Multifamily Market Outlook
Ventura County | Q2 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	32,938	1,339	594	4.1%	$2,712	470	$193,000,000	$2,712	5.0%
North	18,878	805	152	4.3%	$2,625	22	$7,295,000	$2,625	5.6%
Ventura County	**51,816**	**2,144**	**746**	**4.1%**	**$2,684**	**492**	**$200,295,000**	**$2,684**	**5.3%**

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

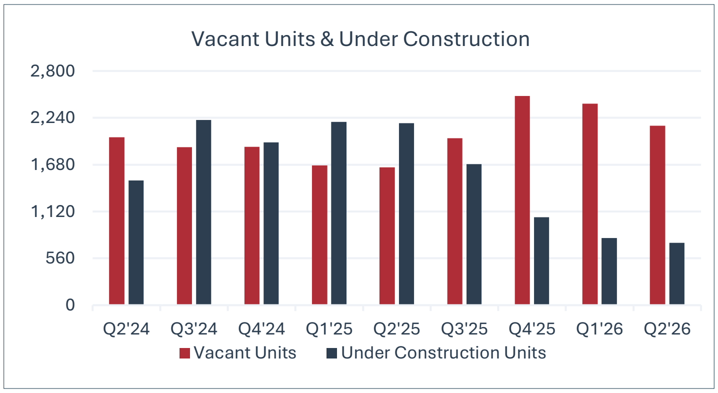
SELECT SALE TRANSACTIONS

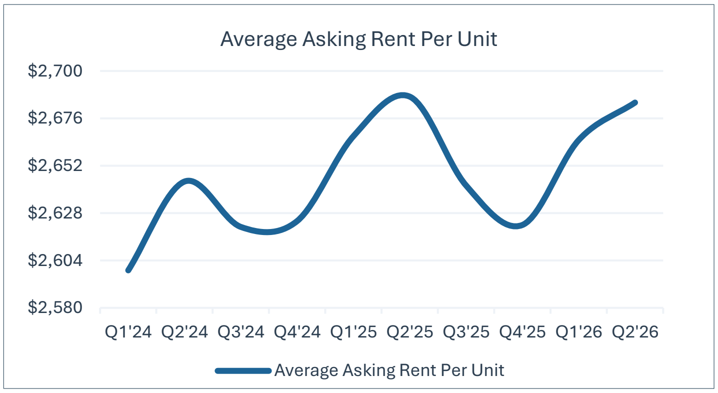
Address	City	Submarket	Units
706-720 W 5th St	Oxnard	West	18
293-295 W Park Row Ave	Ventura	North	10

Address	City	Submarket	Units
1030 Hull Pl	Oxnard	West	4
209 W Santa Barbara St	Santa Paula	North	4

LEASING TRENDS

Vacant units fell 11.0% QoQ but remained up 30.2% YoY, while units under construction dropped 7.0% QoQ and 65.7% YoY. Asking rent was largely flat, up 0.7% QoQ and down just 0.1% YoY.





SALES TRENDS

Units sold fell sharply, down 88.2% QoQ and 68.1% YoY, while average sale price per unit dropped 32.7% QoQ and 10.1% YoY, reflecting broad-based weakness in both transaction volume and pricing.