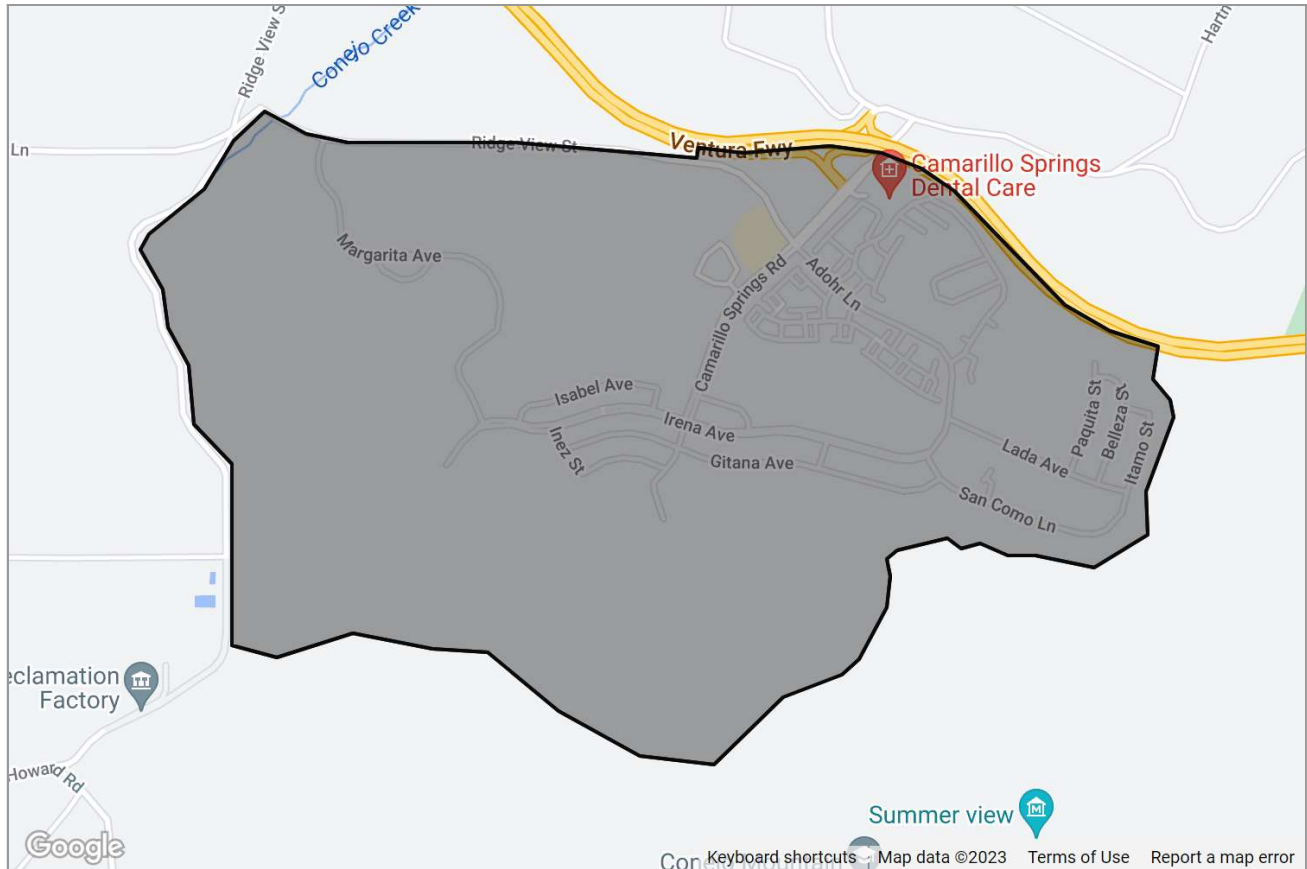


MARKET ACTIVITY REPORT

Camarillo Springs in Camarillo, CA



Presented by

Carolina Heuel

California Real Estate License: 02109653



Mobile: (805) 479-7507

