

VENTURA COUNTY CA

Multifamily Report

BERKADIA[®]

a Berkshire Hathaway and Jefferies Financial Group company



VENTURA COUNTY, CA EMPLOYMENT

Jobs Added / Lost

LAST 12 MONTHS

25,100
↑ 9.4%

NEXT 12 MONTHS*

13,700
↑ 4.7%

Unemployment

MID-YEAR 2021

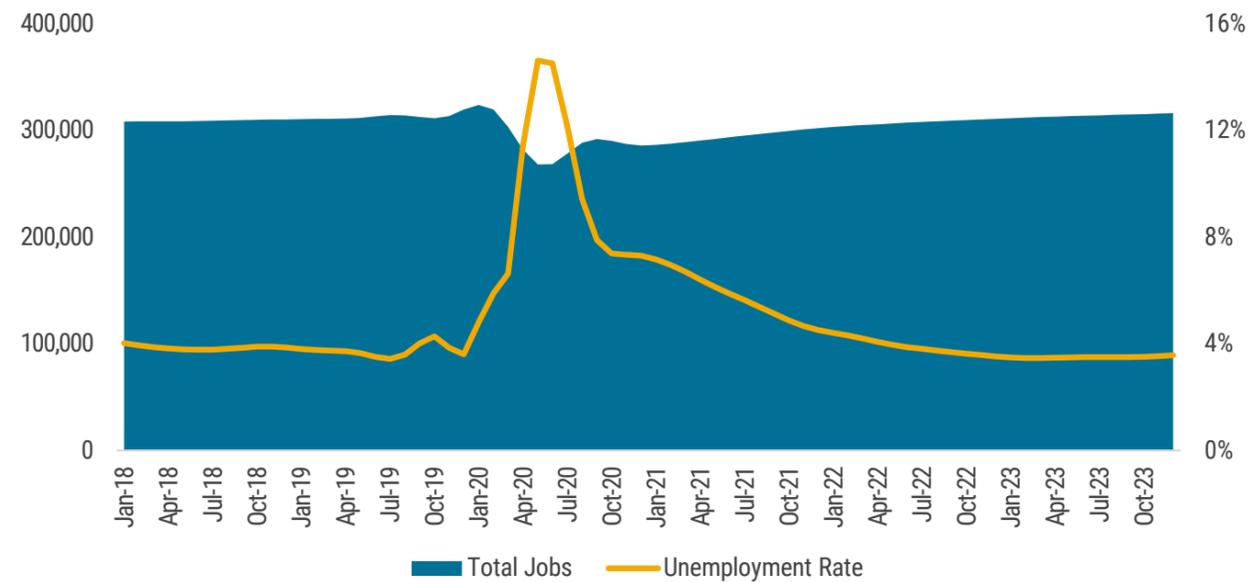
5.9%
↓ 860 BPS YOY

MID-YEAR 2022*

3.9%
↓ 200 BPS YOY

*Projected

Employment Trends



SOURCE: MOODY'S ANALYTICS

In The News

- Plan to build a new Santa Paula Hospital revealed
- Metrolink Simi Valley project moves one step closer
- Amazon adds distribution center in Ventura County
- Ventura County music venues preparing for return

Who's Hiring?

