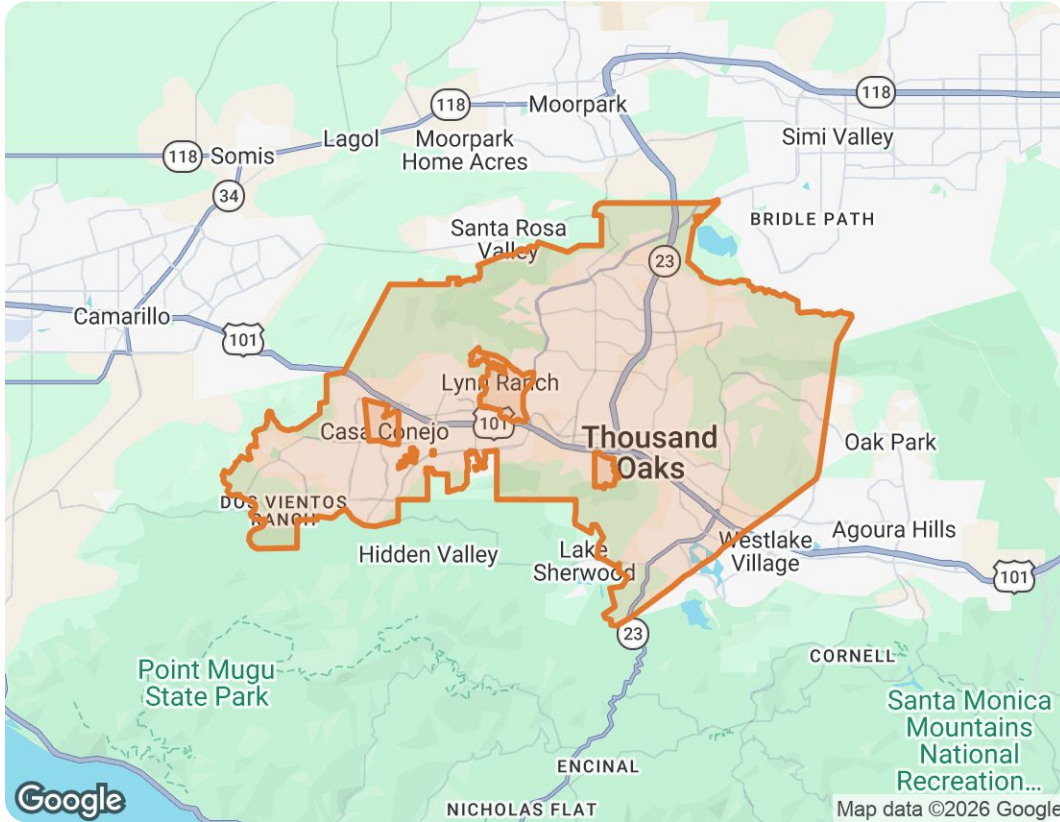


Thousand Oaks, California



Kim Blackwell

Broker Associate

California Real Estate License #01351697

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✉️ Kim@KimBlackwellRealtor.com

🌐 www.KimsHouseToHome.com



Westlake Village

2535 Townsgate Rd., Ste. 109

Westlake Village, CA 91361





Thousand Oaks, California

Housing

Housing Facts & Stats

	Thousand Oaks	Ventura County	California	USA
Median Estimated Home Value	\$1.09M	\$894K	\$790K	\$372K
Est. Home Value 12-Mo. Change	-0.2%	+0.5%	-0.3%	+0.1%
Median List Price	\$1.05M	\$969K	\$719K	–
List Price 1-Month Change	+1.7%	+2%	+2.7%	–
List Price 12-Month Change	-6.3%	-0.6%	-0.8%	–
Median Home Age	47	47	49	44
Own	71%	65%	56%	65%
Rent	29%	35%	44%	35%
\$ Total Value (of all buildings for which permits were issued)	–	\$306.04M	\$26.8B	\$384.62B
% Change in permits (for all buildings)	–	+19%	+4%	+6%
% Change in \$ value (for all buildings)	–	+20%	-4%	+5%





Thousand Oaks, California

Market Trends for Thousand Oaks, California

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

3.25

↓ 14.47% MoM

Sold to List Price %

98.2%

↓ 0.49% MoM

Median Days in RPR

49

↑ 40% MoM

Median Sold Price

\$995,000

↓ 2.78% MoM

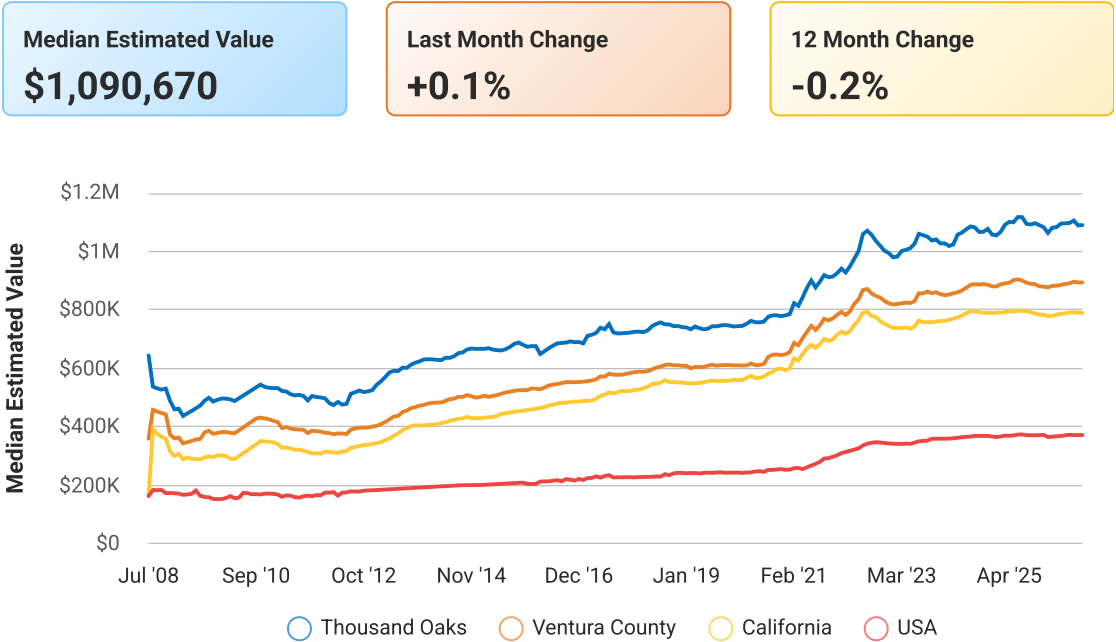
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly





