

BERKADIA[®]

VENTURA COUNTY

MULTIFAMILY MARKET REPORT | MID-YEAR
2025



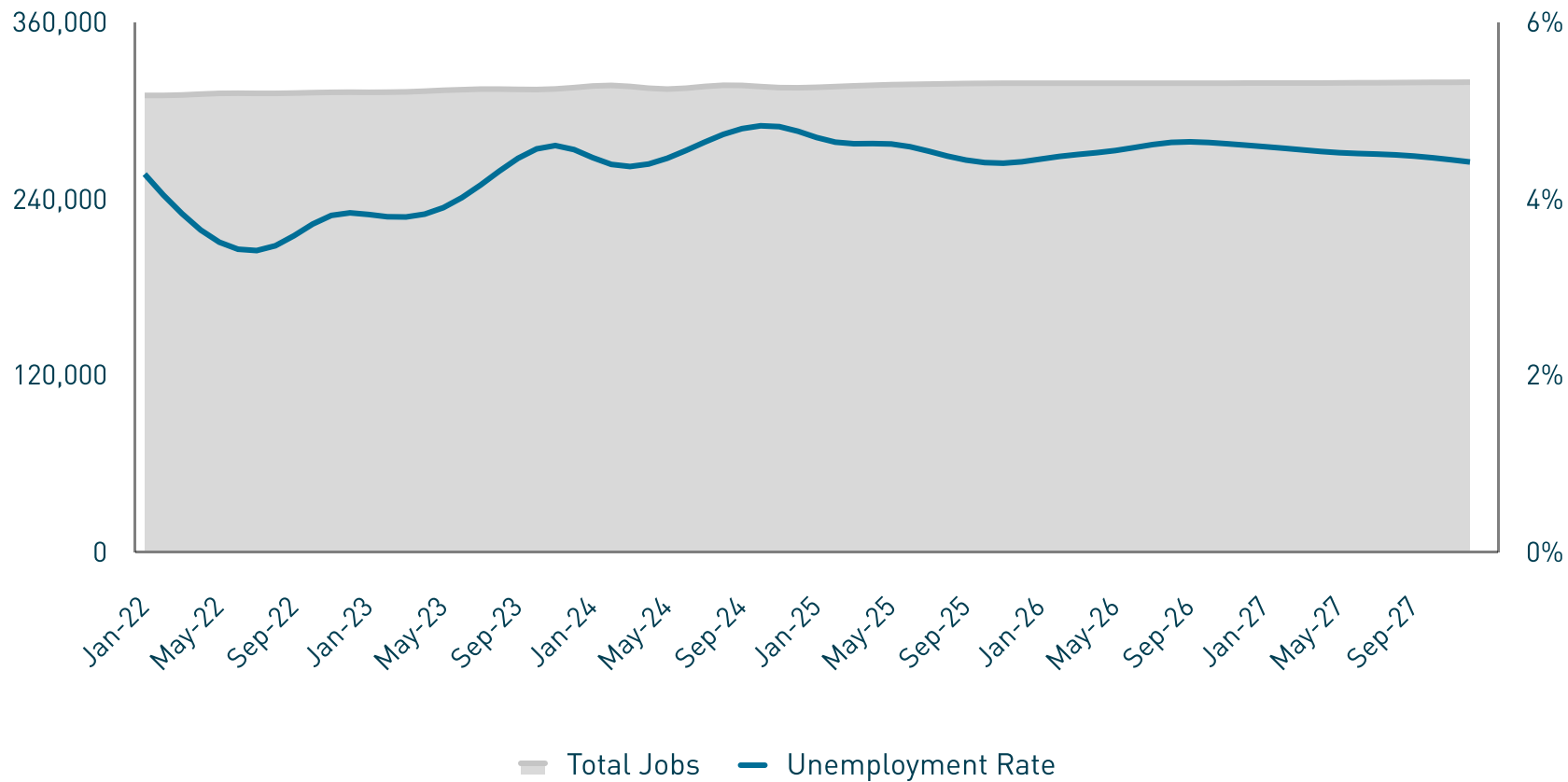
SELECT MARKET



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Employment Trends



Source: Moody's Analytics

Jobs Added / Lost

