

Oak View 93022

ZIP code · CA · California > Ventura County > Oak View

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+4.4%

1-YR CHANGE

54

SALES (12 MO)

\$921K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

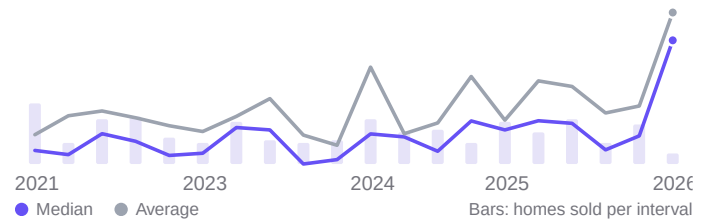
Market temperature (0–100)

64 / 100



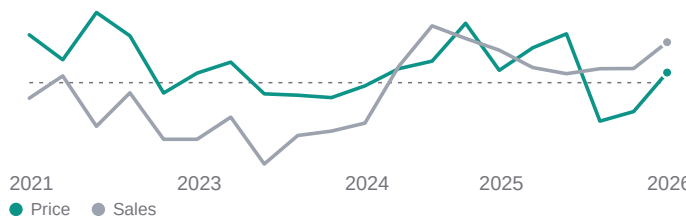
Sale prices

Median \$1.5M · Average \$1.7M



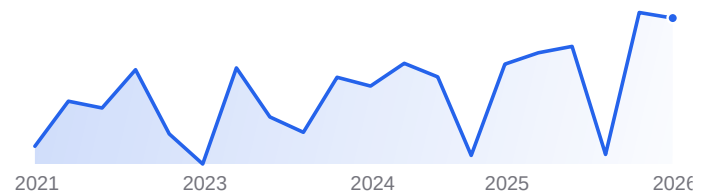
Growth (year over year)

Price +4.4% · Sales +17.4%



Price per square foot

\$698/ft²



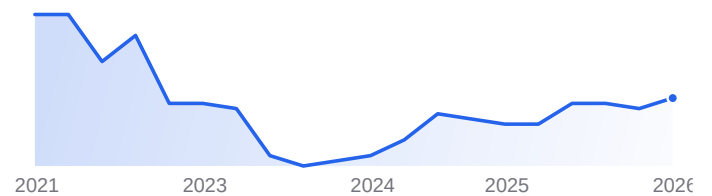
Sale premium vs estimated value

-4.3%



Annual turnover (share of homes sold)

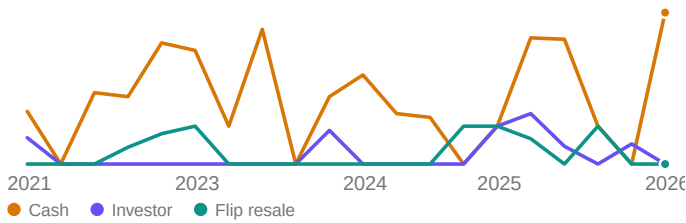
3.0%



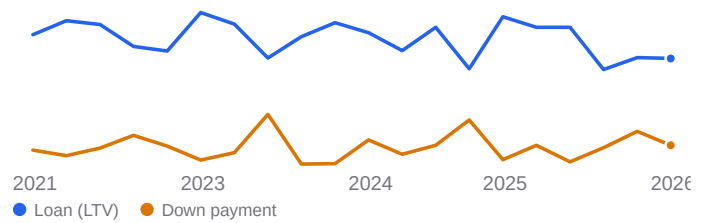
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

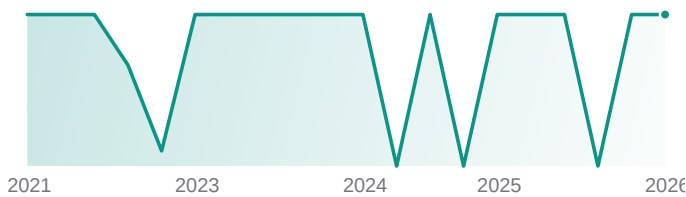


Financing (share of purchase price) Loan (LTV) 64% · Down payment 20%



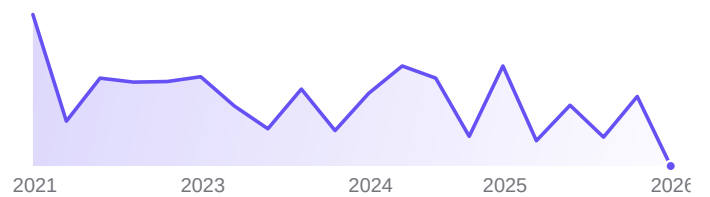
Sellers who sold at a gain

100%



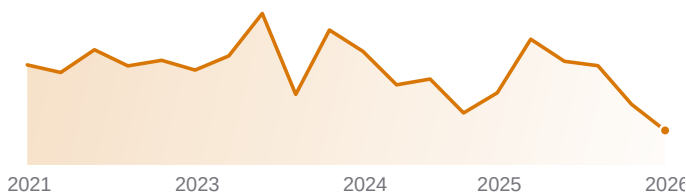
Typical hold before selling

2.5 yrs



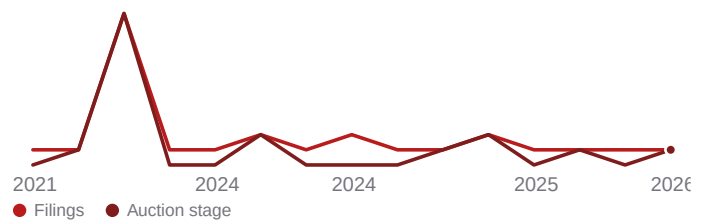
Median annualized return at resale

+2.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,785
Median value (AVM)	\$921K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1962
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.0%
Owner occupied	74%
Company owned	47%
Median loan-to-value	38%
Typical ownership tenure	21.3 yrs

COMMUNITY

Population	5,827
Density	1,181 / mi²
Median household income	\$95K
Average household income	\$121K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	668
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	10.5%
Unemployment	1.3%
Average temp	61°F
Annual precip	19 in
Sunshine	73%

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