Thousand Oaks, California

September 2026 New Listings

Thousand Oaks, California

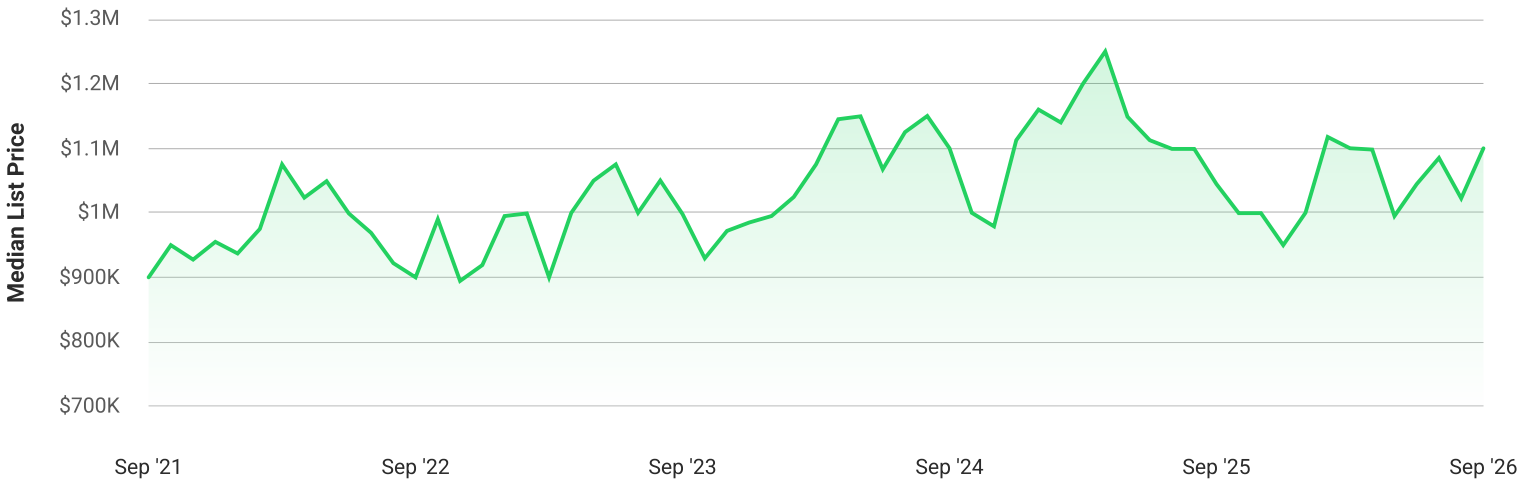
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources
Update Frequency: Monthly

Median List Price - \$1,100,000

↑ 7.6% Month over Month





Thousand Oaks, California

September 2026 Active Listings

Thousand Oaks, California

Single Family + Condo/Townhouse/Apt.

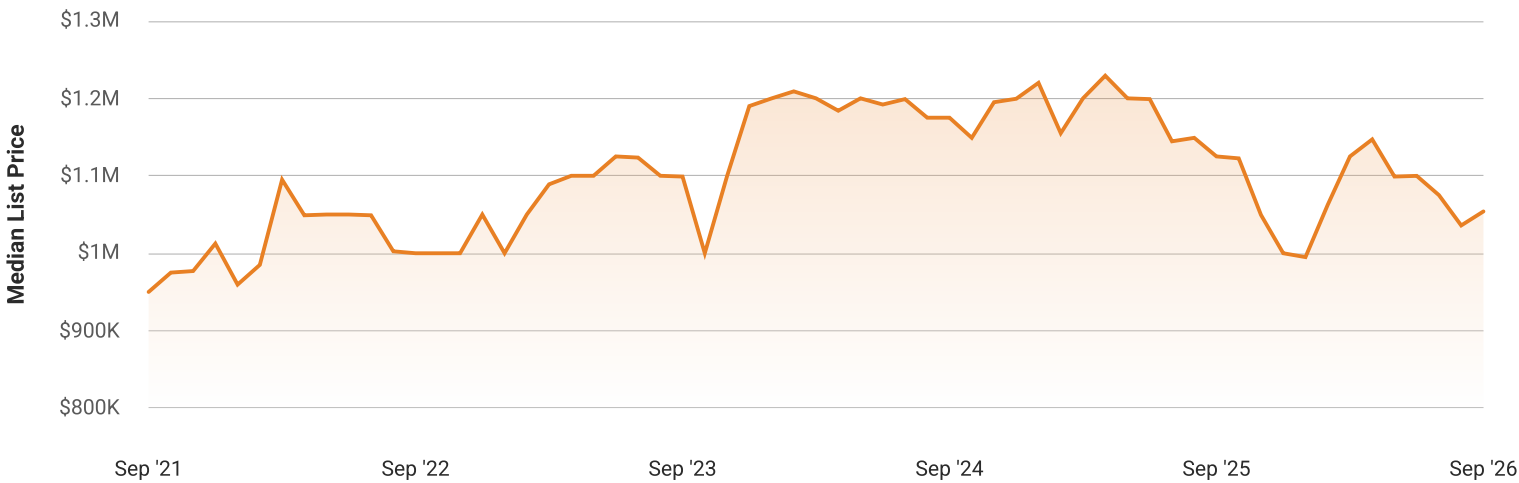
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,054,000

↑ 1.7% Month over Month





Thousand Oaks, California

September 2026 New Pending Listings

Thousand Oaks, California

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price point of listings that are being consumed.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,050,000

↓ 11.5% Month over Month





Thousand Oaks, California

September 2026 Pending Listings

Thousand Oaks, California

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,097,000

↓ 0.3% Month over Month





Thousand Oaks, California

September 2026 Sold Listings

Thousand Oaks, California

Single Family + Condo/Townhouse/Apt.

