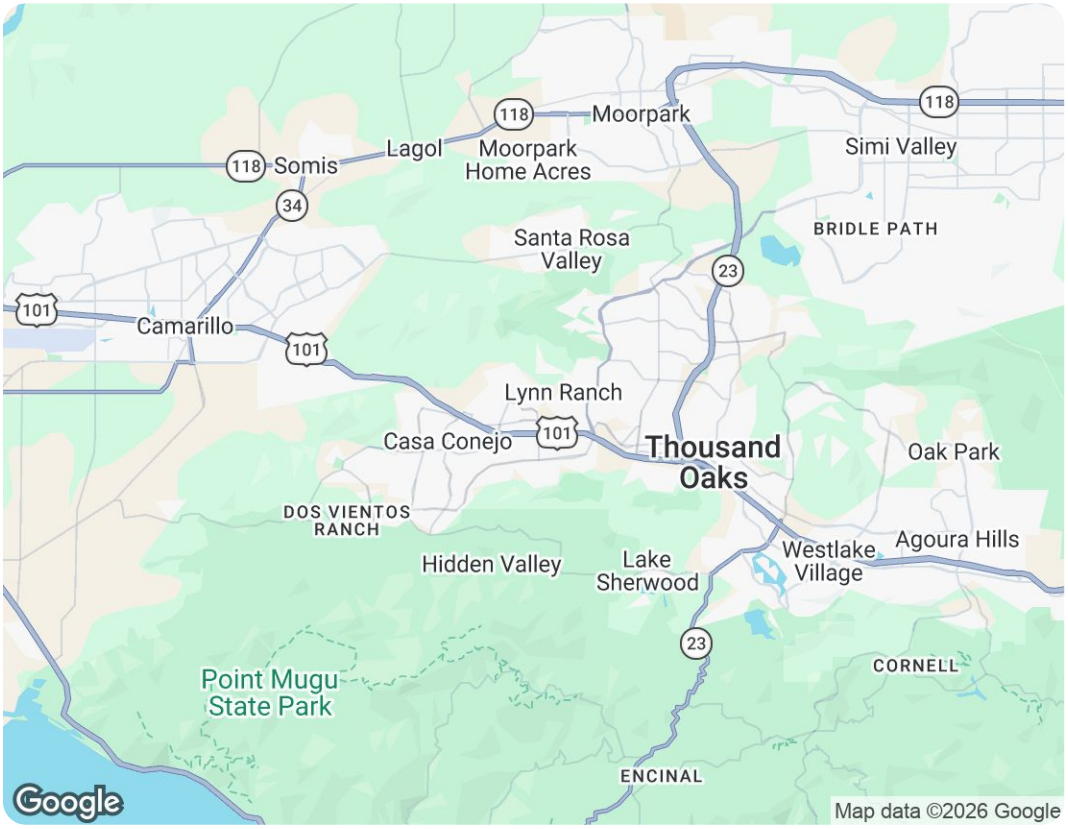
Newbury Park, California





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THE ONE Luxury Properties

Westlake Village

2535 Townsgate Rd., Ste. 109

Westlake Village, CA 91361

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Newbury Park, California

Housing

Housing Facts & Stats

	Newbury Park	Ventura County	California	USA
Median Estimated Home Value	$1.36M	$894K	$790K	$372K
Est. Home Value 12-Mo. Change	+27.7%	+0.5%	-0.3%	+0.1%
Median List Price	$305K	$939K	$700K	–
List Price 1-Month Change	+2%	-0.1%	+0%	–
List Price 12-Month Change	+37.4%	-1.2%	-2.1%	–
Median Home Age	9	47	49	44
Own	–	65%	56%	65%
Rent	–	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%