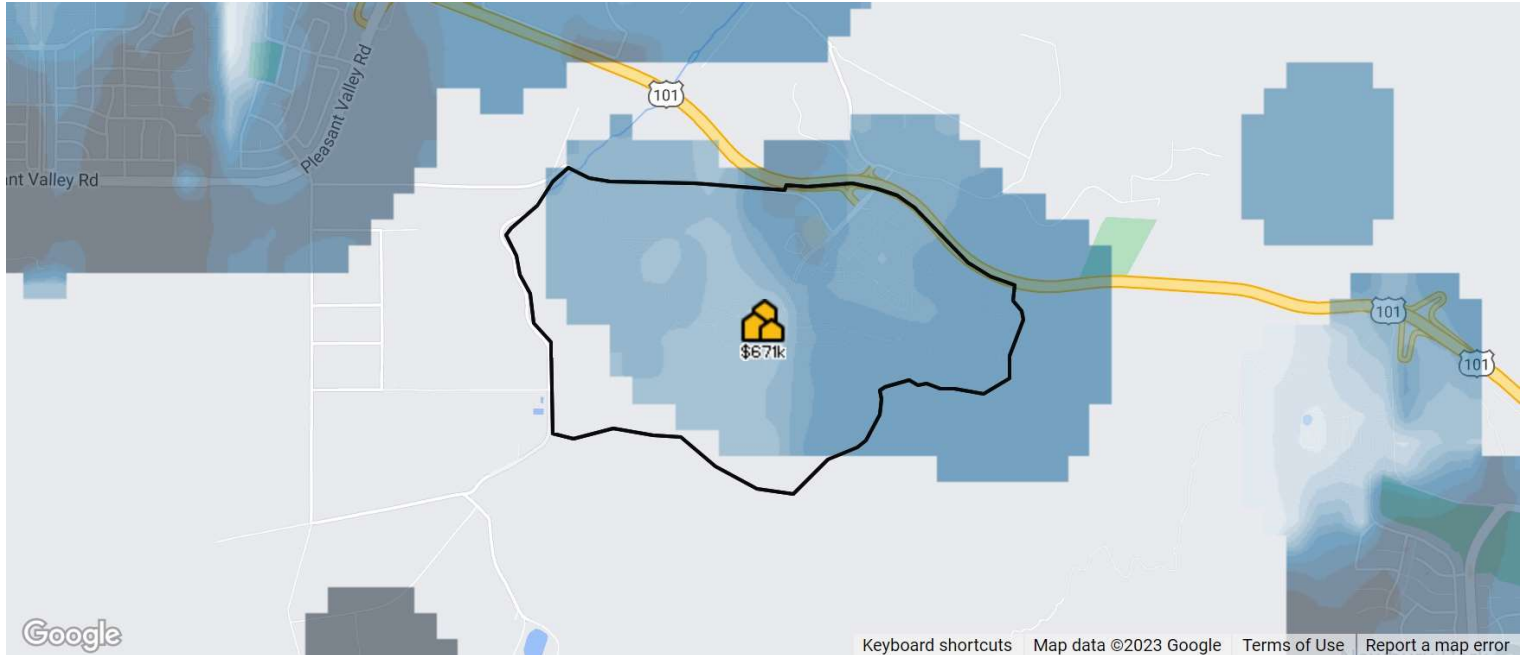
Main: HeuelHouses@kw.com | Other 1: klrw207@kw.com

Agent: <https://heuelhouses.kw.com/>

Keller Williams Westlake Village
30700 Russell Ranch Road, #200
Westlake Village, CA 91362

