$2,820



UP 2.9% YOY

RENT SHARE OF WALLET
(Q4 2025)

30.8%

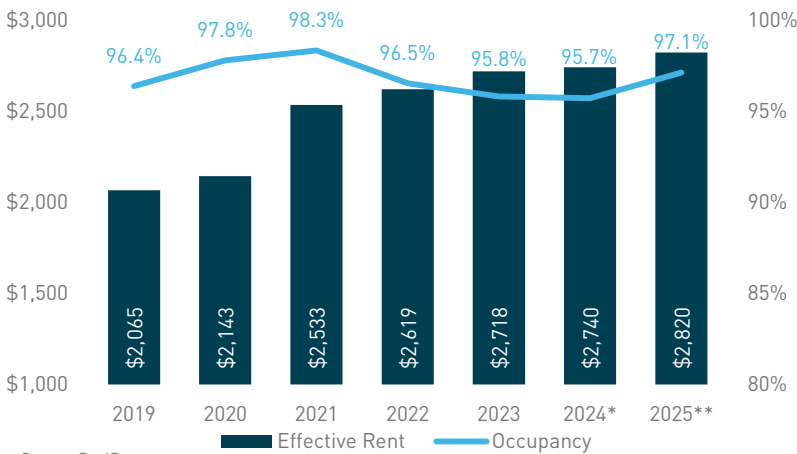


UNCHANGED YOY

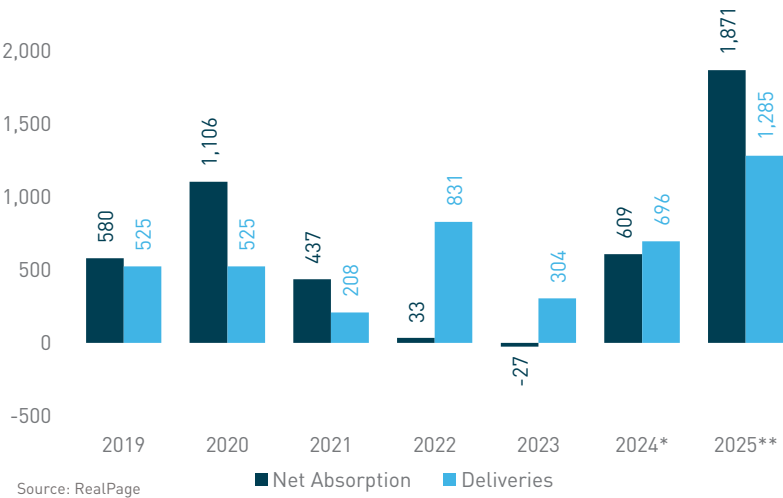
Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2024 are projected values. 2025 figures are forecast projections.

2025 FORECAST

APARTMENT TRENDS



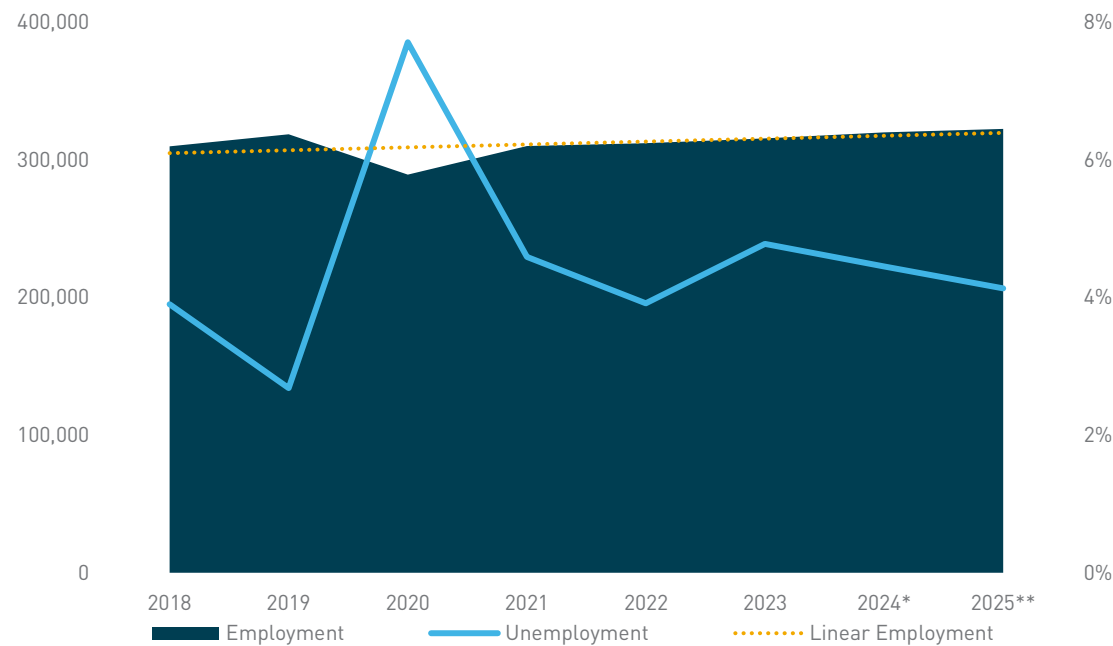
Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.



VENTURA COUNTY, CA

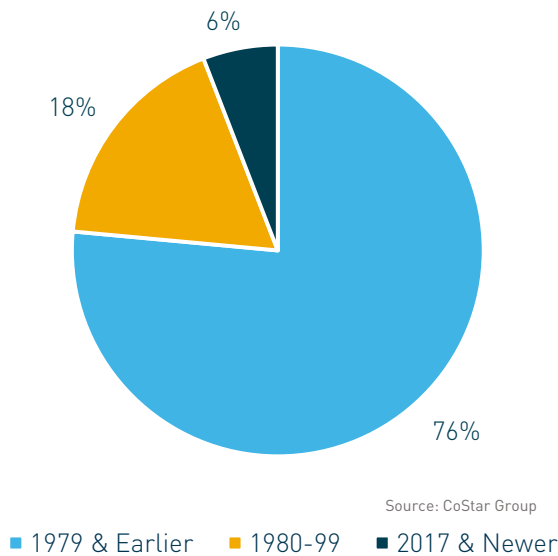
EMPLOYMENT TRENDS

2024 SALES TRENDS*



Source: Moody's Analytics

*Projected **Forecast



Source: CoStar Group

*YTD through Oct.

The apartment sales information represents transactions of apartment properties with a sales price of \$2.5 million or more, unless otherwise indicated.

EMPLOYMENT
(DEC. 2025)

322,400



UP 0.8% YOY

UNEMPLOYMENT
(DEC. 2025)

4.1%



DOWN 40 BPS YOY

MEDIAN HOUSEHOLD INCOME
(DEC. 2025 SAAR)

\$109,713



UP 2.9% YOY

PRICE PER UNIT
(2024 AVG.)

\$350,849



UP 0.1% YOY

CAP RATE
(2024 AVG.)

4.8%



UP 10 BPS YOY