

2022 MID-YEAR

VENTURA COUNTY CA

Multifamily Report

BERKADIA[®]

a Berkshire Hathaway and Jefferies Financial Group company





VENTURA COUNTY, CA EMPLOYMENT

Jobs Added / Lost

LAST 12 MONTHS

7,400

↑ 2.5%

NEXT 12 MONTHS*

5,400

↑ 1.8%

Unemployment

MID-YEAR 2022

3.7%

↓ 280 BPS YOY

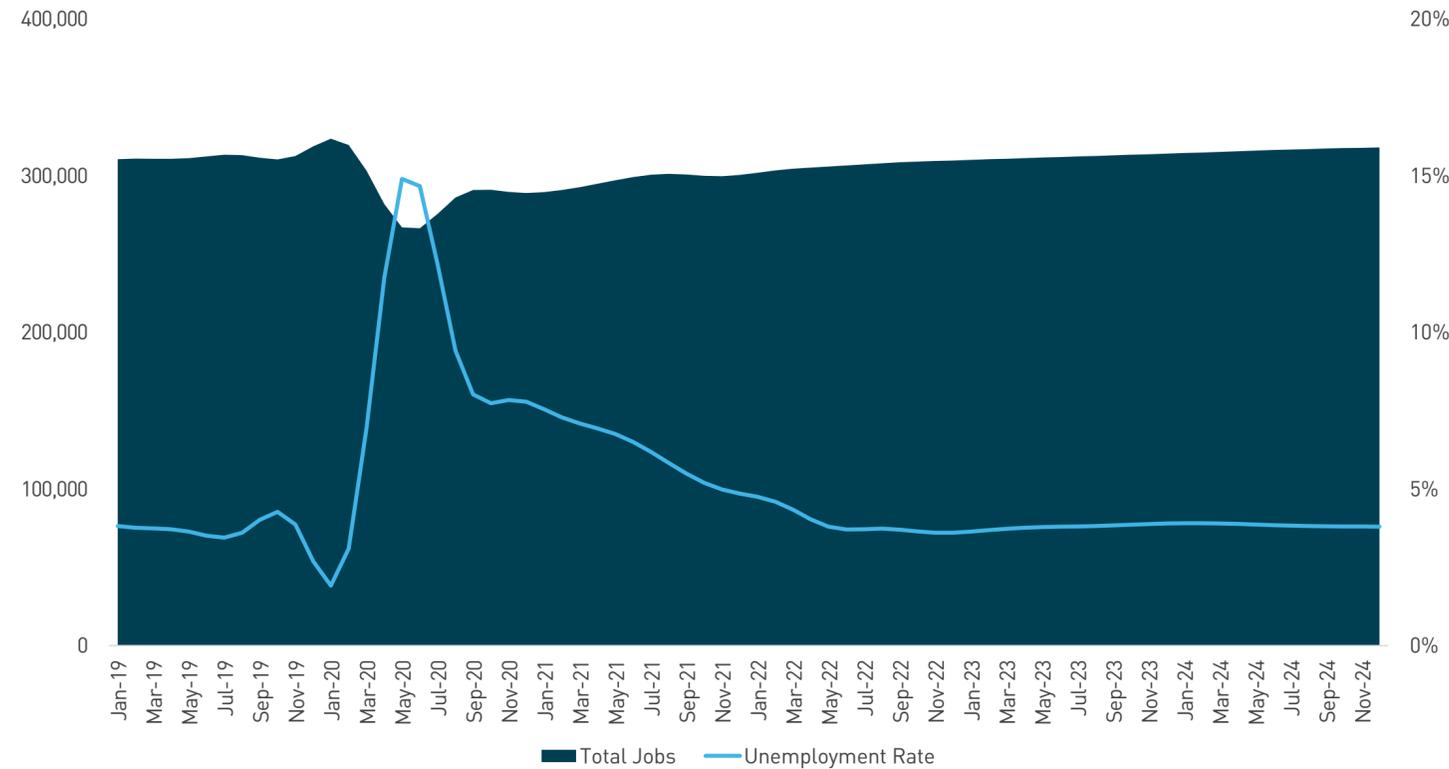
MID-YEAR 2023*

3.8%

↑ 10 BPS YOY

*Projected

Employment Trends



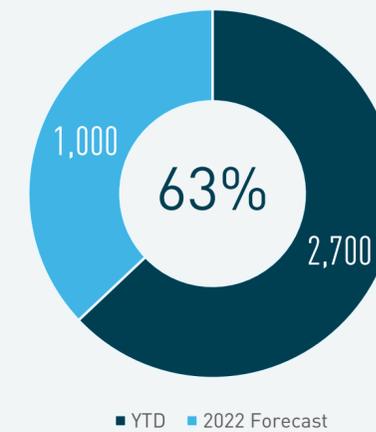
SOURCE: Moody's Analytics

In The News

- [Takeda Pharmaceuticals investing \\$126M to expand in Thousand Oaks](#)
- [Coast Guard breaks ground on \\$53M air station at Naval Base Ventura County](#)
- [USPS filling jobs in Oxnard](#)

Who's Hiring?