Camarillo Springs in Camarillo, CA

Market Snapshot: Estimated Home Values



<\$100k
\$450k
\$20m

This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

Median Est. Home Value

\$671K

Updated: 12/31/2022

Change Over
Last Month

⬆️ **0.31%**

Change Over
Last 3 Months

⬇️ **6.74%**

Change Over
Last 12 Months

⬆️ **5.29%**

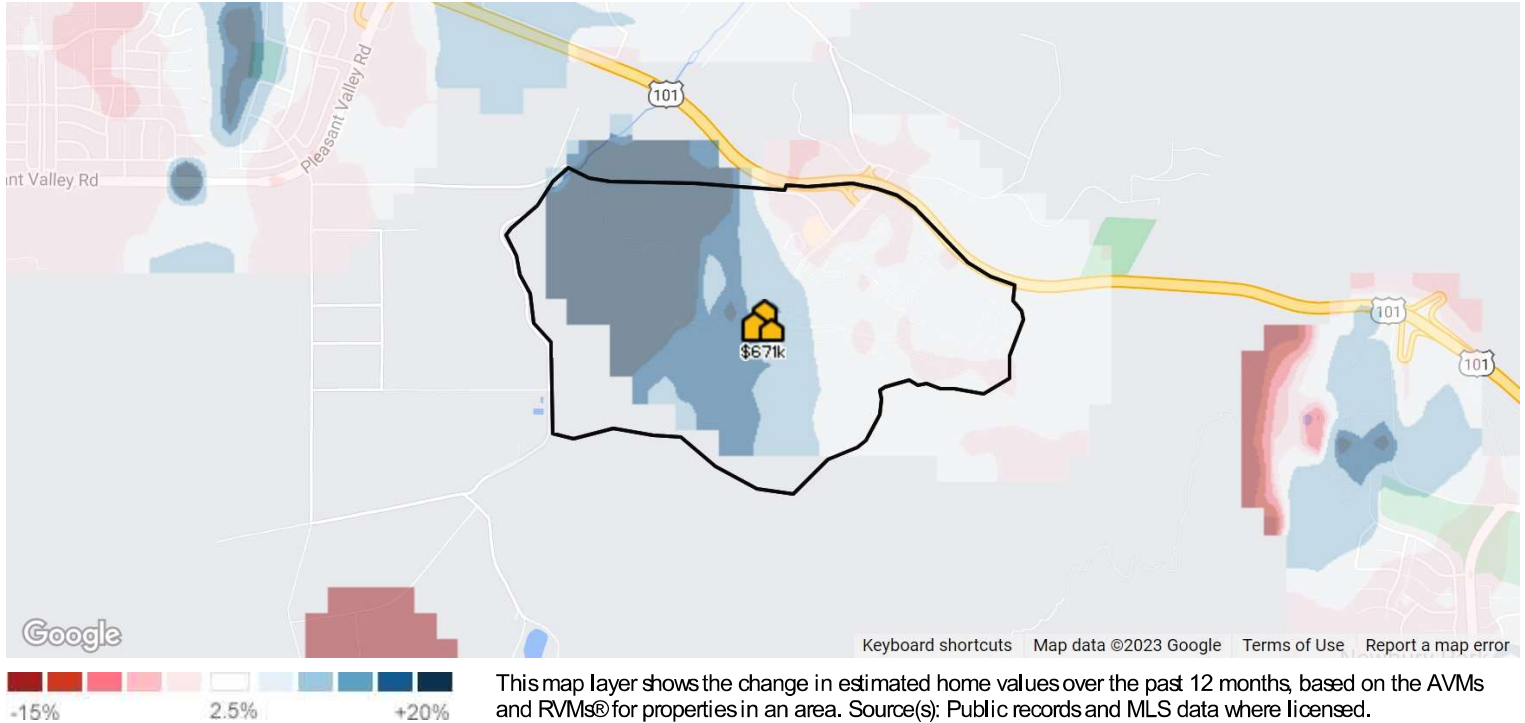
Change Over
Last 24 Months

⬆️ **28.97%**

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Camarillo Springs in Camarillo, CA

Market Snapshot: 12-Month Change in Estimated Value



Median Est. Home Value

\$671K

Updated: 12/31/2022

Change Over
Last 12 Months

↑ **5.29%**

Change Over
Last 24 Months

↑ **28.97%**

Change Over
Last 36 Months

↑ **35.58%**

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Camarillo Springs in Camarillo, CA

Market Snapshot: Concentration of Distressed Properties



This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.
Source(s): MLS data.