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Newbury Park, California

Market Trends for Newbury Park, California

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3	–	–	–

October 2026 Median Estimated Property Value

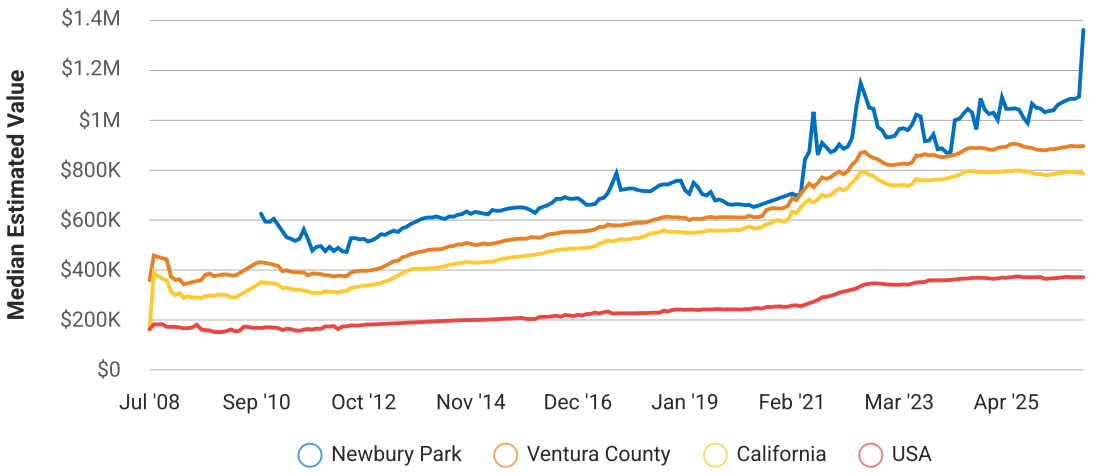
Single Family + Condo/Townhouse/Apt.

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

Median Estimated Value	Last Month Change	12 Month Change
$1,359,000	+24.4%	+27.7%



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Newbury Park, California

October 2026 New Listings

Newbury Park, California

Single Family + Condo/Townhouse/Apt.

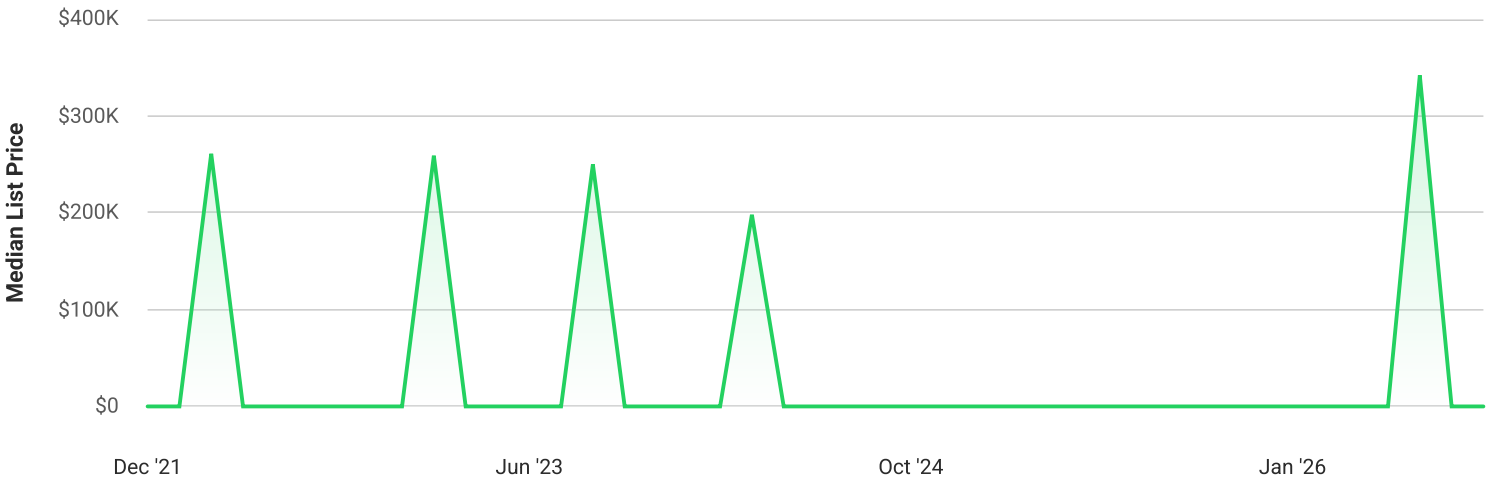
This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

Median List Price - –

Month over Month



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Newbury Park, California

October 2026 Active Listings

Newbury Park, 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 - $305,000

↑ 2% Month over Month



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Newbury Park, California

October 2026 New Pending Listings

Newbury Park, California

Single Family + Condo/Townhouse/Apt.

