

Moorpark 93021

ZIP code · CA · California > Ventura County > Moorpark

BALANCED MARKET

\$927K

MEDIAN SALE PRICE

-10.0%

1-YR CHANGE

299

SALES (12 MO)

\$930K

MEDIAN VALUE (AVM)

Market temperature

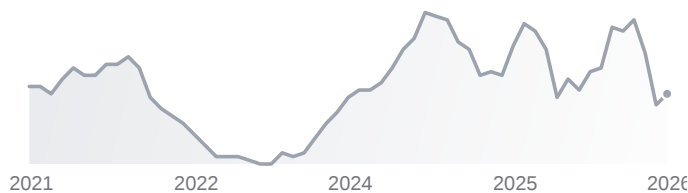
Balanced market · 43 / 100



MARKET TRENDS (5 YEARS)

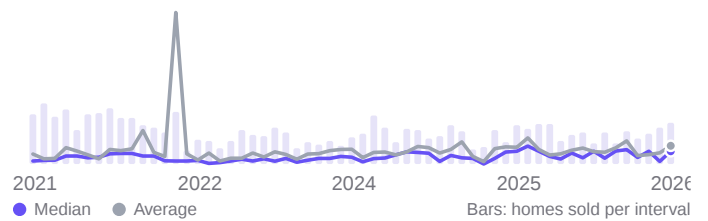
Market temperature (0–100)

43 / 100



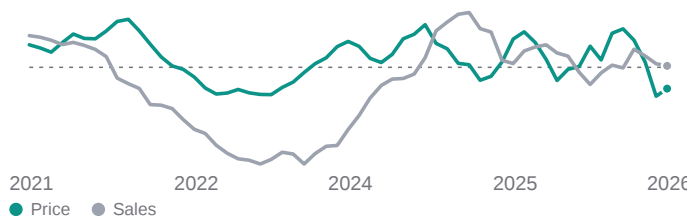
Sale prices

Median \$995K · Average \$1.1M



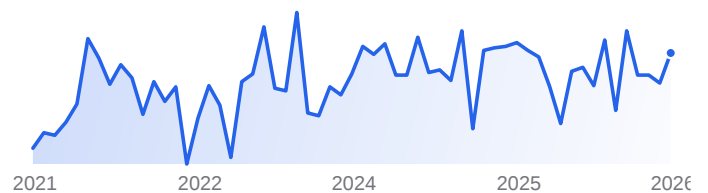
Growth (year over year)

Price -10.0% · Sales +0.7%



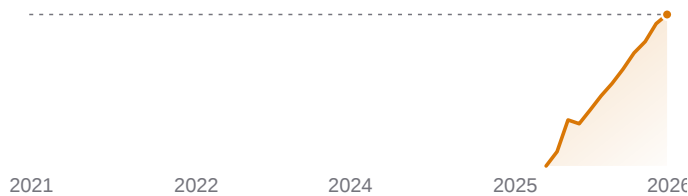
Price per square foot

\$459/ft²



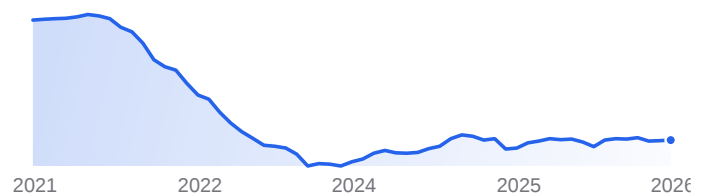
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

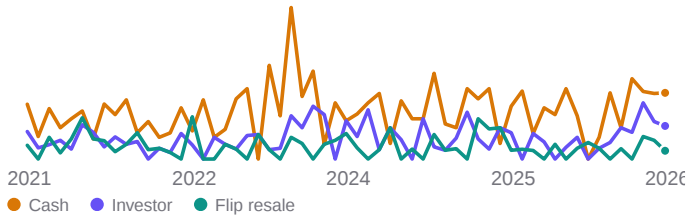
2.8%



BUYERS & OUTCOMES

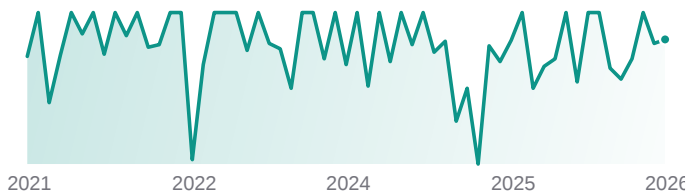
Buyer mix

Cash 24% · Investor 12% · Flip resale 2.9%



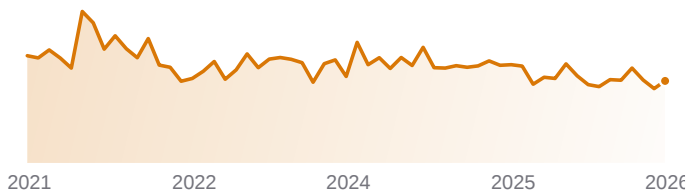
Sellers who sold at a gain

97%

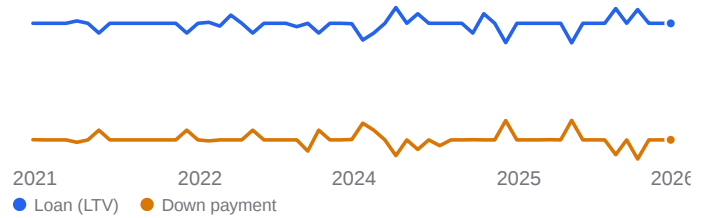


Median annualized return at resale

+4.3%

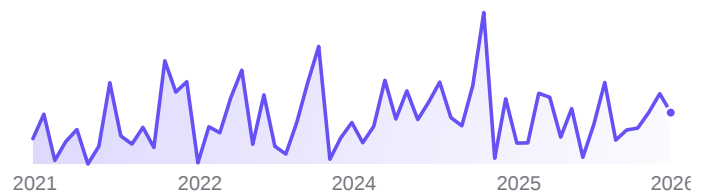


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



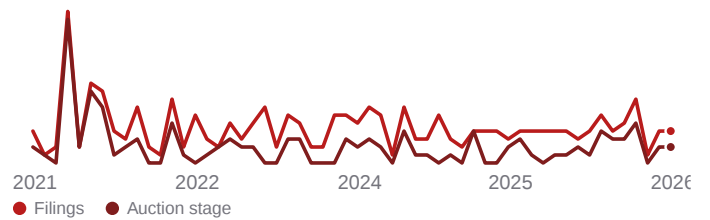
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	10,664
Median value (AVM)	\$930K
Median size	1,940 ft²
Median bedrooms	4
Median year built	1987
Single family	83%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.2%
Owner occupied	81%
Company owned	46%
Median loan-to-value	48%

Typical ownership tenure

16.5 yrs

COMMUNITY

Population	38,210
Density	716 / mi²
Median household income	\$132K
Average household income	\$160K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	542
Homes occupied	98%
Bachelor's or higher	29%
Poverty rate	4.5%
Unemployment	1.5%
Average temp	62°F
Annual precip	17 in
Sunshine	73%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.