Total # of
Distressed Properties

0

Updated: 1/6/2023

of
Pre-Foreclosures

0

of
Foreclosures

0

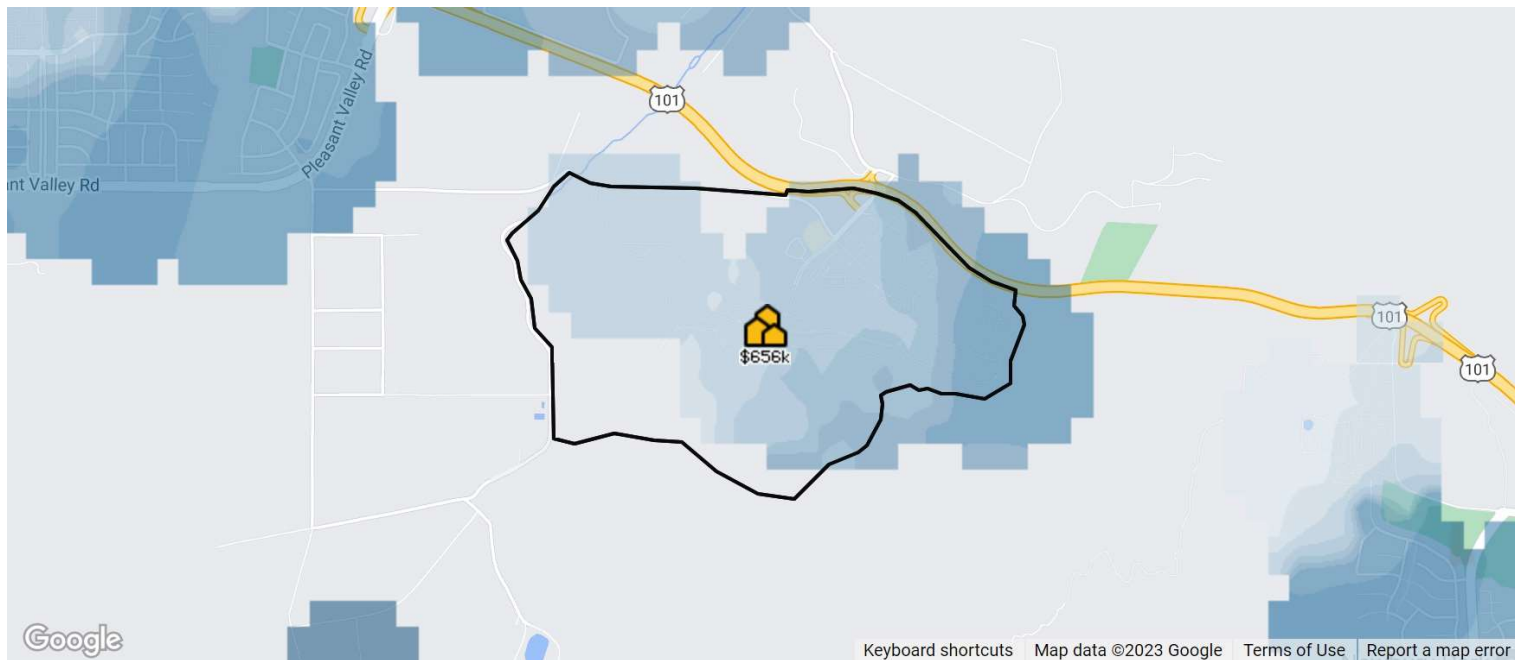
of
Foreclosed

0

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 1/6/2023.*

Camarillo Springs in Camarillo, CA

Market Snapshot: Sales Price



This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data.