EDUCATION & HEALTH SERVICES INDUSTRY



16%
OF ALL JOBS IN THE METRO

\$112,700
AVERAGE ANNUAL SALARY

Top Education & Health Services Employers

AMGEN	5,400 JOBS
blue california	2,500 JOBS
SimiValleySchools SIMI VALLEY UNIFIED SCHOOL DISTRICT	2,500 JOBS



VENTURA COUNTY, CA

DELIVERIES & ABSORPTION

2022 Units*

DELIVERIES

812

ABSORPTION

164

2023 Units*

DELIVERIES

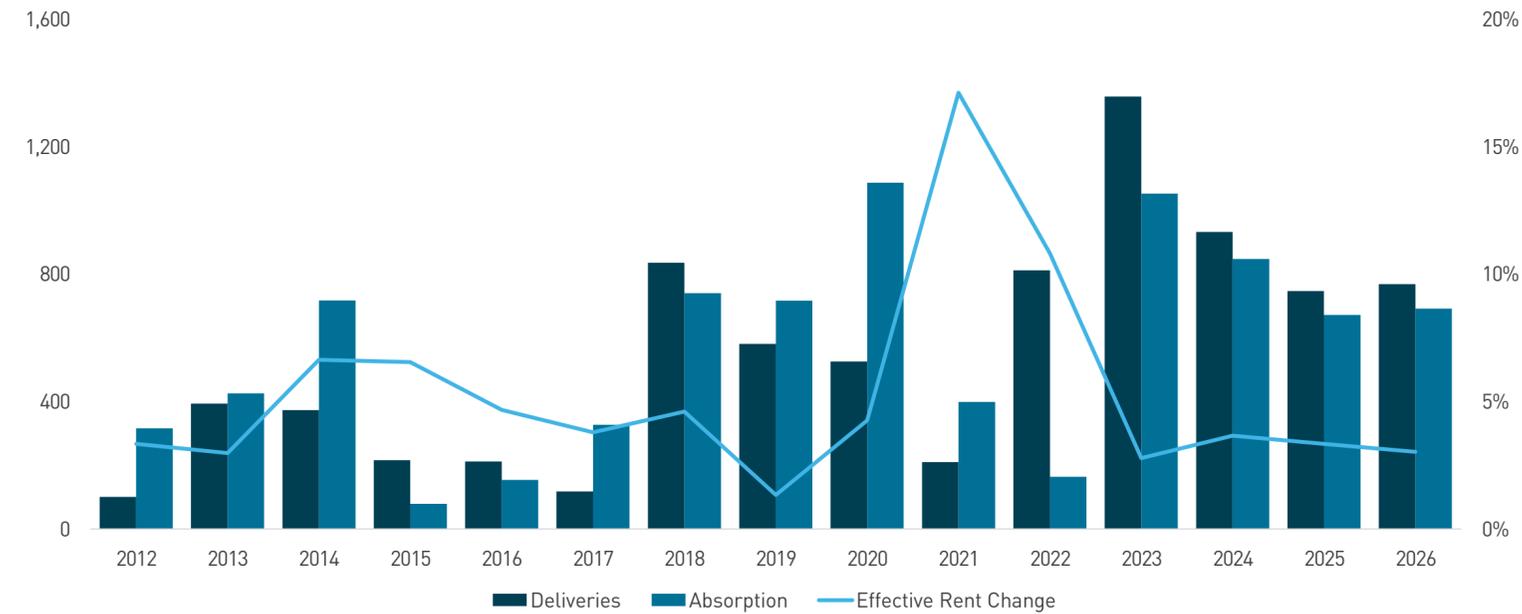
1,358

ABSORPTION

1,053

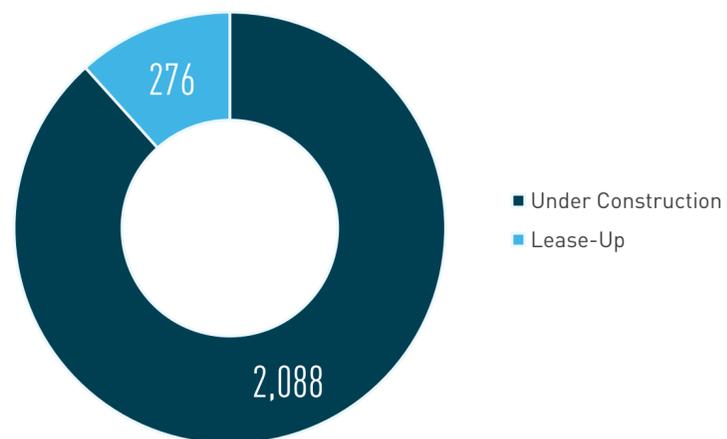
*Projected

Deliveries, Absorption, & Effective Rent Change

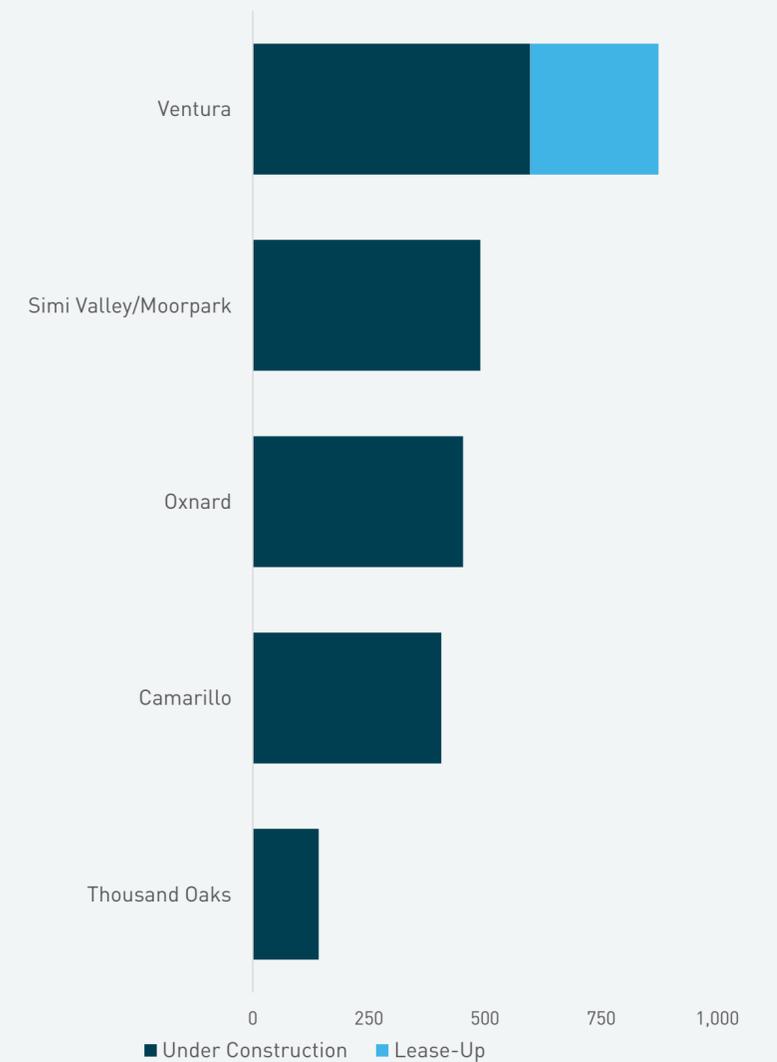


Source: RealPage

Market Pipeline



Top Submarket Pipelines





VENTURA COUNTY, CA RENT & OCCUPANCY

Effective Rent

2Q 2022

\$2,572

↑ 13.8% YOY

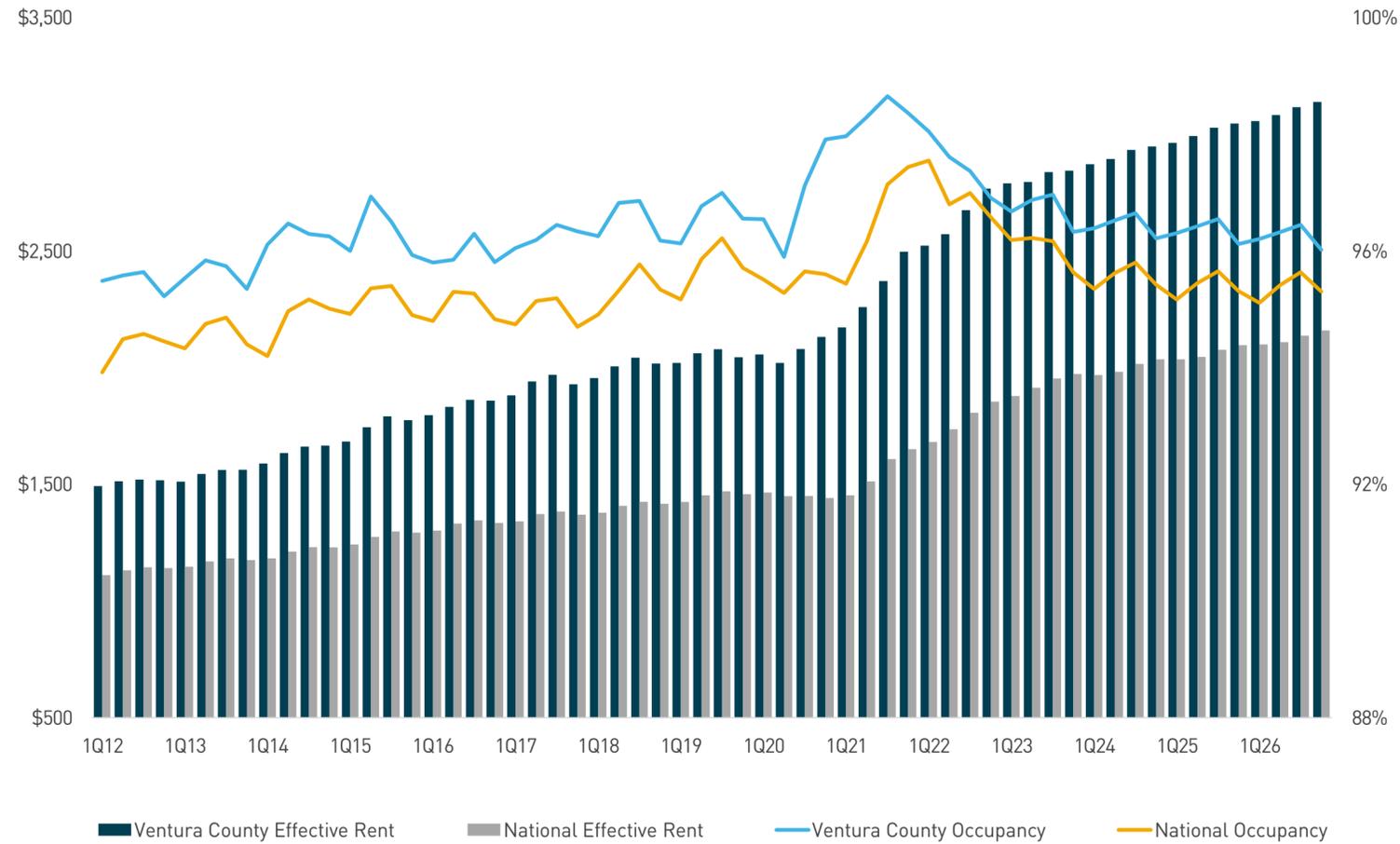