LAST 12 MONTHS
2,600



0.8% YOY

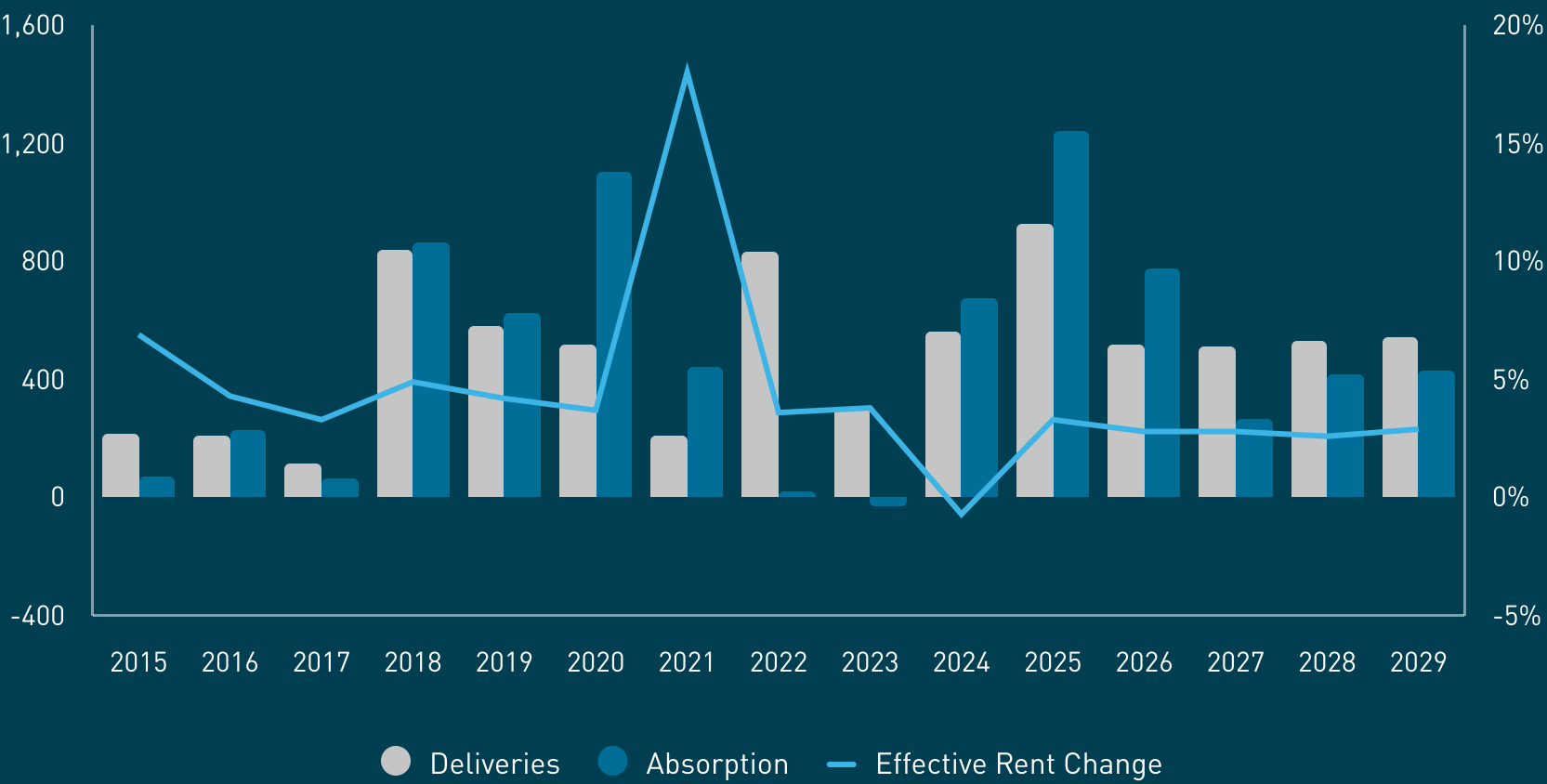
Unemployment

JUNE 2025
4.6%



0 BPS YOY

Deliveries, Absorption, & Effective Rent Change



Source: RealPage



2025 Year to Date

DELIVERIES
389 UNITS

ABSORPTION
767 UNITS



