

Multifamily Market Outlook

Ventura County | Q3 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	33,480	1,778	89	5.3%	\$2,655	647	\$258,617,000	\$373,798	6.0%
North	18,816	725	243	3.9%	\$2,614	69	\$18,985,000	\$278,421	5.2%
Ventura County	52,296	2,503	332	4.8%	\$2,641	716	\$277,602,000	\$364,359	5.6%

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

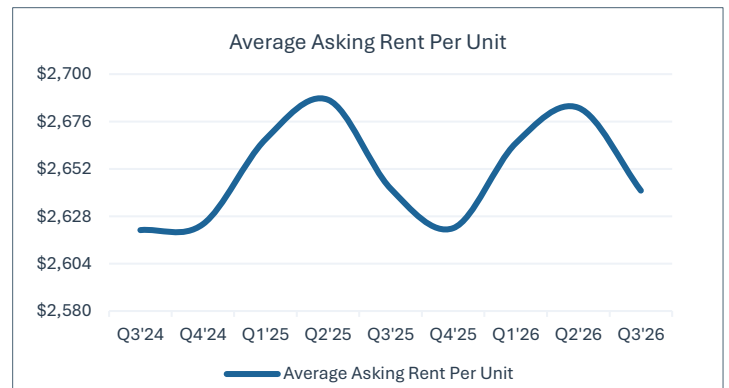
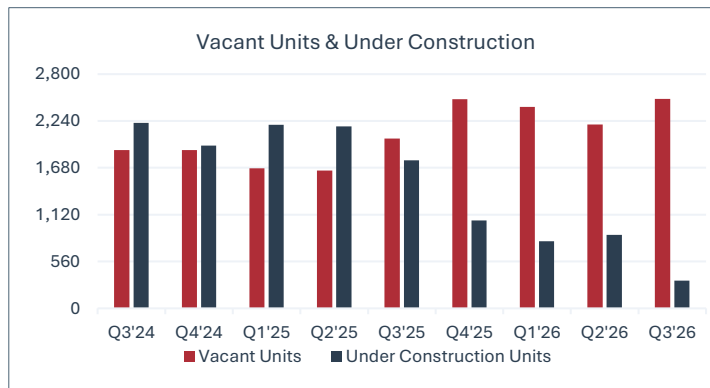
SELECT SALE TRANSACTIONS

Address	City	Submarket	Units
1317-1691 E Jefferson Way	Simi Valley	North	500
1571 Flynn Rd	Camarillo	South	249

Address	City	Submarket	Units
5240 Corte Bocina St	Camarillo	South	160
351 Hodencamp Rd	Thousand Oaks	South	158

LEASING TRENDS

Vacant units rose 13.9% QoQ and 23.2% YoY, while units under construction fell sharply, down 62.2% QoQ and 81.2% YoY, indicating a significant pullback in new supply. Average asking rent per unit declined 1.6% QoQ but remained unchanged YoY, reflecting continued pricing stability despite rising vacancies.



SALES TRENDS

Units sold surged 242.9% QoQ but remained down 65.2% YoY, while average sale price per unit rose 30.0% QoQ but fell 4.4% YoY, reflecting a quarterly rebound in transaction activity and pricing despite continued weakness compared with the prior year.