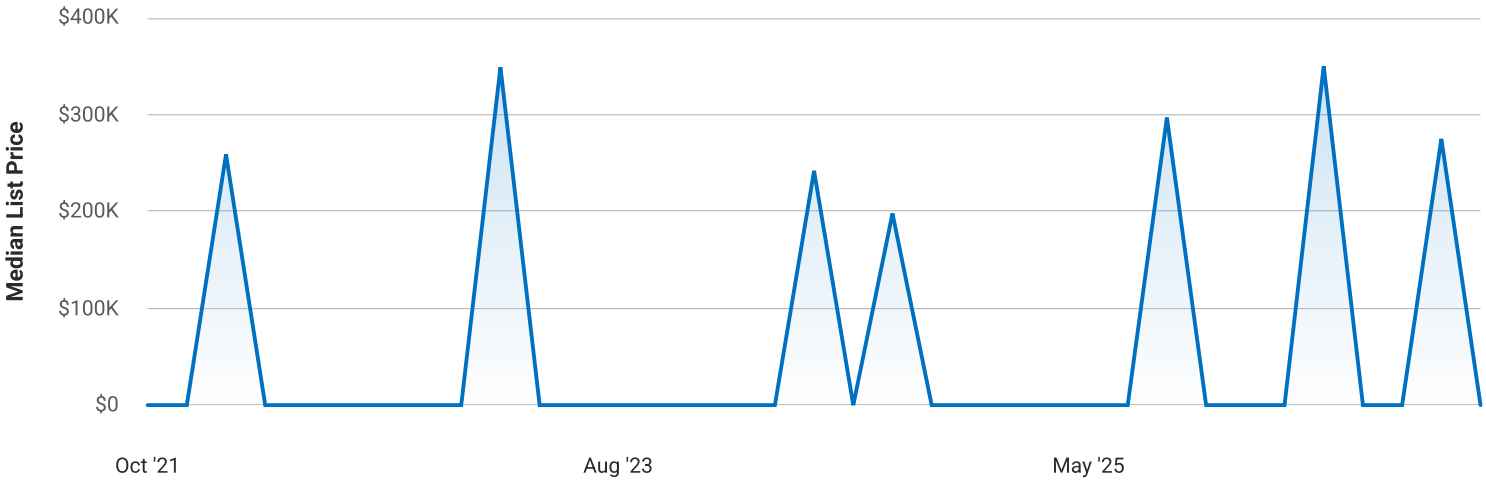
This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price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

Source: Listing sources

Update Frequency: Monthly

Median List Price - –

Month over Month



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Newbury Park, California

Sold Listings

Newbury Park, California

Single Family + Condo/Townhouse/Apt.

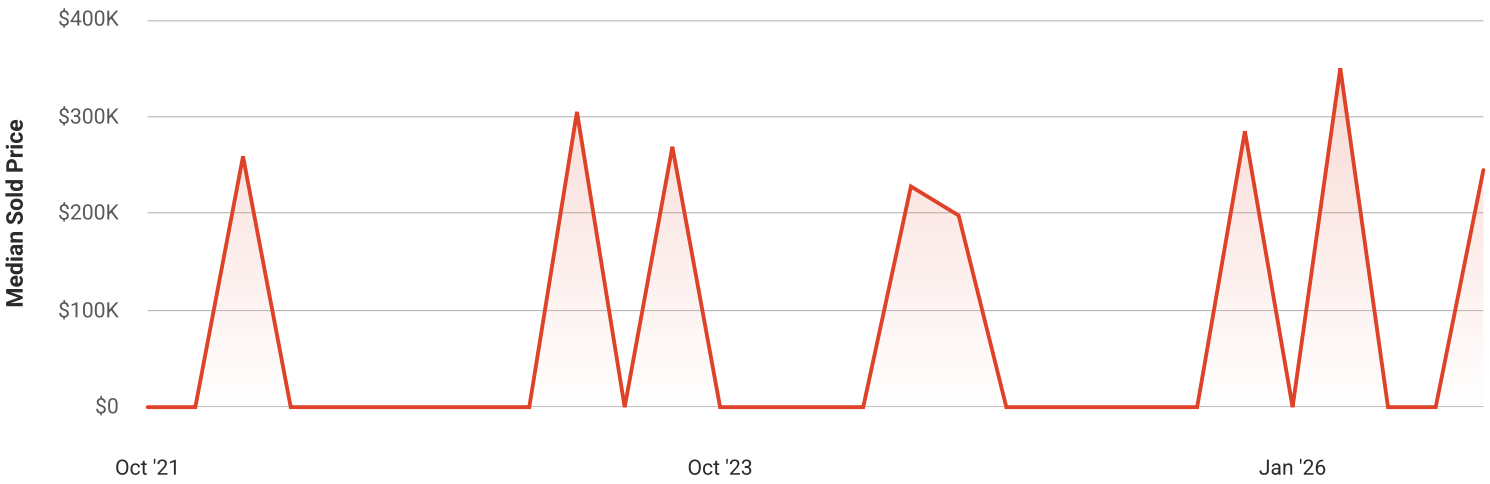
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - –

Month over Month



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Newbury Park, California

October 2026 Months Supply of Inv.

Newbury Park, California

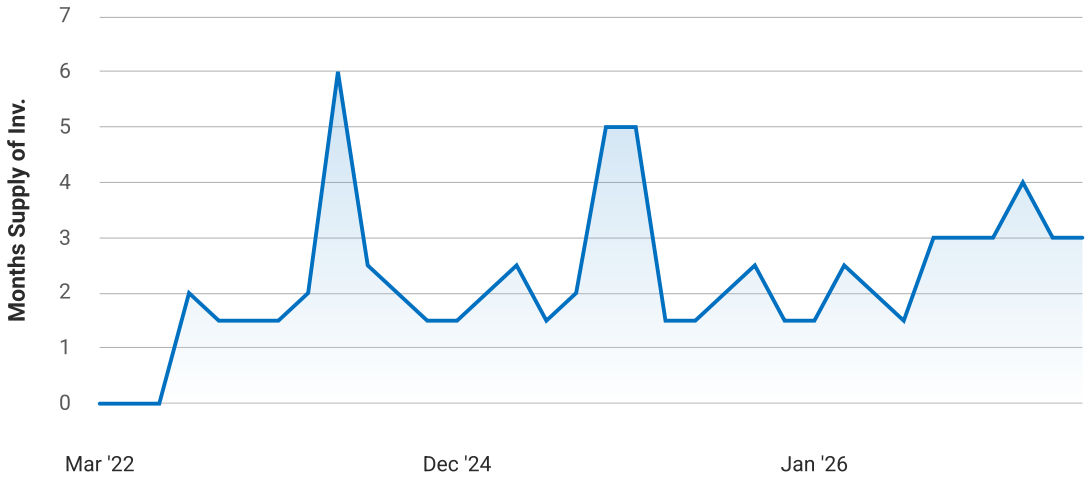
Single Family + Condo/Townhouse/Apt.

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

Months Supply of Inv.	Last Month Change	12 Month Change
3	–	+50%



People

People Facts & Stats

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

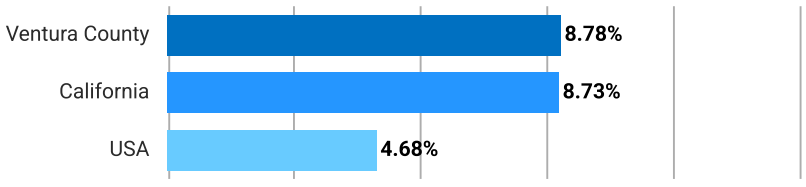
Education Levels of Population

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.



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Newbury Park, 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.