Median Sales Price

\$656K

Updated: 11/30/2022

Change Over
Last Month

↑ 7.5%

Change Over
Last 3 Months

↓ 3.14%

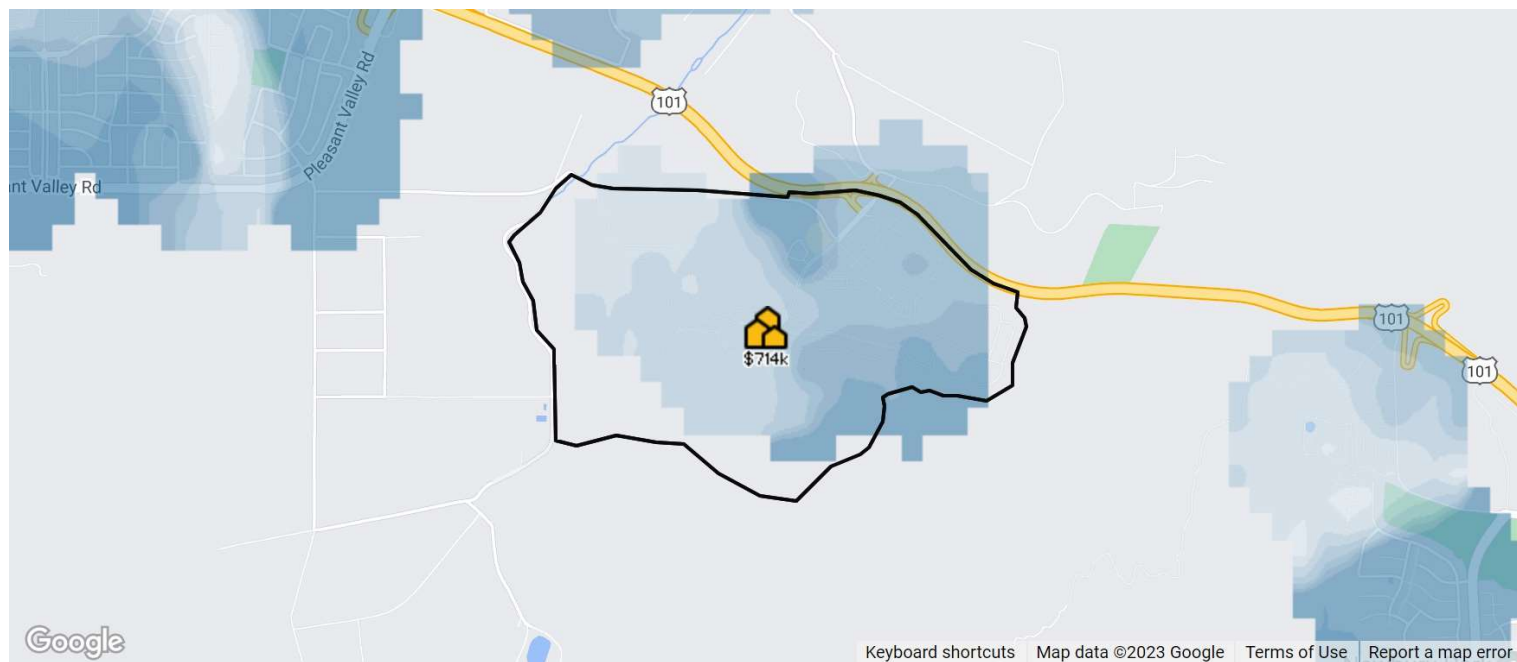
Change Over
Last 24 Months

↑ 26.71%

About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Camarillo Springs in Camarillo, CA

Market Snapshot: List Price



<\$100k \$500k >\$5m

This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data.

