

Somis

Market Guide

by



CASSANDRA SUTTON
HOMES





Welcome!

Welcome to Somis, a sun-drenched sanctuary where the air is sweet with citrus blossoms and the pace of life slows to a gentle hum. Its beauty lies in a breathtaking "Old California" landscape of rolling hills and emerald orchards, where you can spend golden afternoons picking berries at Underwood Family Farms or wandering the fairytale gardens of Hartley Botanica. With its nostalgic Somis Nut House, quiet equestrian trails, and genuine small-town warmth, Somis is a hidden gem that offers a rare, peaceful way of life under wide-open skies.

-Cassandra Sutton

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I. EXECUTIVE MARKET SNAPSHOT

Metric	Data
Population (2026 Est.)	1,429
Median Household Income (2023–2026)	\$144,018 – \$154,583
Median Home Price	\$1.49 Million
Typical Price Range	\$1.4M – \$2.1M+
Average Days on Market	68–90+ Days

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II. EDUCATION OVERVIEW

Somis is served by the Somis Union School District (K–8), with high school students typically attending Adolfo Camarillo High School (Oxnard Union High School District).

Primary Districts Include:



Somis Elementary School (K–8)



Adolfo Camarillo High School

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

III. RESIDENTIAL SUBMARKETS

Somis is not divided into traditional tract neighborhoods. Instead, it consists primarily of:



Agricultural estates



Citrus and avocado groves



Equestrian properties



Custom-built acreage homes



Hillside ranch estates

Properties are typically larger parcels offering privacy, agricultural potential, and long-term ownership patterns.

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IV. MAJOR ECONOMIC DRIVERS

Somis' local economy is strongly tied to agriculture and specialty industries.

Employer	Data
Hines Growers	Agriculture / Nursery
Coast Nurseries	Agriculture
Muranaka Farm Inc.	Produce / Farming
Somis Union School District	Education
Saticoy Country Club	Leisure / Hospitality
Hines Growers	Agriculture / Nursery
Coast Nurseries	Agriculture

V. LIFESTYLE & COMMUNITY PROFILE

Parks & Outdoor Amenities



rural open space



equestrian trails



proximity to Saticoy Club



surrounding agricultural valleys.

REFERENCE

Dining & Retail Corridor



Local farm markets



regional dining options

REFERENCE

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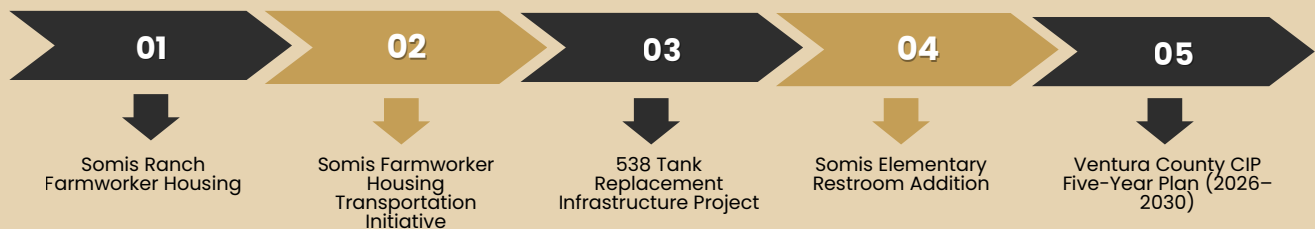
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Lifestyle Characterization

Somis offers a “Sophisticated Rural” lifestyle defined by privacy, acreage, and agricultural heritage. The area appeals to high-income buyers seeking equestrian properties, ranch-style estates, and generational holdings. Unlike Ventura County’s suburban submarkets, Somis properties are often long-term “forever homes” where land value and privacy are the primary drivers.

VI. DEVELOPMENT & INFRASTRUCTURE PIPELINE (2026)



VII. MARKET COMMENTARY

Somis represents a niche estate market within Ventura County. With median pricing near \$1.5 million and extended days on market compared to suburban areas, transactions tend to be less frequent but higher value. Buyer demand is driven by acreage, agricultural potential, and exclusivity. Inventory turnover is slower, reflecting the generational nature of ownership in the area.

VIII. PRIMARY DATA SOURCES

- Point2Homes Demographics
- Redfin Market Data
- Niche School Rankings
- GreatSchools.org
- California School Dashboard
- Ventura County Planning Documents
- 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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