

# Thousand Oaks Market Guide

by



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HOMES





>Welcome!

Thousand Oaks is where the vibrant energy of Southern California meets the tranquil majesty of the Central Coast. As the heart of the Conejo Valley, it is a city defined by its deep commitment to the environment, boasting over 15,000 acres of protected open space and a landscape graced by its namesake oak trees. Consistently ranked as one of the safest cities in America, Thousand Oaks offers a meticulously planned community where residents enjoy a seamless blend of award-winning schools, world-class arts at the Bank of America Performing Arts Center, and a thriving hub for global innovation. Whether you are exploring the hidden waterfalls of Wildwood Regional Park or enjoying the refined atmosphere of the Gardens of the World, Thousand Oaks provides a secure, sophisticated, and serene sanctuary to call home.

-Cassandra Sutton

# THOUSAND OAKS, CALIFORNIA

Ventura County | 2026 Market Profile



## I. EXECUTIVE MARKET SNAPSHOT

Metric	Data
Population (2026 Est.)	124,229
Median Household Income (2023–2026)	\$135,603
Median Home Price	\$1,015,982 (~\$1.01M)
Price Range (Recent Sales)	32–44 Days
Market Classification	Competitive / Executive Move-Up Market

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## II. EDUCATION OVERVIEW

Thousand Oaks is primarily served by Conejo Valley Unified School District (CVUSD) and Oak Park Unified School District, both consistently recognized for strong academic performance within Ventura County.

### Primary Districts Include:



*Conejo Valley Unified School District*



*Oak Park Unified School District*

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

## III. RESIDENTIAL SUBMARKETS

### Notable neighborhoods within Thousand Oaks include:



*Amber Ridge*



*Arbor Hills*



*Dos Vientos Ranch*



*North Ranch (Estates at North Ranch)*



*Conejo Oaks*



*Foxmoor*



*Country Club Estates*



*Eichler Homes*



*Fountainwood*



*Greenridge*

These areas range from executive estates and golf course communities to established suburban neighborhoods and architecturally distinct homes.

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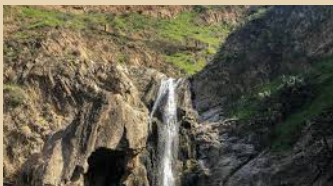
## IV. MAJOR ECONOMIC DRIVERS

Thousand Oaks is one of Ventura County's primary employment hubs, particularly in biotechnology, healthcare, and advanced manufacturing.

Employer	Data
Amgen Inc.	Biotechnology
Naval Base Ventura County (Point Mugu)	Defense
Baxter Healthcare	Medical
Haas Automation	Manufacturing
Teledyne Scientific & Imaging	Aerospace / Defense
Los Robles Hospital & Medical Center	Healthcare
California Lutheran University	Healthcare

## V. LIFESTYLE & COMMUNITY PROFILE

### Parks & Outdoor Amenities



*Wildwood Regional Park*



*Santa Monica Mountains trail systems*



*Lake Sherwood*

### REFERENCE

### Dining & Retail Corridor



*The Oaks Mall*



*Thousand Oaks Boulevard corridor*



*North Ranch*

### REFERENCE

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## Lifestyle Characterization

Thousand Oaks blends suburban safety with executive-level amenities. Known for its highly rated schools, master-planned communities, and access to open space, it attracts biotech professionals, established families, and move-up buyers seeking quality housing within Ventura County while maintaining proximity to Los Angeles.

## VI. DEVELOPMENT & INFRASTRUCTURE PIPELINE (2026)



## VII. MARKET COMMENTARY

Thousand Oaks remains one of Ventura County's most competitive residential markets. Lower days on market reflect strong buyer demand, particularly in executive and biotech-driven segments. With consistent commercial investment and ongoing infrastructure upgrades, the city continues to demonstrate long-term stability and resilience in pricing.

## VIII. PRIMARY DATA SOURCES

- Redfin Market Data
- Kidder Mathews Ventura County Market Reports
- Niche School Rankings
- GreatSchools.org
- California School Dashboard
- City of Thousand Oaks Planning
- U.S. Census & Public Demographic Data



# 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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