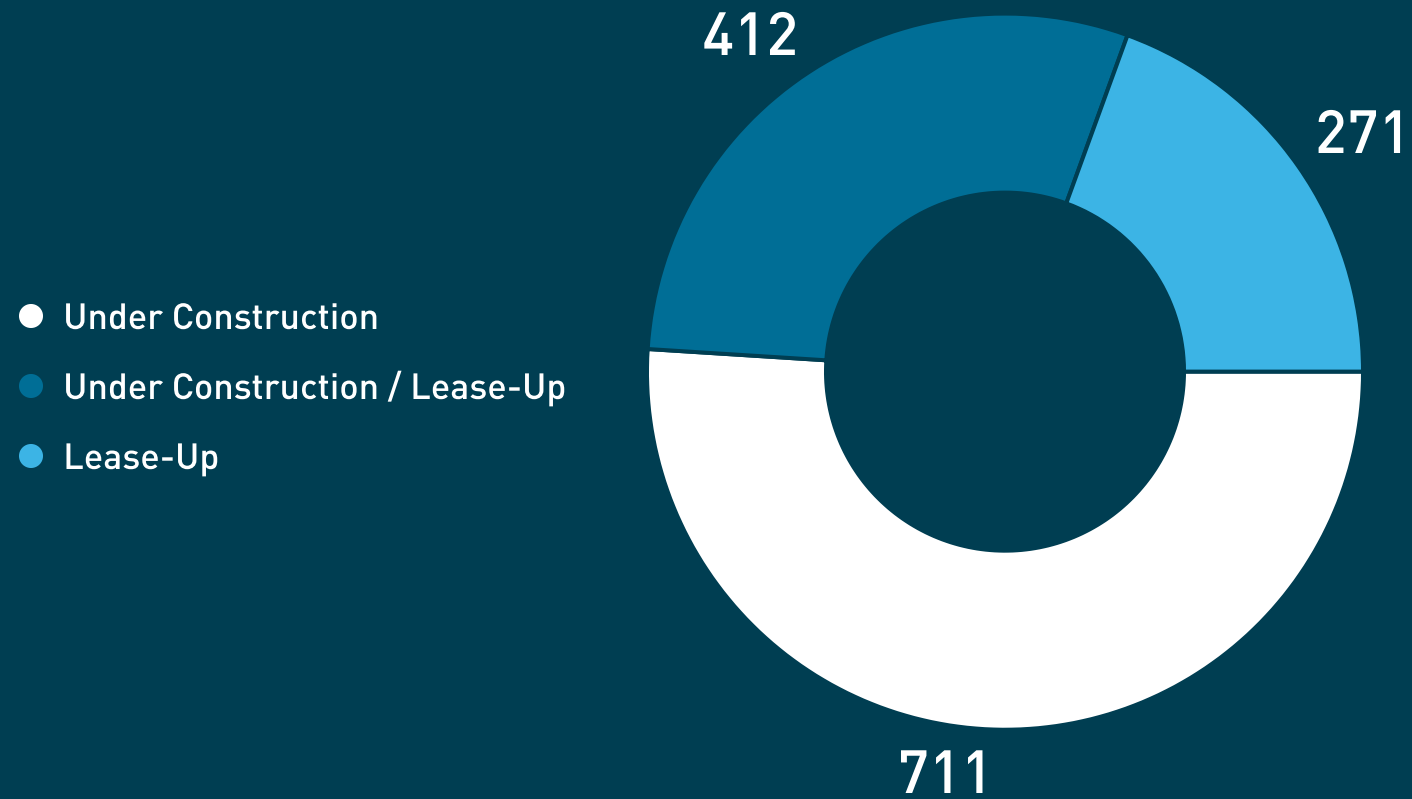
2025 Total*

DELIVERIES
927 UNITS

ABSORPTION
1,244 UNITS

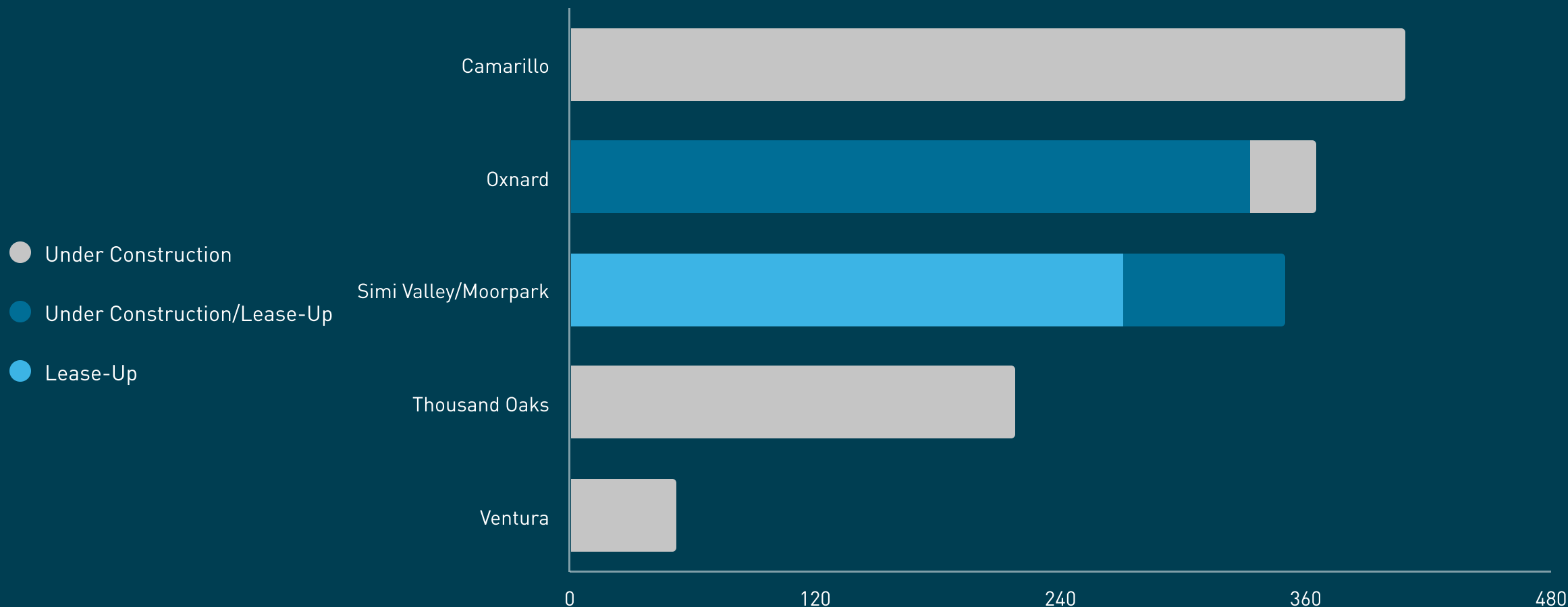
*Projected

Ventura County Pipeline



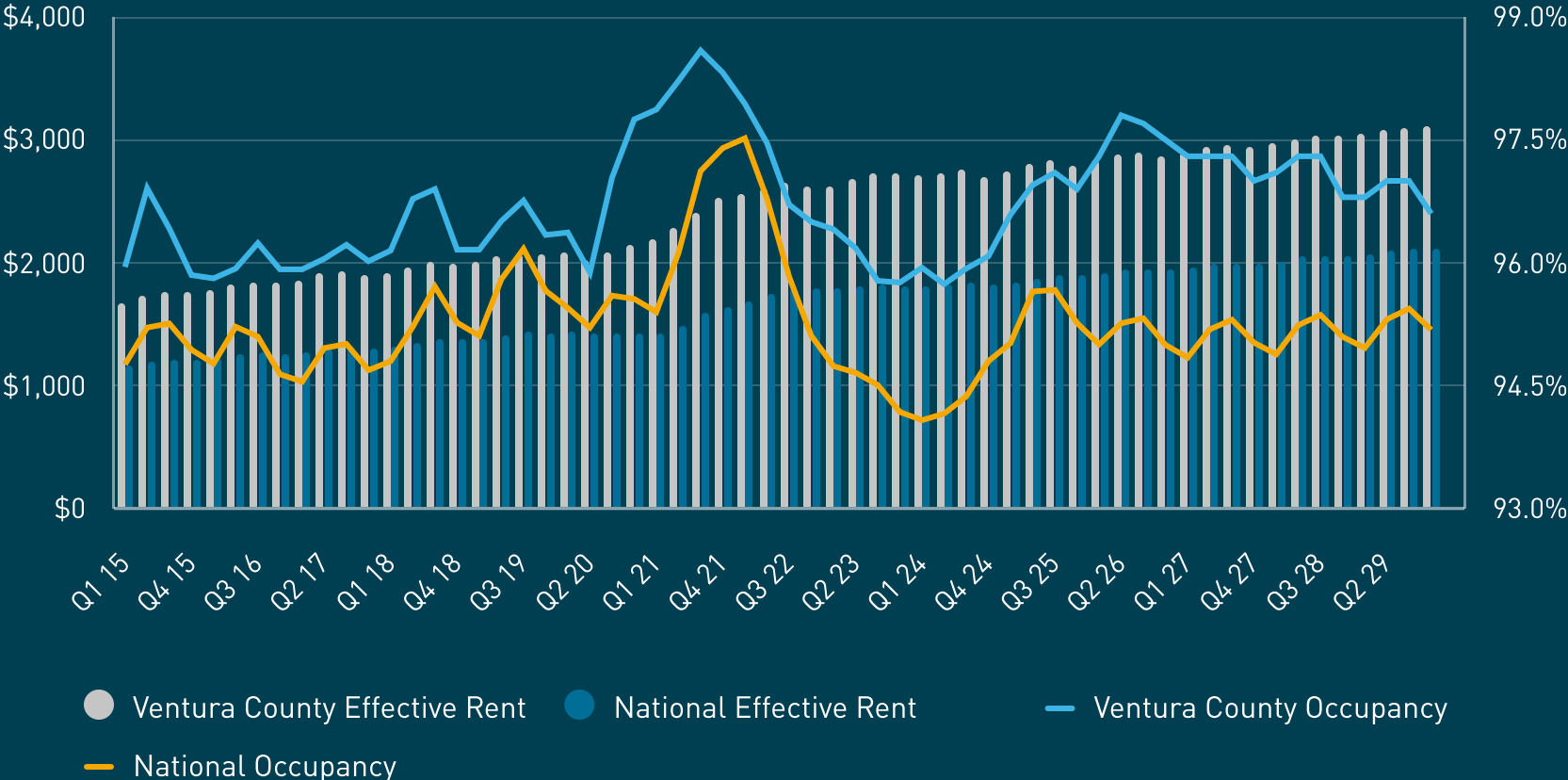
Source: RealPage

Submarket Pipelines



Source: RealPage

Ventura County vs. National Effective Rent & Occupancy



Effective Rent

Q2 2025
\$2,809



3.0% YOY

Occupancy

Q2 2025
97.0%



120 BPS YOY

Source: RealPage

Rent & Occupancy

Submarket Performance

Submarket Name	Q2 25 Occupancy	YOY (BPS)	Q2 25 Effective Rent	YOY
Camarillo	96.9%	110	\$2,858	5.9%
Oxnard	97.4%	220	\$2,711	2.2%
Simi Valley/Moorpark	96.9%	20	\$2,734	1.4%
Thousand Oaks	96.9%	130	\$2,947	2.5%
Ventura	96.5%	110	\$2,787	3.0%

Source: RealPage



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