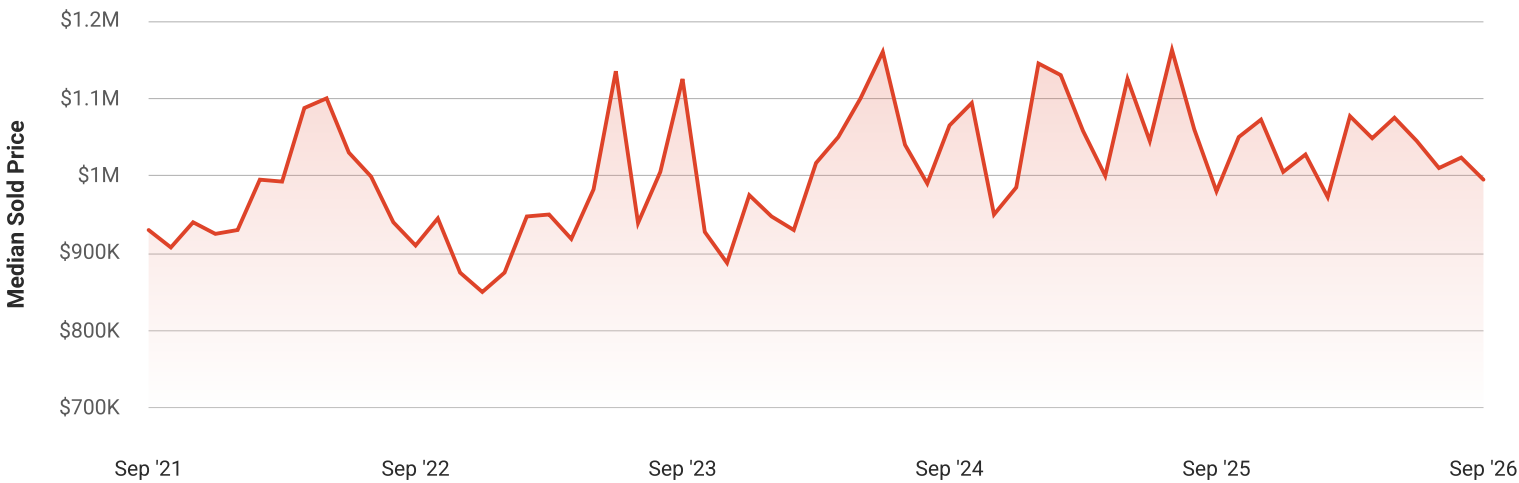
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$995,000

↓ 2.8% Month over Month





Thousand Oaks, California

September 2026 Months Supply of Inv.

Thousand Oaks, California

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources
Update Frequency: Monthly





Thousand Oaks, California

September 2026 Sold Public Records

Thousand Oaks, California

Single Family + Condo/Townhouse/Apt.

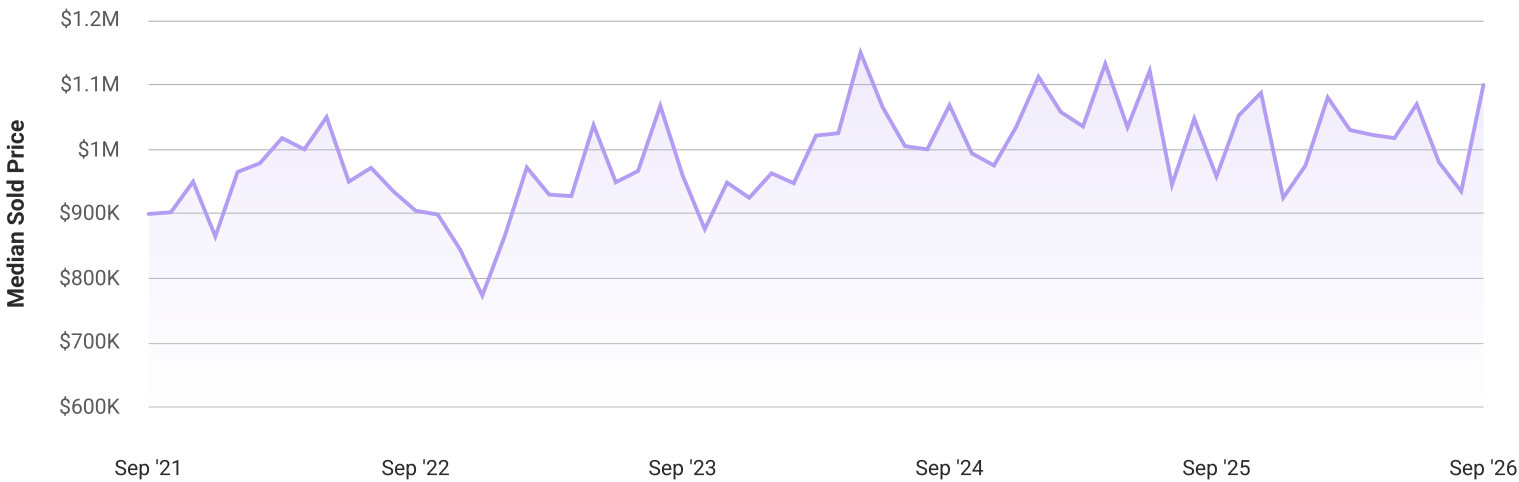
This graphic summarizes key statistics for properties that are sold each month. RPR uses a combination of dates in deed and assessment records to determine qualifying sale transactions each month. These statistics offer a complete view of everything that sold in a market area, whether it was listed in an MLS or not. Data is less accurate in non-disclosure states where some or all sale prices are not available through the public record. Non-disclosure states include Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (some counties), Montana, New Mexico, North Dakota, Texas, Utah, and Wyoming. Note: Some counties, especially in rural areas, do not provide timely data updates.

Source: Public records data

Update Frequency: Monthly

Median Sold Price - \$1,100,000

↑ 17.6% Month over Month



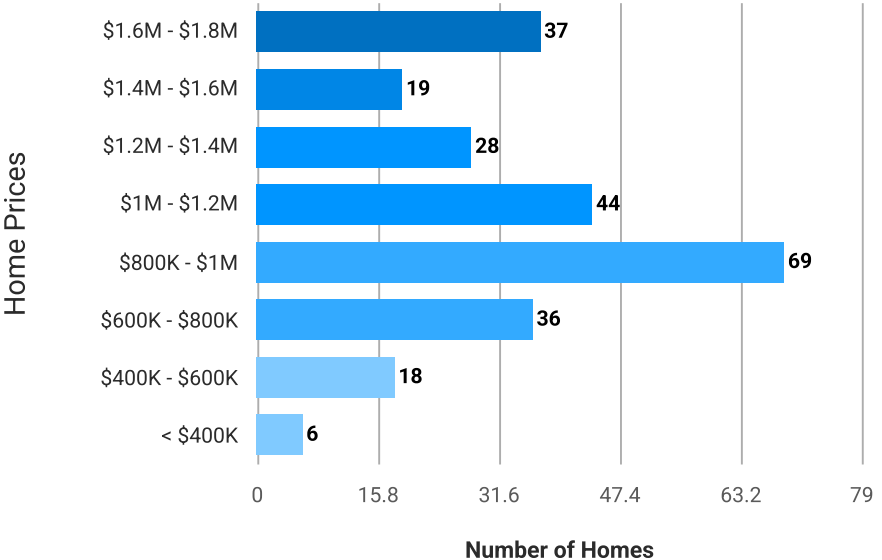
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily





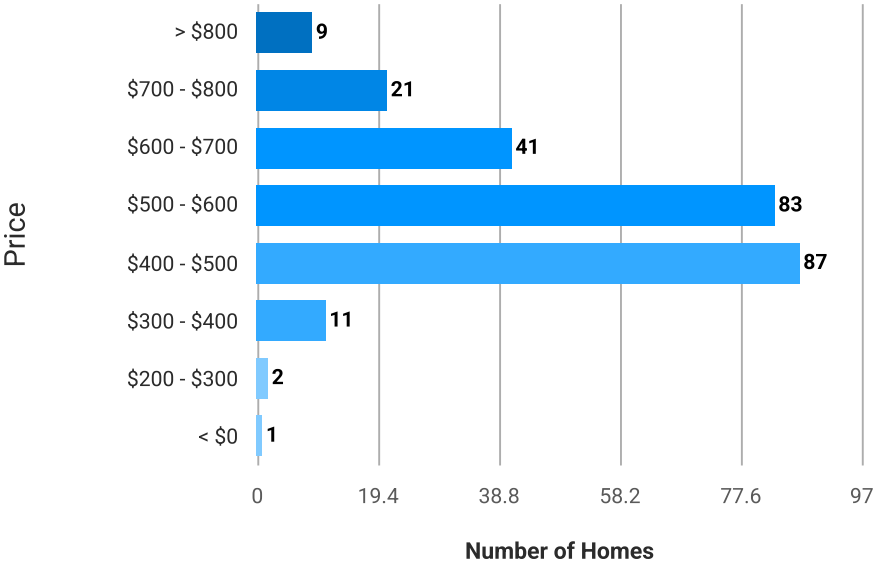
Thousand Oaks, California

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

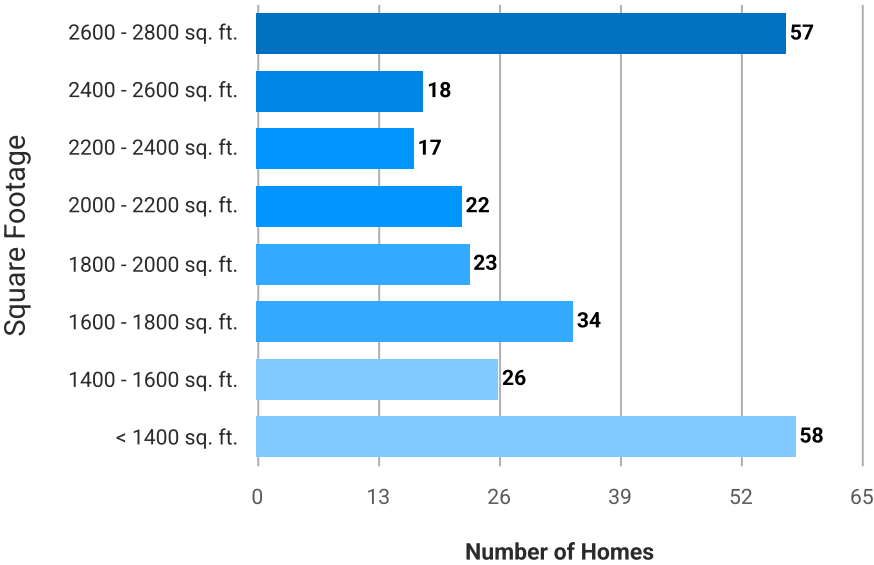


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

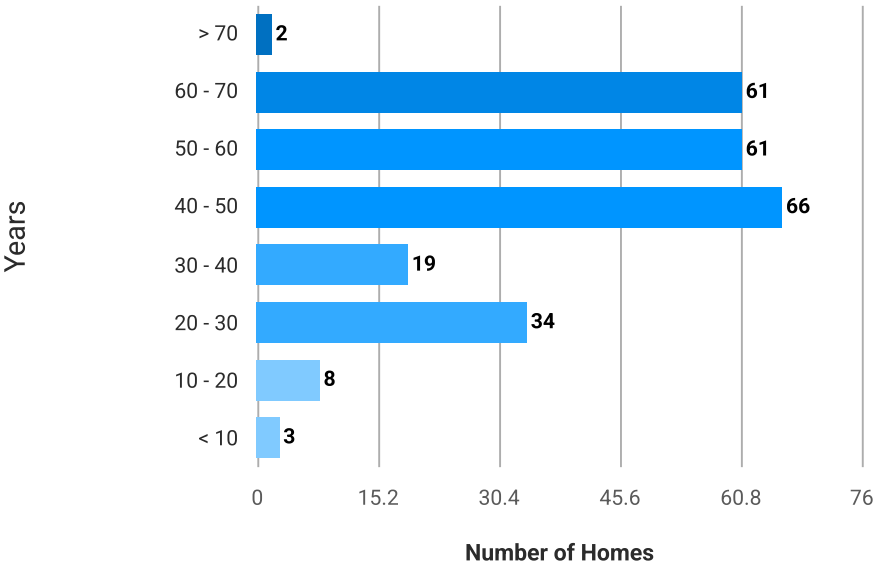


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily





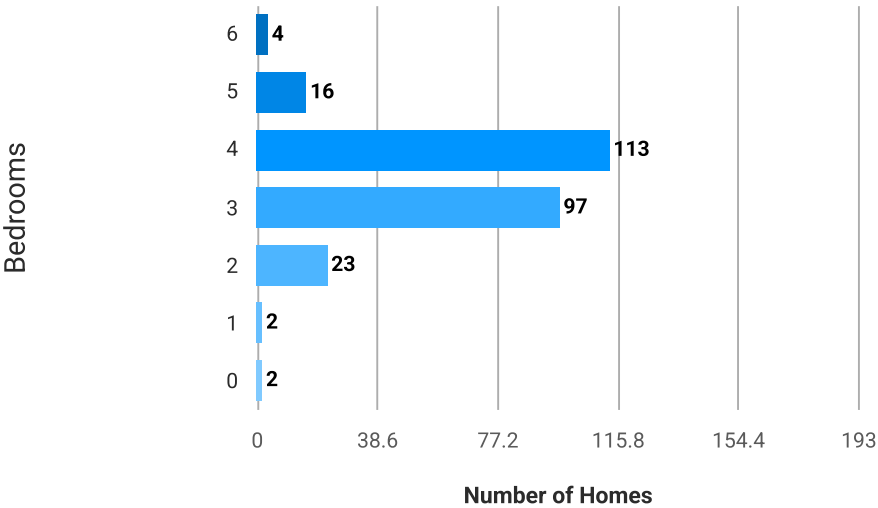
Thousand Oaks, California

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



People

People Facts & Stats

	Thousand Oaks	Ventura County	California	USA
Population	125K	837K	39.29M	334.92M
Population Density per Sq Mi	2.27K	455	252	95
Pop Change since 2020	-2.3%	-0.9%	+0.1%	+2.5%
Median Age	45	40	38	39
Male / Female Ratio	49%	50%	50%	50%

