

Moorpark Market Guide

by



CASSANDRA SUTTON
HOMES





Welcome!

Moorpark is more than just a destination for property; it's a community where you can truly build a life. Known for its exceptional safety as one of California's top-rated cities, Moorpark offers a unique blend of established neighborhoods and vibrant spaces. Whether you're drawn to its highly-regarded schools or its small-town charm within Ventura County, this city provides a perfect balance of access and opportunity.

-Cassandra Sutton

MOORPARK, CALIFORNIA

Ventura County | 2026 Market Profile



I. EXECUTIVE MARKET SNAPSHOT

Metric	Data
Population (2026 Est.)	37,030
Median Household Income (2023–2026)	\$149,403 – \$149,848
Median Home Price	\$917,581
Price Range (Recent Sales)	32–56 Days
Average Days on Market	63–69 Days
Market Classification	Stable / Family-Focused Move-Up Market

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II. EDUCATION OVERVIEW

Moorpark is primarily served by Moorpark Unified School District (MUSD), widely recognized for strong academic performance and community engagement within Ventura County.

Primary Districts Include:



Moorpark Unified School District (MUSD)

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

III. RESIDENTIAL SUBMARKETS

Notable neighborhoods within Camarillo include:



Arroyo West



Belfiori Toscana



Buttercreek Estates



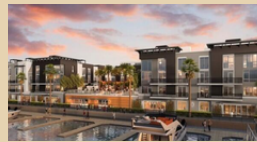
Moorpark Country Club Estates



Campus Hills



Foxwood



Marlborough



Moorpark Highlands



Spanish Hills



Sterling Hills



Las Posas Estates

These neighborhoods range from master-planned suburban communities to golf-course-adjacent properties and semi-rural residential pockets.

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IV. MAJOR ECONOMIC DRIVERS

Moorpark benefits from regional employment hubs and aerospace, biotech, education, and logistics industries.

Employer	Data
PennyMac Loan Services	Financial Services
AeroVironment	Aerospace & Defense
Moorpark College	Higher Education
Pentair Water Pool & Spa	Manufacturing
Benchmark Electronics	Electronics Manufacturing
Ensign-Bickford Aerospace & Defense	Defense
Amazon	Logistics / Retail
Target	Retail
Specialty Silicone Fabricators	Advanced Manufacturing

V. LIFESTYLE & COMMUNITY PROFILE

Parks & Outdoor Amenities



Moorpark Community Park



Arroyo Vista Park



agricultural open spaces

REFERENCE

Dining & Retail Corridor



Hearth



WaBa Grill | Moorpark

REFERENCE

MOORPARK, CALIFORNIA

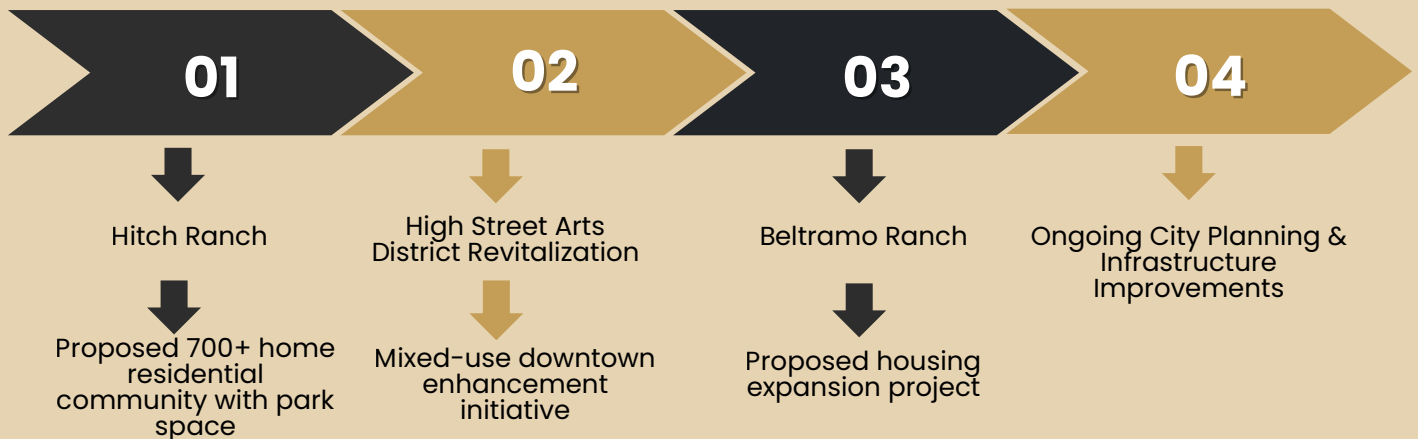
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Lifestyle Characterization

Moorpark offers a quiet, family-oriented environment with a strong small-town atmosphere. It is particularly attractive to commuters seeking a slower pace than Los Angeles while maintaining access to Ventura County's professional hubs. The city retains ties to its agricultural heritage while continuing measured suburban growth.

VI. DEVELOPMENT & INFRASTRUCTURE PIPELINE (2026)



VII. MARKET COMMENTARY

Moorpark's 2026 housing market reflects stability with moderate days on market and strong income-to-price positioning. The city appeals primarily to established families and professionals seeking high-performing schools and suburban comfort. Demand remains steady, supported by aerospace, education, and financial services employment sectors.

VIII. PRIMARY DATA SOURCES

- [Redfin Market Data](#)
- Niche School Rankings
- GreatSchools.org
- California School Dashboard
- City of Moorpark Planning Department
- Public demographic estimate



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

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