Median List Price

\$714K

Updated: 11/30/2022

Change Over
Last Month

↑ **6.8%**

Change Over
Last 3 Months

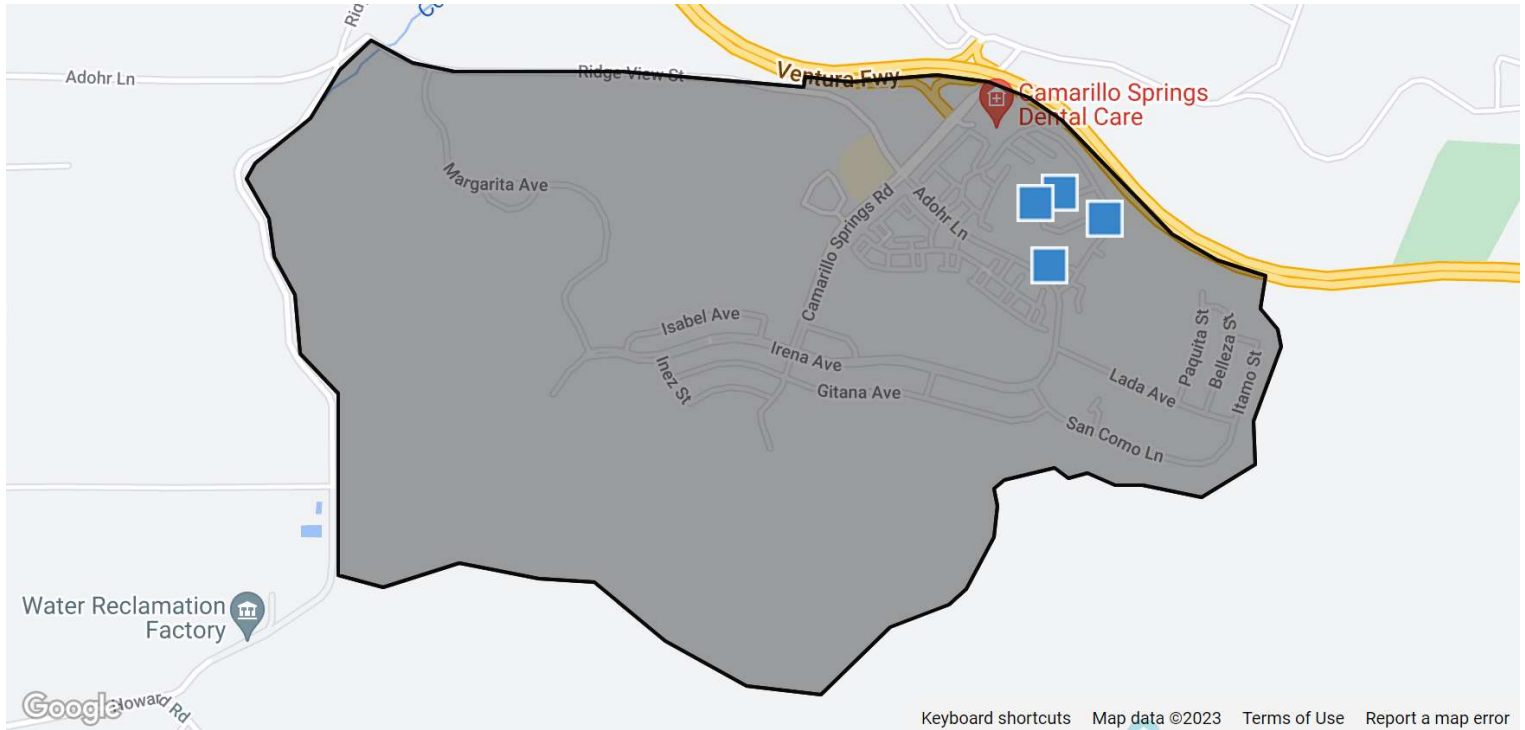
↑ **8.42%**

Change Over
Last 24 Months

↑ **106.5%**

About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

Market Activity Summary Stats



Search Criteria

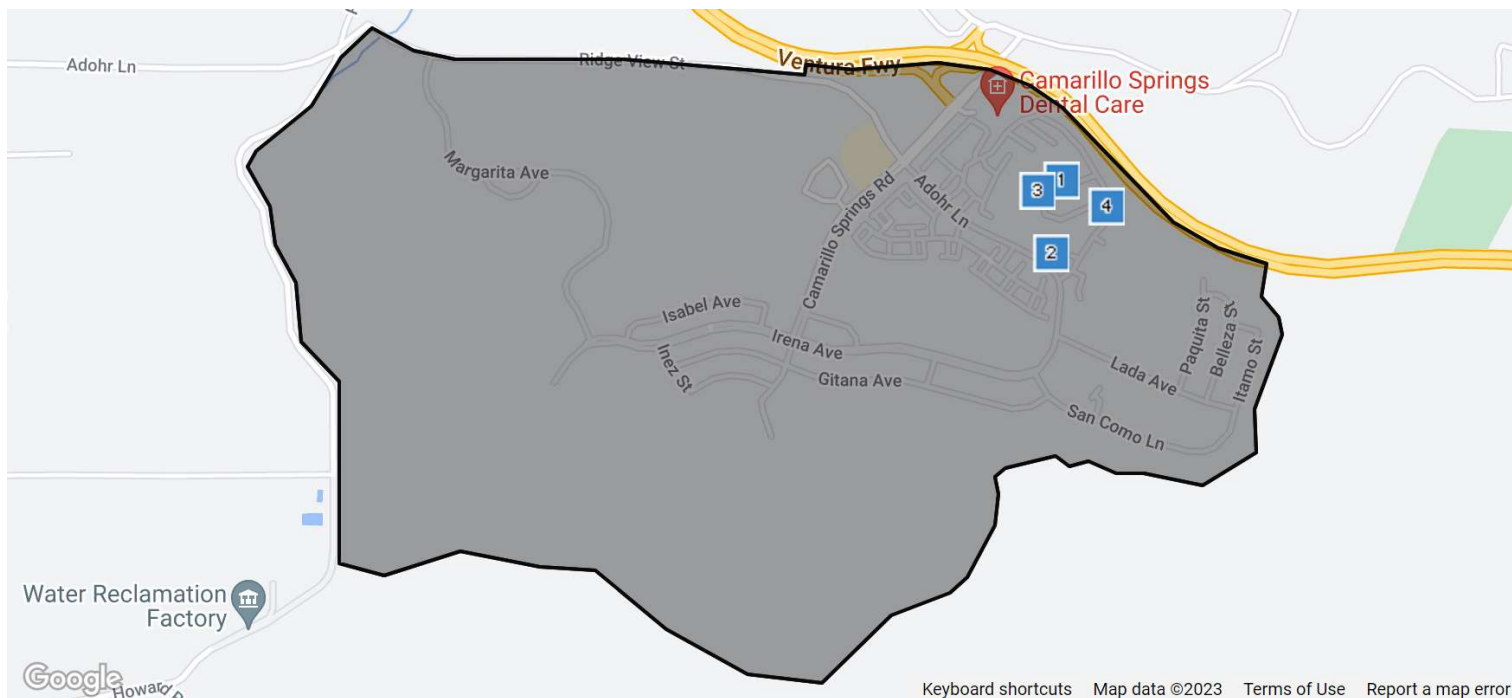
Location: Camarillo Springs in Camarillo, CA; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated



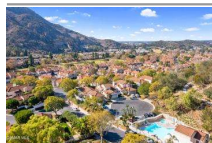
Closed

Number of Properties	4
Low Price / Value	\$650,000
Median Price / Value	\$729,400
High Price / Value	\$789,000
Average Price / Sq. Ft.	\$475
Median Price / Sq. Ft.	\$459
Average Days in RPR	66
Median Days in RPR	46
Total Volume	\$2,897,800

Camarillo Springs in Camarillo, CA



Closed: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	1 ■ Closed	* Sold Date: 12/29/2022, MLS Listing V1-14202: 8/6/2022 MLS ID: V1-14202						
811 Vista Arriago	Single Family	3/3	1,407	3,293	1990	12/29/2022	\$650,000	\$510
DONT MISS OUT ON THE OPPORTUNITY to own this beautiful 3 bedroom 2.5 baths home located in the Tierras at Camarillo Springs, a gated community. One of the largest floor plans in the area. Private courtyard entry w/flagstone & brick walkway. One bedroom conveniently located downstairs. Both bedrooms upstairs have its own full restroom. Close to the 101 Freeway. <i>Courtesy of COLDWELL BANKER REALTY</i>								
	2 ■ Closed	* Sold Date: 12/28/2022, MLS Listing 222005600: 12/1/2022 MLS ID: 222005600						
6341 Via Cozumel	Single Family	3/3	1,727	4,745	1990	12/28/2022	\$789,000	\$464