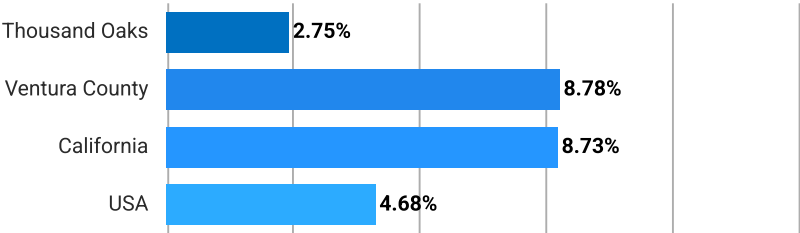
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Less than 9th Grade

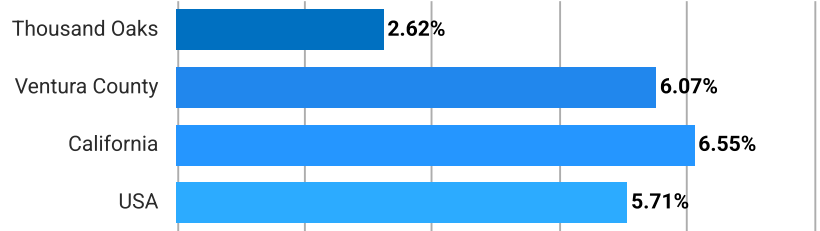
This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Thousand Oaks, California

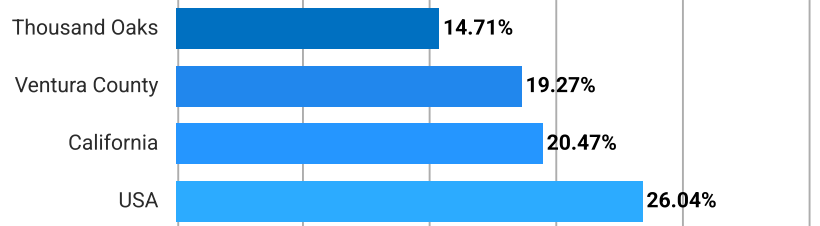
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



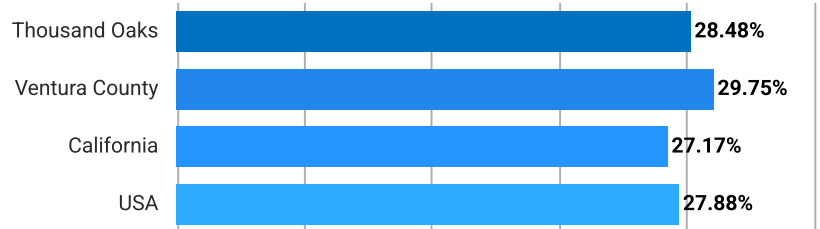
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



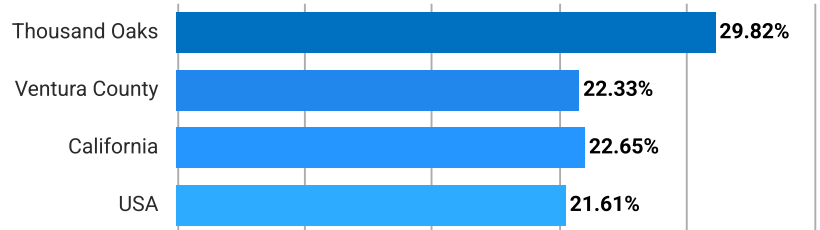
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



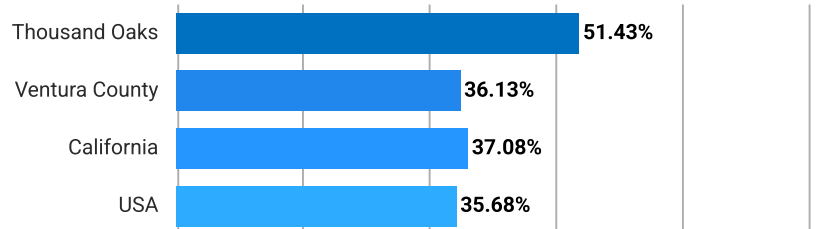
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



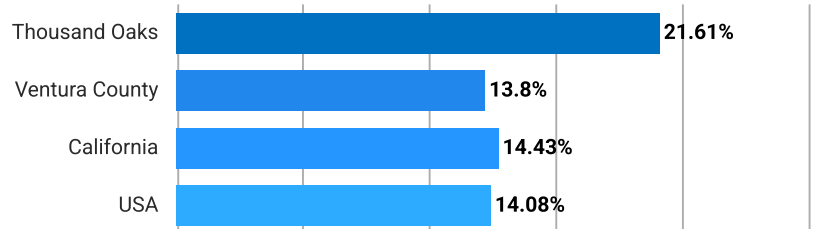
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



