

Oxnard Market Guide

by



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HOMES





Welcome!

Welcome to Oxnard, a vibrant coastal gem where golden dunes meet rich agricultural heritage and a spirited, multicultural heart. Its beauty is found in the sparkling waters of the Channel Islands Harbor and the pristine, uncrowded sands of Hollywood Beach, where the sunsets paint the sky in legendary hues. From the historic Victorian charm of Heritage Square to the bustling energy of The Collection at Riverpark, Oxnard offers a unique blend of "old soul" and modern cool. Whether you're exploring the "Strawberry Capital of California," visiting the elite Murphy Auto Museum, or setting sail for the Channel Islands, Oxnard welcomes you with a refreshing sea breeze and an authentic, down-to-earth warmth that feels like an endless summer.

-Cassandra Sutton

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I. EXECUTIVE MARKET SNAPSHOT

Metric	Data
Population (2026 Est.)	202,000 – 203,000
Median Household Income (2023–2026)	\$107,300 – \$131,300
Median Home Price	\$746,500 – \$746,521
Price Range (Recent Sales)	32–67 Days (Median ~52 Days)
Market Classification	Coastal Workforce / Mixed Market

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II. EDUCATION OVERVIEW

Oxnard is served by multiple public school districts, including Oxnard School District (K-8) and Oxnard Union High School District, along with charter and specialized academies.

Primary Districts Include:



Rio Del Mar Elementary



Laguna Vista



Christa McAuliffe



Rio Rosales



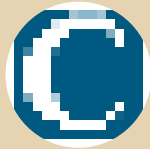
Tierney Elementary



Norman Brekke



Rio Real



Oxnard Charter Academy



Mar Vista Elementary



Santa Clara Elementary

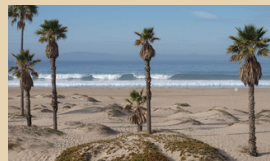
School performance data available at: [Niche Rankings](#), [GreatSchools](#), [California School Dashboard](#)

III. RESIDENTIAL SUBMARKETS

Notable neighborhoods within Thousand Oaks include:



Wagon Wheel



Mandalay Bay



RiverPark



College Park



South Bank



Hollywood Beach



East Village

The city includes beachfront properties, harbor-front residences, and entry-level suburban housing.

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IV. MAJOR ECONOMIC DRIVERS

Oxnard serves as a major employment hub within Ventura County, particularly in defense, manufacturing, healthcare, and agriculture.

Employer	Data
Naval Base Ventura County (Point Mugu / Port Hueneme)	Defense
Haas Automation	Manufacturing
J.M. Smucker Co	Food Manufacturing
Pentair	Industrial Manufacturing
D.W. Drums (Drum Workshop)	Manufacturing
St. John's Regional Medical Center	Healthcare
County of Ventura	Public Sector
Teledyne Technologies	Aerospace

V. LIFESTYLE & COMMUNITY PROFILE

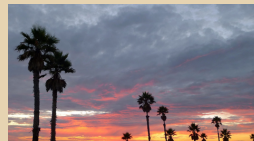
Parks & Outdoor Amenities



Seven miles of beaches



Channel Islands Harbor



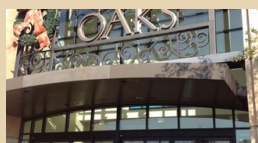
Mandalay State Beach



extensive coastal recreation

REFERENCE

Dining & Retail Corridor



The Oaks Mall



Thousand Oaks Boulevard corridor



North Ranch

REFERENCE

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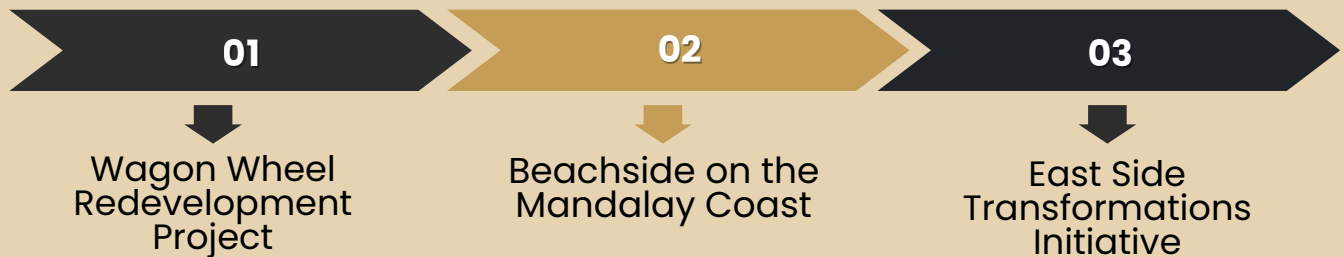
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Lifestyle Characterization

Oxnard is Ventura County's largest city and a major coastal hub. Known as the "Strawberry Capital of the World," it blends agriculture, harbor life, and suburban neighborhoods. The city appeals to a broad range of buyers including military personnel, healthcare workers, manufacturing professionals, and coastal lifestyle seekers.

VI. DEVELOPMENT & INFRASTRUCTURE PIPELINE (2026)



VII. MARKET COMMENTARY

Oxnard's housing market remains diverse and price-accessible compared to other Ventura County submarkets. While coastal properties command premium pricing, inland neighborhoods provide entry-level and mid-tier opportunities. The presence of Naval Base Ventura County and major manufacturers contributes to steady housing demand. Days on market reflect a mixed but active environment across different price tiers.

VIII. PRIMARY DATA SOURCES

- Redfin Market Data
- City of Oxnard
- California School Dashboard
- Niche School Rankings
- GreatSchools.org
- 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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