Located in the exclusive and private gated community of Camarillo Springs, this modern three-bedroom home awaits a new start in the new year with you! Drive up the extra-long driveway to a gated courtyard entrance, ensuring additional privacy as you make your way into your new home. Sunlight, vaulted ceilings, luxury vinyl plank flooring, and panoramic mountain views fill the spacious open-concept floor plan welcoming you home. Prepare meals in the chef-approved kitchen with a garden window, high-end Samsung appliances, two-tone cabinetry, and stunning quartz counters overlooking the bay window and cozy breakfast nook. Snuggle up around the living room fireplace catching a glimpse of the sunset and mountain views out the sliding doors to the expansive decking system and open space beyond. The peacefulness of the unique flag lot location, with only five homes on the cul-de-sac, ensures tranquil dinners dining al-fresco on the covered patio and lazy weekends playing with your pets in the yard. Additional amenities include a private primary suite with mountain views, numerous storage options, newer baseboards throughout the downstairs, a pre-wired alarm, an attached garage, and access to nearby amenities such as the community pool, spa, and RV parking and easy access to Camarillo Springs Golf Course, restaurants, and Camarillo Grove Park. Your commute to the office has never been easier with quick access to 101 - perfect for those looking for a quiet escape near the city! Don't miss this one! <i>Courtesy of Aviara Real Estate</i>								