LEISURE & HOSPITALITY INDUSTRY



11%
OF ALL JOBS IN THE METRO

\$29,500
AVERAGE ANNUAL SALARY

Top Leisure & Hospitality Employers

Rancho Simi RECREATION AND PARK DISTRICT	800 JOBS
OJAI VALLEY INN	600 JOBS
HYATT®	300 JOBS



VENTURA COUNTY, CA

DELIVERIES & ABSORPTION

2021 Units*

DELIVERED

286

ABSORBED

74

2022 Units*

DELIVERED

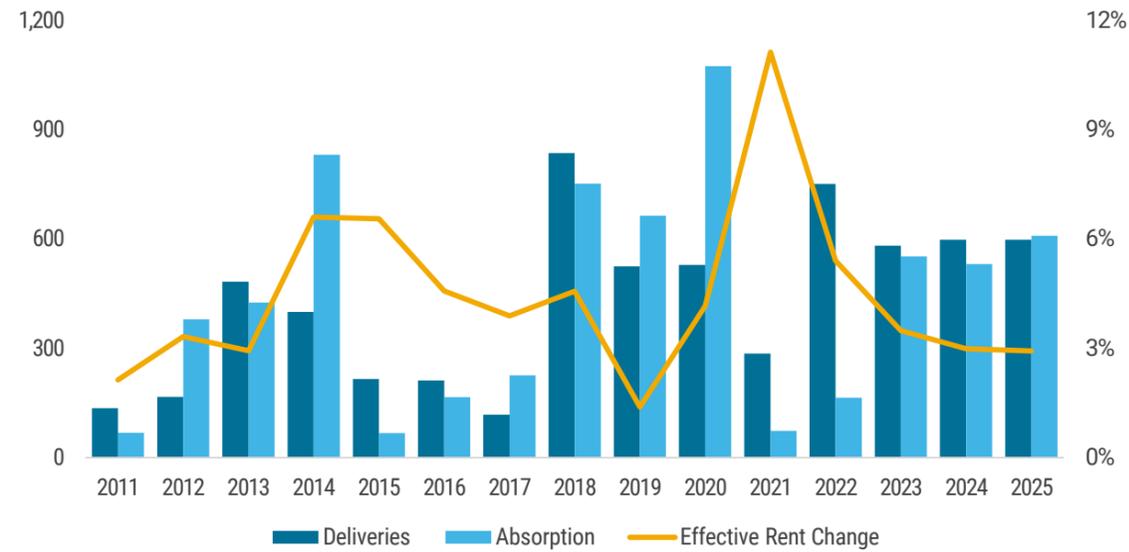
751

ABSORBED

165

*Projected

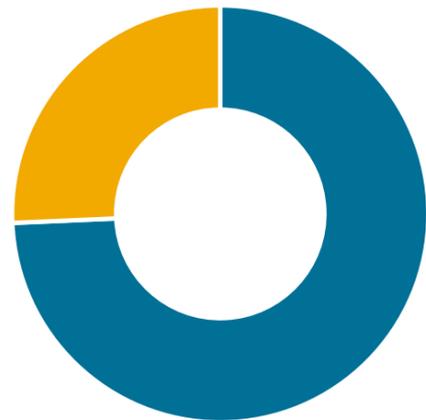
Deliveries, Absorption, & Effective Rent Change



