

Newbury Park Market Guide

by



CASSANDRA SUTTON
HOMES





Welcome!

Westlake Village is more than just a prestigious address; it's a master-planned sanctuary where luxury meets the outdoors. Renowned for its incredible safety and a lifestyle centered around its iconic 125-acre lake, the community offers a seamless blend of upscale living and natural beauty. Whether you're drawn to the top-tier schools of the Conejo Valley and Las Virgenes districts or the miles of hiking trails in the Santa Monica Mountains, Westlake Village provides a refined yet active retreat within the heart of the Conejo Valley.

-Cassandra Sutton

NEWRBURY PARK (AREA), CALIFORNIA

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I. EXECUTIVE MARKET SNAPSHOT

Metric	Data
Population (2026 Est.)	43,600 – 45,000
Median Household Income (2023–2026)	\$150,861
Median Home Price	\$970,000
Price Range (Recent Sales)	54–73 Days
Market Classification	Move-Up / Professional Outdoor Market

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II. EDUCATION OVERVIEW

Newbury Park is served by Conejo Valley Unified School District (CVUSD), widely regarded as one of Ventura County's top-performing public school districts.

Primary Districts Include:



Cypress Elementary



Maple Elementary



Sequoia Middle School



Newbury Park High School



EARTHs Magnet School



Sycamore Canyon School



Walnut Elementary



Banyan Elementary

School performance data available at: [Niche Rankings](#), [Great school](#), [U.S. News](#), [California School](#)

III. RESIDENTIAL SUBMARKETS

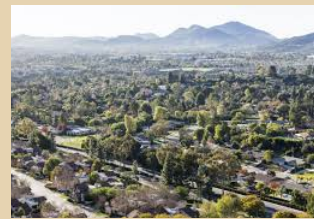
Residential areas often referenced include:



Dos Vientos Ranch



Casa Conejo



Rolling Oaks



Sycamore Canyon



Foothill-adjacent

The area is characterized by cul-de-sac communities, trail access, and proximity to open space preserves.

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IV. MAJOR ECONOMIC DRIVERS

Newbury Park benefits directly from Ventura County's biotechnology and advanced manufacturing sectors.

Employer	Data
Amgen	Biotechnology
Skyworks Solutions	Semiconductor Technology
Takeda Pharmaceuticals	Life Sciences
PennyMac Financial	Financial Services
Baxter Healthcare	Healthcare
SAGE Publishing	Academic Publishing
Los Robles Health System	Healthcare
BMW Designworks	Automotive Design
Amazon	Logistics / Retail

V. LIFESTYLE & COMMUNITY PROFILE

Parks & Outdoor Amenities



Newbury Park

REFERENCE

Dining & Retail Corridor



Country Harvest Restaurant



West of Orleans

REFERENCE

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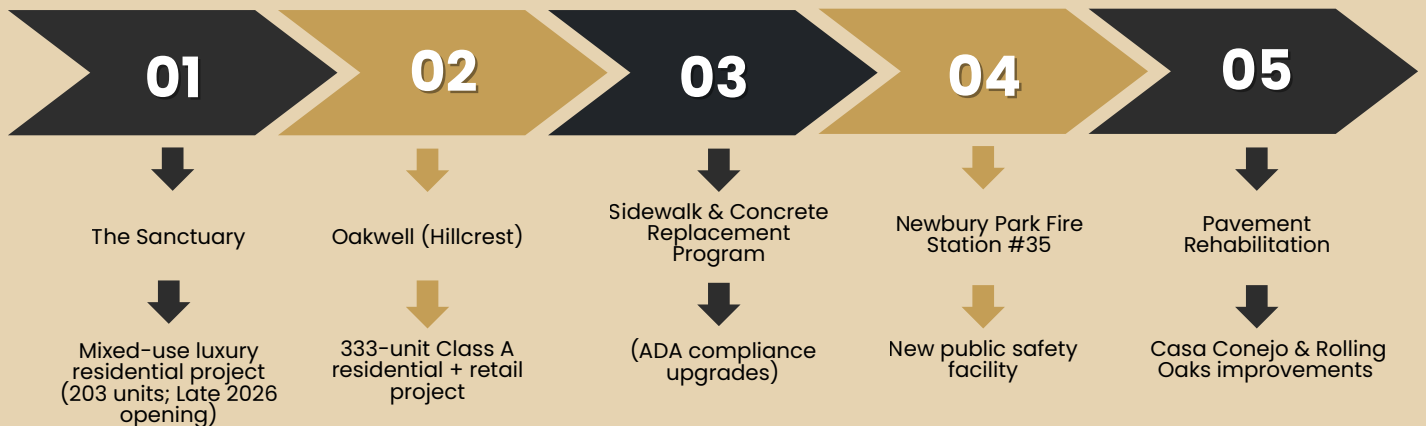


Lifestyle Characterization

Newbury Park offers a “Professional Outdoor” lifestyle — blending biotech-driven executive employment with a rugged, trail-centered community feel. Residents are typically highly educated professionals who prioritize quiet neighborhoods, school quality, and outdoor recreation. Compared to Westlake Village, Newbury Park presents a more nature-focused and understated residential identity.

VI. DEVELOPMENT & INFRASTRUCTURE PIPELINE (2026)

Market report reference



VII. MARKET COMMENTARY

Newbury Park remains a resilient move-up market within Ventura County. With median pricing around \$970,000 and moderate days on market, demand remains stable among biotech professionals and families seeking trail-adjacent living within a strong public school district. The submarket continues to benefit from proximity to major employers while maintaining a distinctly residential character.

VIII. PRIMARY DATA SOURCES

- Redfin Market Data
- Niche School Rankings
- GreatSchools.org
- California School Dashboard
- Conejo Valley Unified School District
- Ventura County Planning
- U.S. Census Bureau



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.

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