Closed: 4 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	3	Closed	* Sold Date: 12/28/2022, MLS Listing 222005524: 11/25/2022 MLS ID: 222005524					
	821 Vista Arriago	Single Family	3/3	1,727	5,983	1990	12/28/2022	\$789,000 \$471
Stunning View Home in Camarillo Springs! Rarely available 3 Beds, 2.5 Baths, 1727 SF of Living Space On a 5983 SF Lot - Largest Home/Lot combo in Tierras 2 Tract! Living/Formal Dining Room Has Vaulted Ceilings, Tall Windows, Gas Fireplace, Abundant Natural Lighting & Slider Out To Covered Patio. Kitchen Features Wood Cabinets w/Pantry, Pull Out Spice Rack & Lazy Susan Corner, Granite Countertops, Breakfast Bar, Stainless Steel Appliances Including Gas Range, Built-In Microwave, Refrigerator, Dishwasher, Garden Window. Family Room/Dining Area Has Ceiling Fan, Sky Light Windows & Slider To Stamped Concrete Patio. Primary Suite Features Vaulted Wood Beamed Ceilings, 2 Closets, Cozy Nook and Views out Both Windows, Master Bath Has Dual Sinks & Walk-In Shower w/Sliding Glass Doors. Two Large Upstairs Bedrooms With Tub/Shower Combo. Wedge Shaped Lot Maximizes Utility & Allows You To Enjoy Gorgeous Sunset Views From The Beautifully Landscaped Backyard. Other Features: Dual Pane Windows, Newer Furnace, A/C & Water Heater, Laundry Room, Updated Flooring and Trim, Custom Window Shades & PAID OFF SOLAR! Gated Community Features Pool/Spa, Hiking Trails & Landscape Maintenance. Surrounded By Beautiful Mountain Scenery & Conveniently Located Near Walking Path, Golf Course & Freeway Access.								
<i>Courtesy of Sun Life Real Estate</i>								
	4	Closed	* Sold Date: 10/17/2022, MLS Listing CV22183902: 8/19/2022 MLS ID: CV22183902					
	855 Vista Arriago	Single Family	3/2	1,282	5,074	1990	10/17/2022	\$669,800 \$521
Welcome Home! This beautiful 3 bedroom and 2 bathroom view home is located in the Tierras at Camarillo Springs, a gated community. Both bedrooms are located downstairs and there is one additional bedroom upstairs that has been converted from the original loft and it would make for a great office and/or a 3rd bedroom. This home has an open concept living area with a beautiful living room, dining room and kitchen! Your first-floor spacious primary suite has vaulted ceilings with an extra-large walk-in closet and a newly renovated on-suite bathroom. Another bedroom and a full bathroom finish off the first floor. Both bedrooms have sliding glass doors leading out to separate private patio spaces. Other features: attached 2 car garage, indoor laundry room, newer interior and exterior paint, end-unit home, RV parking, community pool area plus lots more! This is one of the biggest lots in the community and you are able to walk 360 degrees around your entire home with lots of usable space outside because of its location in the community. This home is truly a must see!								
<i>Courtesy of KW THE FOOTHILLS</i>								

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

