

# Multifamily Market Outlook

Ventura County | Q1 2026



## MARKET STATISTICS

Submarket	Existing Rentable Units	Vacant Units	Under Construction Units	Vacancy Rate	Average Asking Rent (\$/MTH/Unit)	YTD Units Sold	YTD Sales Volume (\$)	Average Sale Price (\$/Unit)	Average Cap Rate (%)
South	32,880	1,589	969	4.8%	\$2,695	428	\$181,670,000	\$424,463	5.0%
North	18,848	841	140	4.5%	\$2,601	40	\$10,275,000	\$256,875	5.8%
<b>Ventura County</b>	<b>51,728</b>	<b>2,430</b>	<b>1,109</b>	<b>4.7%</b>	<b>\$2,664</b>	<b>468</b>	<b>\$191,945,000</b>	<b>\$410,139</b>	<b>5.3%</b>

\*Existing rentable units include all multifamily buildings. Rents reflect all market rate units, monthly.

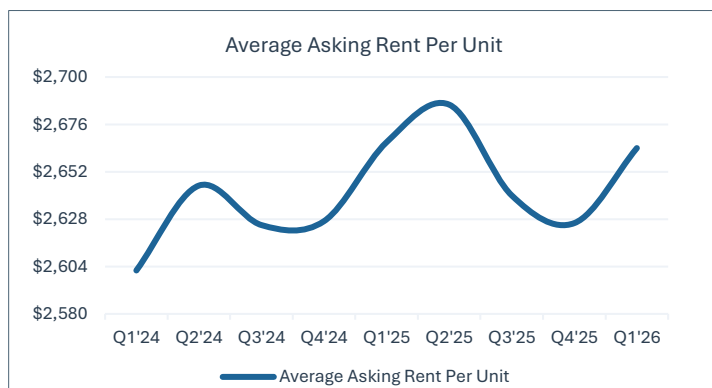
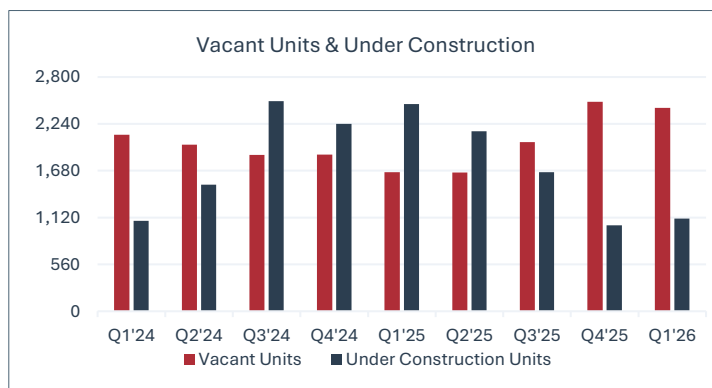
## SELECT SALE TRANSACTIONS

Address	City	Submarket	Units
450 Forest Park Blvd	Oxnard	West	235
5540 W 5 <sup>th</sup> St	Oxnard	West	181
390 Paseo Camarillo	Camarillo	North	165
3980 Telegraph Rd	Ventura	North	28
3560 W Gonzales Rd	Oxnard	West	24

Address	City	Submarket	Units
92-114 E Center St	Ventura	North	12
327-331 S Steckel Dr	Santa Paula	North	8
710 Janetwood Dr	Oxnard	West	5
1220 W Hull Pl	Oxnard	West	4

## LEASING TRENDS

Vacant units dipped 2.9% QoQ but surged 46.2% YoY, while units under construction rose 8.1% QoQ yet remain 55.2% below year-ago levels. Asking rent was largely flat, up 1.4% QoQ and down just 0.1% YoY.



## SALES TRENDS

Units sold surged 27.5% QoQ and 382.5% YoY, while average sale price per unit rose 35.5% QoQ and 28.5% YoY, reflecting broad-based strength in both transaction volume and pricing.