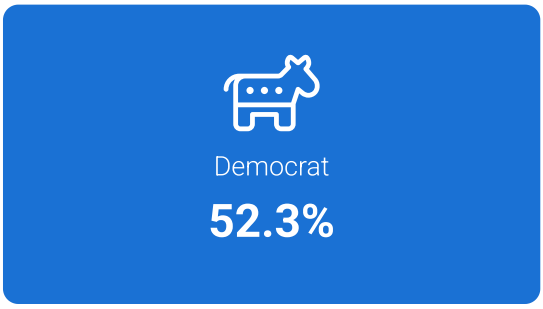


Presidential Voting Pattern in Newbury Park

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

Source: USElectionAtlas.org

Update Frequency: Quadrennially



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Newbury Park, California

Economy

Economic Facts & Stats

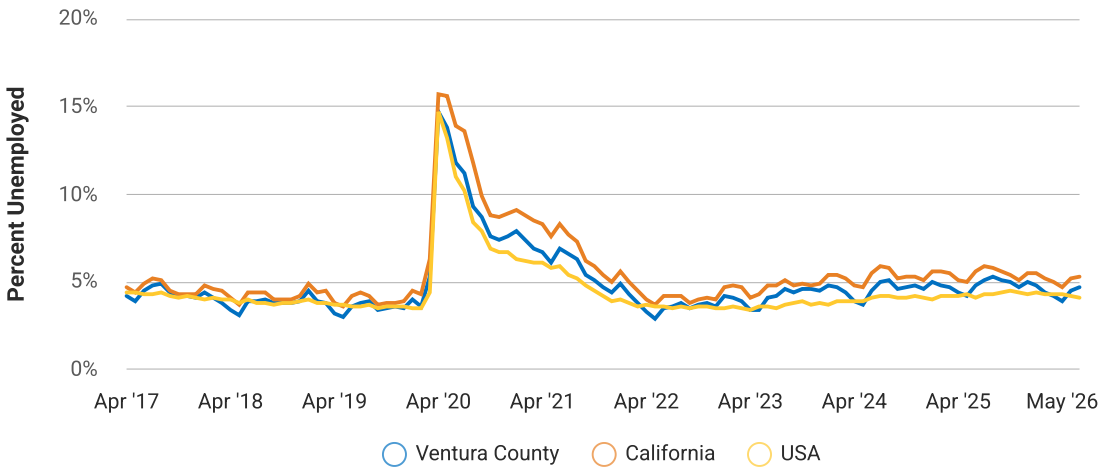
	Newbury Park	Ventura County	California	USA
Income Per Capita	–	$49,748	$49,513	$44,673
Median Household Income	–	$109,797	$99,122	$80,734
Unemployment Rate	–	4.7%	5.3%	4.1%
Number Unemployed	–	20K	1.02M	6.92M
Number Employed	–	393K	18.34M	162.18M
Number in Labor Force	–	412K	19.36M	169.09M

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



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Quality of Life

Quality of Life Facts & Stats

	Newbury Park	Ventura County	California	USA
Elevation (in feet)	–	2,597	2,823	–
Annual Rainfall (in inches)	–	17.54	23.4	–
Annual Snowfall (in inches)	–	12.34	19.18	–
Days of Full Sun (per year)	–	165	159	–
Travel Time to Work (in minutes)	–	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

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Newbury Park, California

AARP Livability™ Index for 91320

0-19 20-39 40-59 60-79 80-100



A score over 50 is above average

Housing	Affordability & Access	35
Neighborhood	Access to Life, Work & Play	58
Transportation	Safe & Convenient Options	54
Environment	Clean Air & Water	47
Health	Prevention, Access & Quality	74
Engagement	Civic & Social Involvement	55
Opportunity	Inclusion & Possibilities	56

Nearby Neighborhoods

Cities near Newbury Park, California

Thousand Oaks, California

Median Estimate Home Value	$1,078,340
Number of Homes	35,828
Total Population	125,205

Casa Conejo, California

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

Santa Rosa Valley, California

Median Estimate Home Value	$2,004,920
Number of Homes	1,113
Total Population	2,780

Lake Sherwood, California

Median Estimate Home Value	$2,468,330
Number of Homes	387
Total Population	1,633

Westlake Village, California

Median Estimate Home Value	$1,747,890
Number of Homes	3,260
Total Population	7,743

Moorpark, California

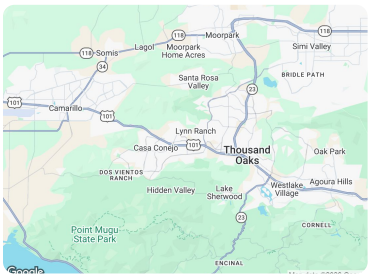
Median Estimate Home Value	$948,270
Number of Homes	10,458
Total Population	35,854

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Newbury Park, California

Photos

Maps



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- 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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For more information about RPR, please visit RPR's public website: **https://blog.narrpr.com**

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