SOURCE: REALPAGE

Market Pipeline

372

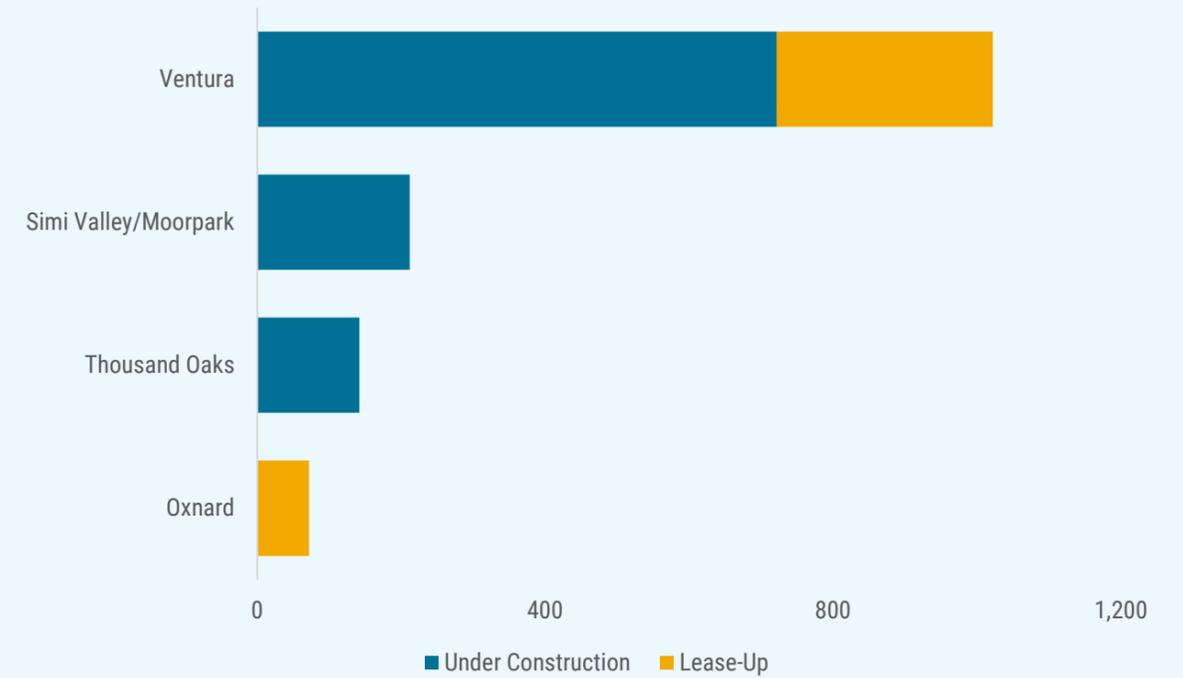


Under Construction

Lease-Up

1,076

Top Submarket Pipelines



For a complete list of properties in the pipeline, [CLICK HERE](#)



VENTURA COUNTY, CA

RENT & OCCUPANCY

Effective Rent

2Q 2021

\$2,228

↑ 11.8% YOY

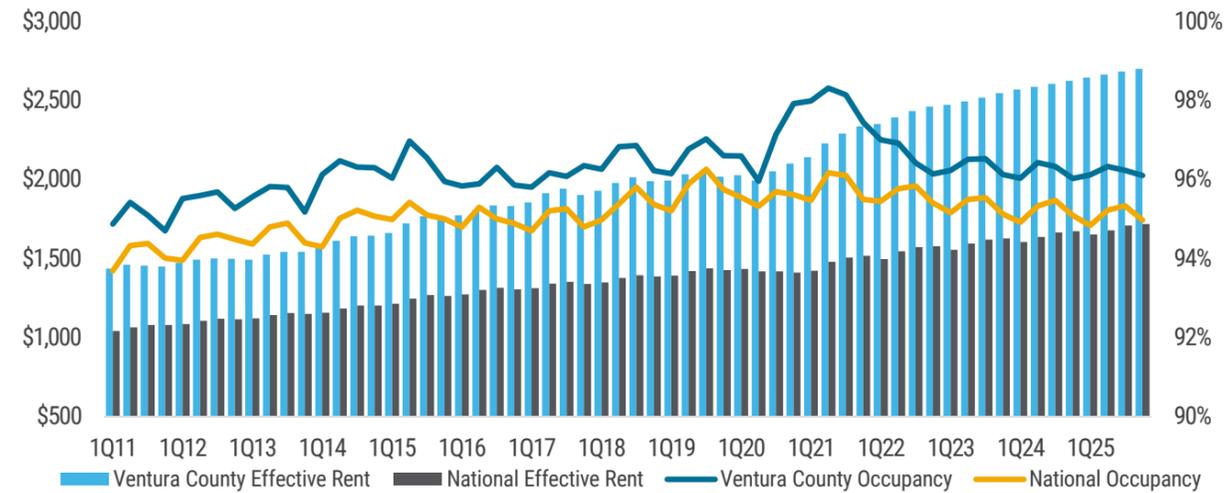
Occupancy

2Q 2021

98.3%

↑ 240 BPS YOY

Ventura County vs. National Effective Rent & Occupancy



SOURCE: REALPAGE

Submarket Performance

SUBMARKET NAME	2Q21 OCCUPANCY	YOY (BPS)	2Q21 EFFECTIVE RENT	YOY
Camarillo	98.1%	220	\$2,355	14.7%
Oxnard	98.3%	180	\$2,085	8.6%
Simi Valley/Moorpark	98.0%	180	\$2,276	14.5%
Thousand Oaks	98.3%	240	\$2,415	13.0%
Ventura	98.6%	360	\$2,199	11.8%

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Sources: RealPage; Moody's Analytics; Real Capital Analytics; Federal Reserve Bank of Ventura County

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