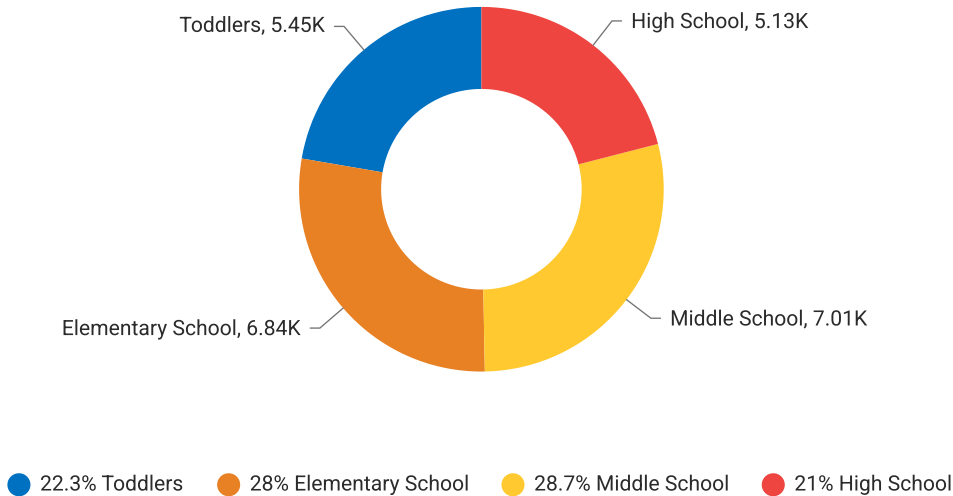
Thousand Oaks, California

Population of Children by Age Group in Thousand Oaks

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

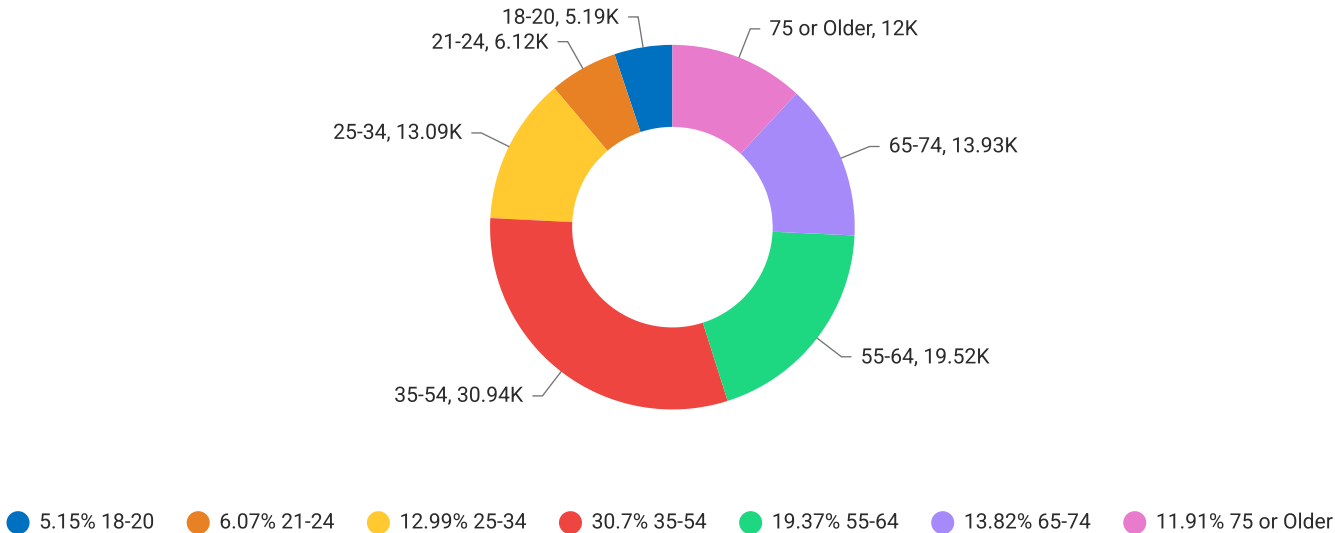


Population of Adults by Age Group in Thousand Oaks

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



Thousand Oaks, California

Households With Children in Thousand Oaks

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

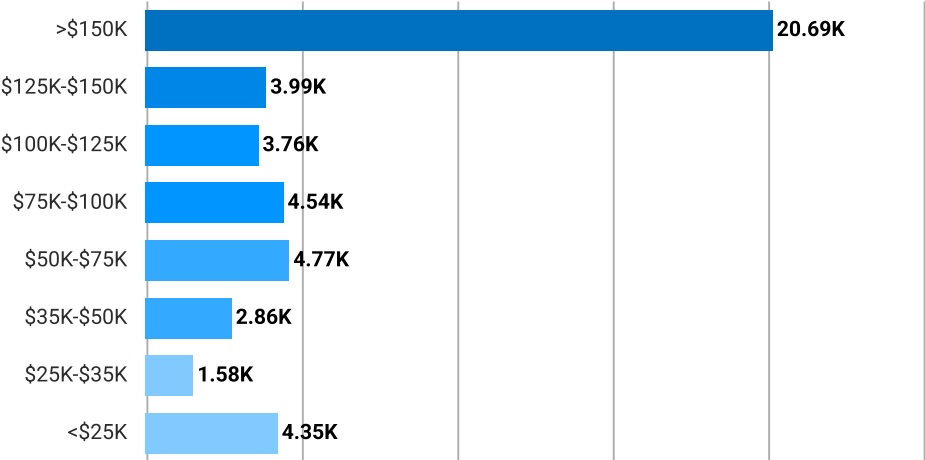


Household Income Brackets in Thousand Oaks

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



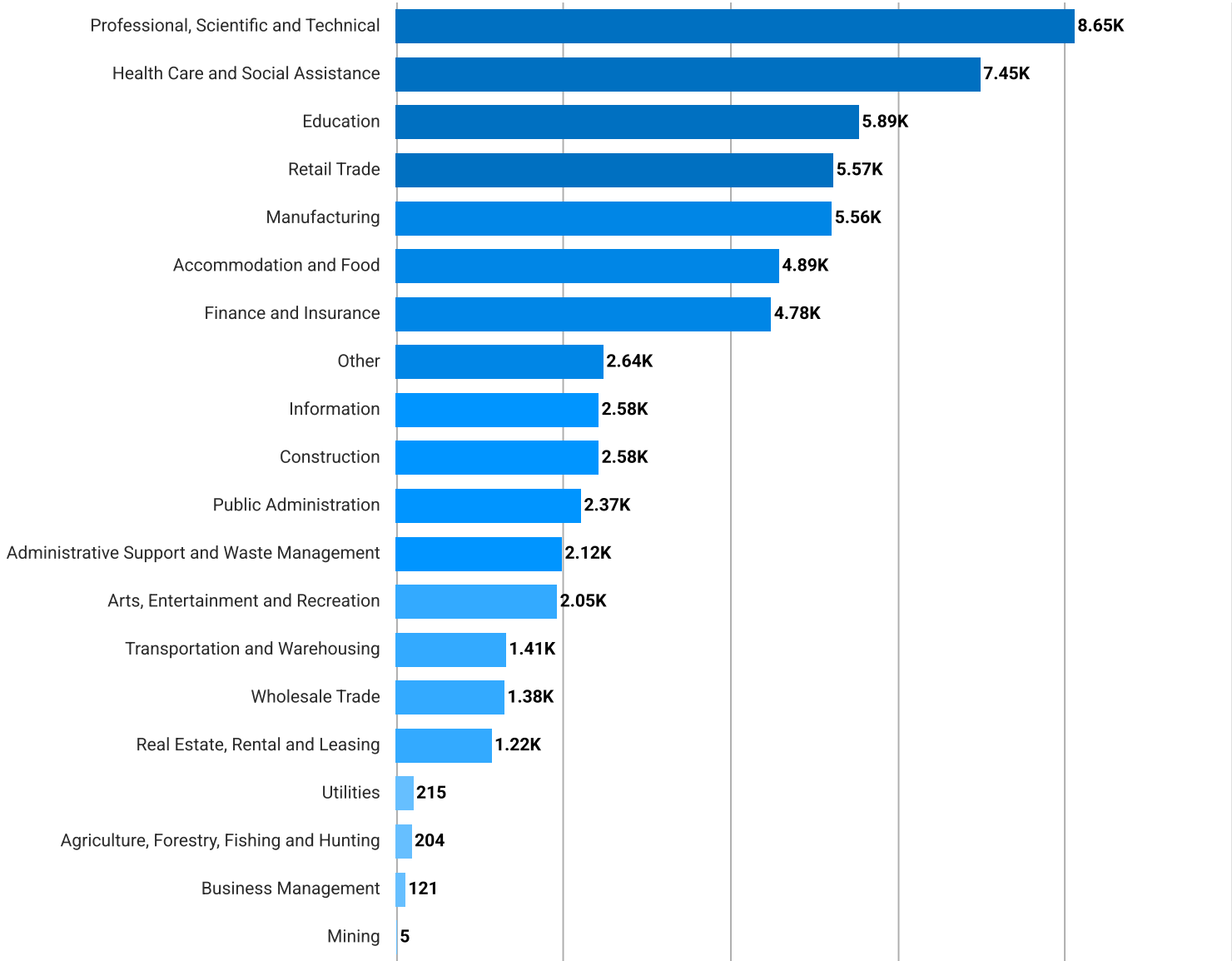
Thousand Oaks, California

Occupational Categories in Thousand Oaks

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

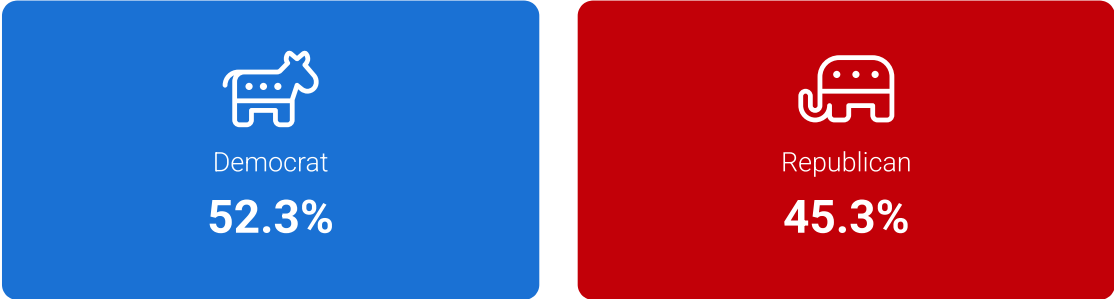


Presidential Voting Pattern in Thousand Oaks

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Thousand Oaks, California

Economy

Economic Facts & Stats

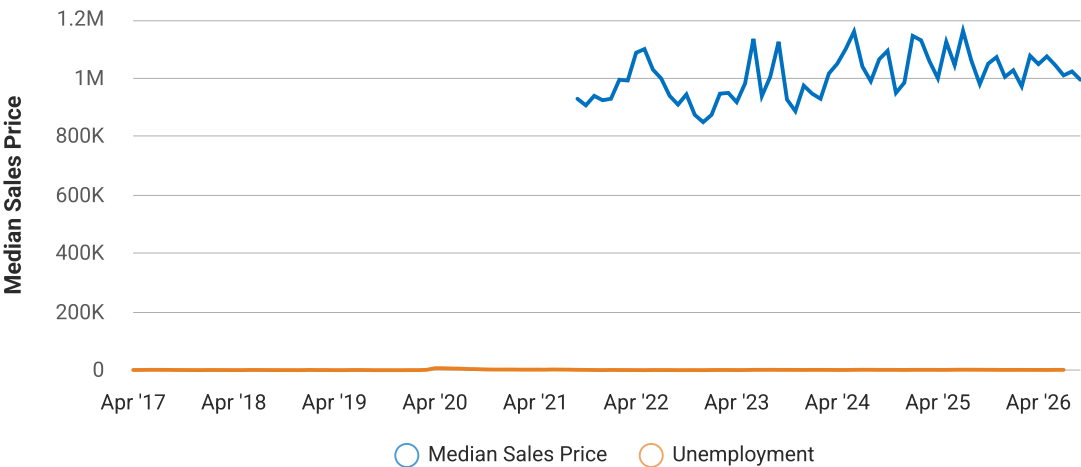
	Thousand Oaks	Ventura County	California	USA