Occupancy

2Q 2022

97.6%

↓ 70 BPS YOY

Ventura County vs. National Effective Rent & Occupancy



Source: RealPage

Submarket Performance

SUBMARKET NAME	2022 OCCUPANCY	YOY (BPS)	2022 EFFECTIVE RENT	YOY
Camarillo	98.1%	0	\$2,618	9.4%
Oxnard	98.2%	-10	\$2,439	15.0%
Simi Valley/Moorpark	97.7%	-30	\$2,593	14.0%
Thousand Oaks	96.2%	-210	\$2,737	14.1%
Ventura	97.6%	-100	\$2,599	14.1%

BERKADIA[®]

Sources: RealPage; Moody's Analytics; Real Capital Analytics

© 2022 Berkadia Real Estate Advisors LLC

Berkadia® is a trademark of Berkadia Proprietary Holding LLC

Commercial mortgage loan origination and servicing businesses are conducted exclusively by Berkadia Commercial Mortgage LLC and Berkadia Commercial Mortgage Inc. This website is not intended to solicit commercial mortgage loan brokerage business in Nevada. Investment sales and real estate brokerage businesses are conducted exclusively by Berkadia Real Estate Advisors LLC and Berkadia Real Estate Advisors Inc. For state licensing details for the above entities, visit: www.berkadia.com/legal/licensing.aspx

The information contained in this flyer has been obtained from sources we believe to be reliable; however, we have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. While we do not doubt its accuracy, we have not verified it and neither we, nor the Owner, make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not necessarily represent past, current or future performance of the property. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.