

# Camarillo Market Guide

by



CASSANDRA SUTTON  
HOMES





*Welcome!*

Camarillo isn't just a place to buy property — it's a place to build a life. From established neighborhoods to vibrant community spaces, this city offers balance, access, and opportunity.

This guide walks you step by step through what to expect so you can feel prepared, informed, and empowered throughout your home journey.

*-Cassandra Sutton*

# CAMARILLO, CALIFORNIA

Ventura County | 2026 Market Profile



## I. EXECUTIVE MARKET SNAPSHOT

Metric	Data
Population (2026 Est.)	69,461
Median Household Income (2023–2026)	\$109,390 – \$114,109
Median Home Price	\$873,500
Price Range (Recent Sales)	\$825,000 – \$945,000
Average Days on Market	63–69 Days
Market Classification	Balanced / Move-Up Market

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## II. EDUCATION OVERVIEW

Camarillo is served by multiple Ventura County school districts, with Pleasant Valley School District being the most locally recognized for residential zoning.

### Primary Districts Include:



*Pleasant Valley School District*



*Oxnard Union High School District*



*Mesa Union School District*

School performance data available at: [Niche Rankings](#)

## III. RESIDENTIAL SUBMARKETS

### Notable neighborhoods within Camarillo include:



*Camarillo Heights*



*Central Camarillo*



*Mission Oaks*



*Spanish Hills*



*Sterling Hills*



*Las Posas Estates*

These areas range from established family communities to golf-course-adjacent and semi-custom estates.

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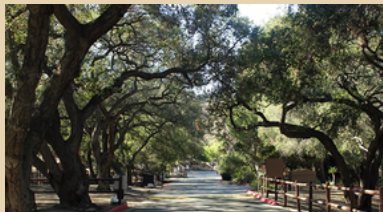
## IV. MAJOR ECONOMIC DRIVERS

Camarillo benefits from regional employment centers throughout Ventura County.

Employer	Data
Amgen	Biotechnology
Naval Base Ventura County	Defense
Baxter Healthcare	Medical
Haas Automation	Manufacturing
Ventura County Government	Public Sector

## V. LIFESTYLE & COMMUNITY PROFILE

### Parks & Outdoor Amenities



*Camarillo Grove Park*



*Pleasant Valley Fields*

REFERENCE

### Dining & Retail Corridor



*Old Town Camarillo*



*Ventura Boulevard*

REFERENCE

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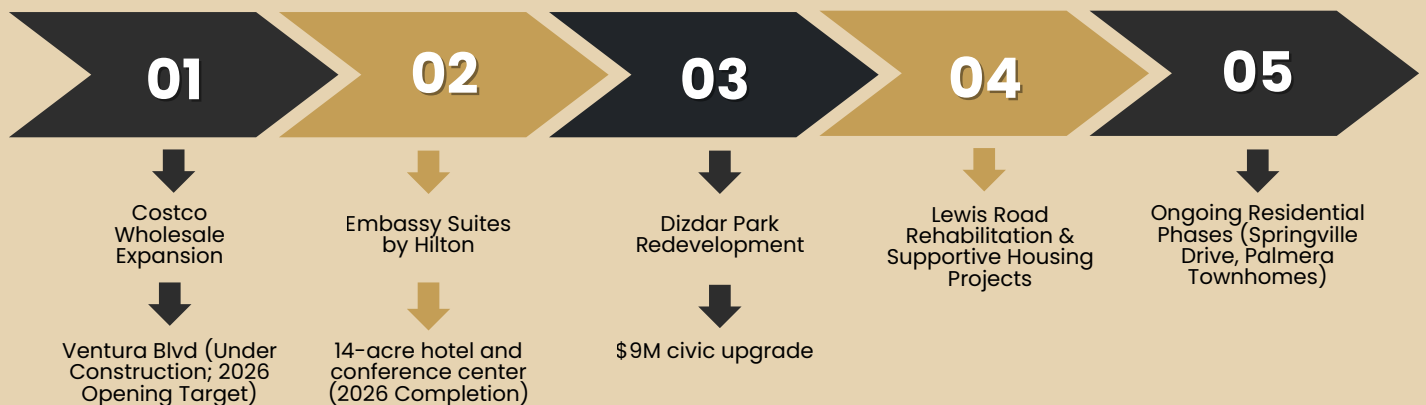
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## Lifestyle Characterization

Camarillo offers a relaxed, suburban atmosphere with strong community identity. Buyers are typically move-up families, professionals commuting within Ventura County, and lifestyle-oriented homeowners seeking space without sacrificing convenience.

## VI. DEVELOPMENT & INFRASTRUCTURE PIPELINE (2026)



## VII. MARKET COMMENTARY

Camarillo's 2026 market reflects moderate velocity with stable pricing and consistent buyer demand. Days on market indicate balanced conditions, with neither extreme seller pressure nor extended stagnation. The city continues to attract buyers prioritizing school access, master-planned communities, and regional employment connectivity.

## VIII. PRIMARY DATA SOURCES

- Niche School Rankings
- Local MLS Market Reports
- Ventura County Planning & Development
- Visit Camarillo Tourism & Business Directory
- Public demographic estimates



# Final Thoughts

Buying a home is more than a transaction—it's a major life milestone. My role is to guide you, advocate for you, and make the process as smooth and informed as possible.

I'm honored to be part of your journey home.

## **Cassandra Sutton**

T: 805.368.4570

E: [cassandra.sutton7@gmail.com](mailto:cassandra.sutton7@gmail.com)

L: 350 N Lantana St. Ste 100  
Camarillo, CA 93010