Income Per Capita	\$66,591	\$49,748	\$49,513	\$44,673
Median Household Income	\$135,603	\$109,797	\$99,122	\$80,734
Unemployment Rate	4.3%	4.7%	5.3%	4.1%
Number Unemployed	3K	20K	1.02M	6.92M
Number Employed	59K	393K	18.34M	162.18M
Number in Labor Force	62K	412K	19.36M	169.09M

Median Sales Price vs. Unemployment

This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Source: Moody's Analytics: economy.com

Update Frequency: Monthly





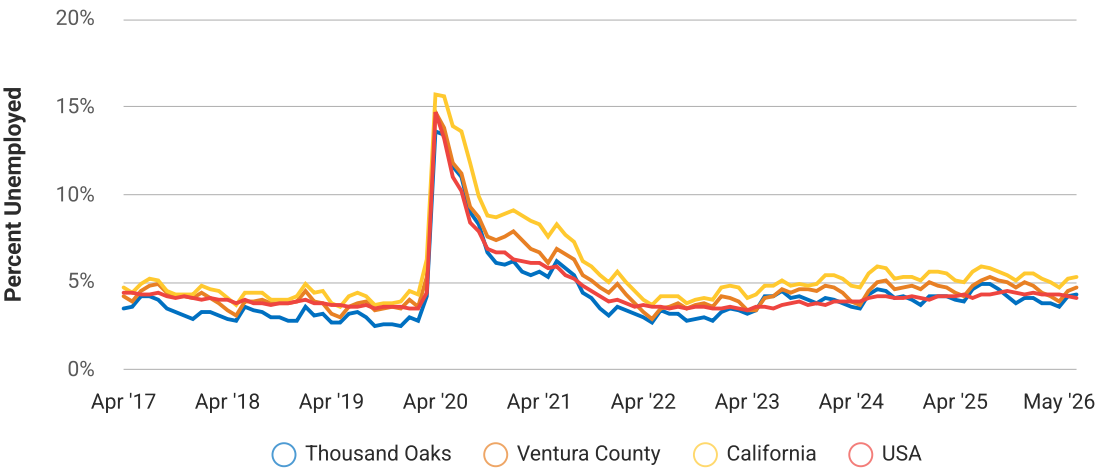
Thousand Oaks, California

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



Quality of Life

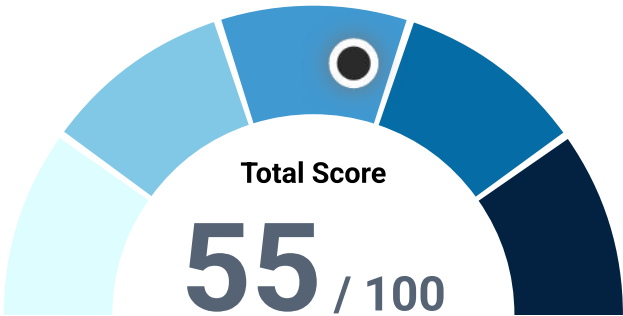
Quality of Life Facts & Stats

	Thousand Oaks	Ventura County	California	USA
Elevation (in feet)	2,625	2,597	2,823	–
Annual Rainfall (in inches)	16.11	17.54	23.4	–
Annual Snowfall (in inches)	1.17	12.34	19.18	–
Days of Full Sun (per year)	165	165	159	–
Travel Time to Work (in minutes)	25	26	29	26
Water Quality (Health Violations)	–	1	–	–
Water Quality (Monitoring and Report Violations)	–	–	–	–
Superfund Sites	–	3	164	2,466
Brownfield Sites	No	Yes	Yes	No



Thousand Oaks, California

AARP Livability™ Index for 91360



A score over 50 is above average

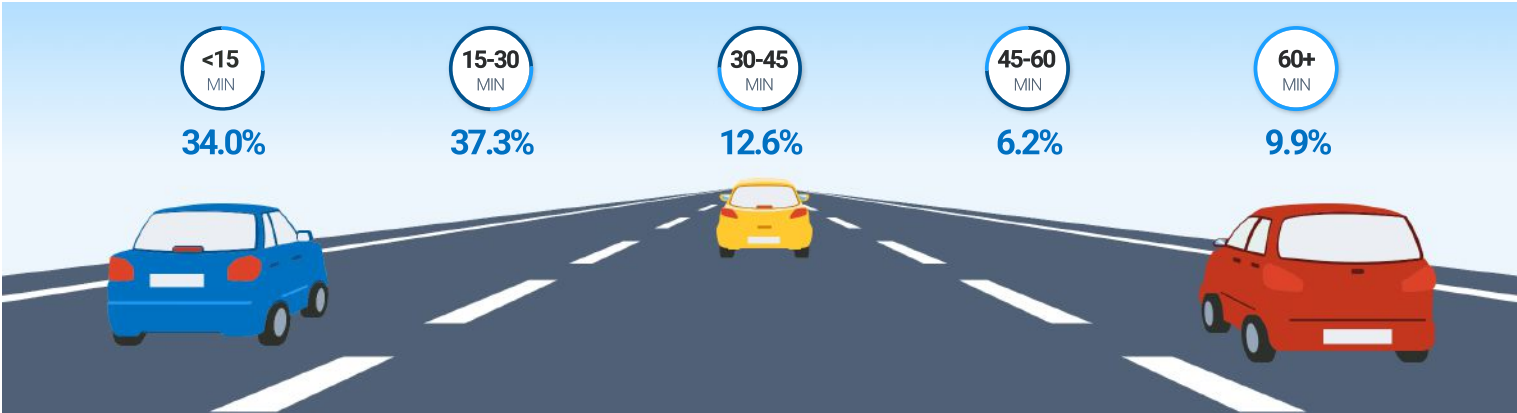
Housing Affordability & Access	40
Neighborhood Access to Life, Work & Play	58
Transportation Safe & Convenient Options	57
Environment Clean Air & Water	48
Health Prevention, Access & Quality	72
Engagement Civic & Social Involvement	57
Opportunity Inclusion & Possibilities	54

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually





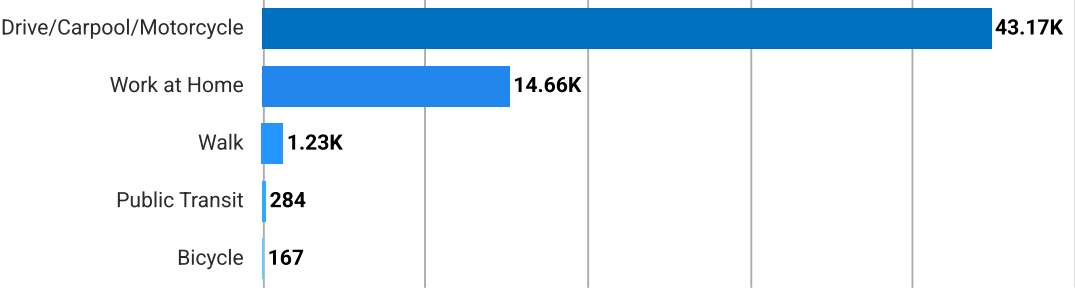
Thousand Oaks, California

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



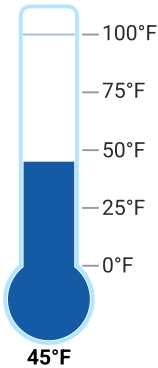
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

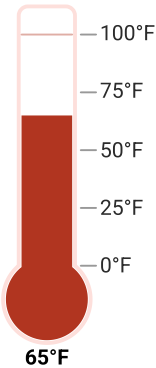
Source: NOAA

Update Frequency: Annually

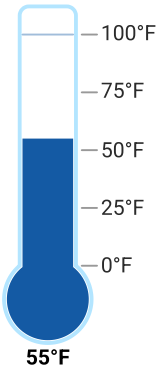
Avg. January Min. Temp



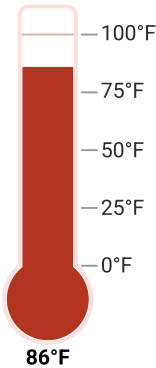
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



Nearby Neighborhoods

Cities near Thousand Oaks, California

Casa Conejo, California

Median Estimate Home Value	-
Number of Homes	-
Total Population	2,671

Lake Sherwood, California

Median Estimate Home Value	\$2,560,310
Number of Homes	387
Total Population	1,633

Santa Rosa Valley, California

Median Estimate Home Value	\$2,010,460
Number of Homes	1,113
Total Population	2,780

Westlake Village, California

Median Estimate Home Value	\$1,682,840
Number of Homes	3,260
Total Population	7,743

Moorpark, California

Median Estimate Home Value	\$949,270
Number of Homes	10,458
Total Population	35,854

Oak Park, California

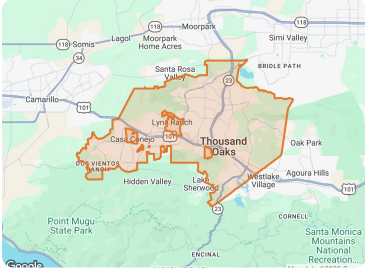
Median Estimate Home Value	\$1,136,010
Number of Homes	4,847
Total Population	13,757



Thousand Oaks, California

Photos

Maps



About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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