



Thousand Oaks, California.

Current market data.

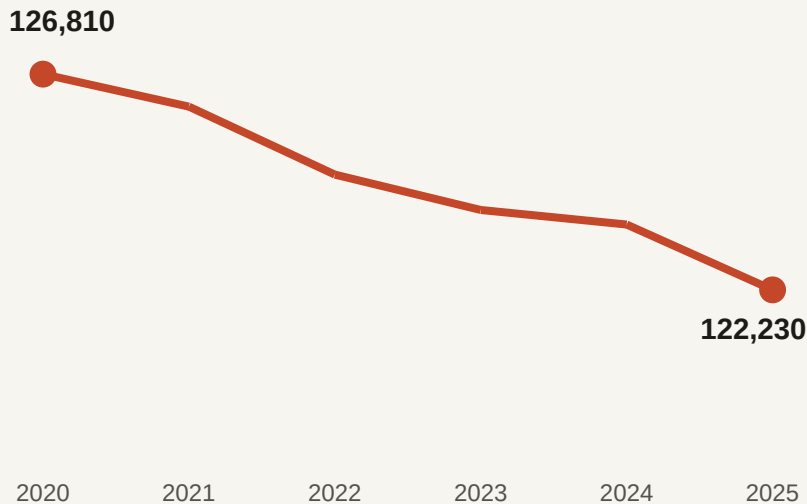
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.6% since 2020.

122,230

people, the 52nd-largest of California's cities and towns.



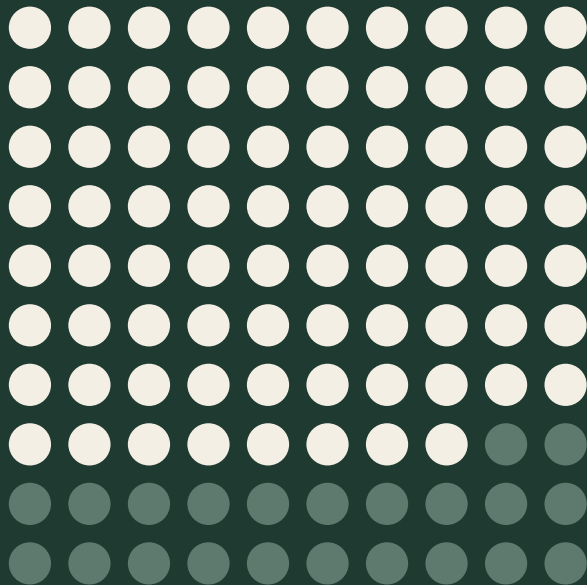
THE WORKDAY

8 in 10 jobs here go to
people who live somewhere
else.

78.2%

of 66,959 jobs located in Thousand Oaks are filled by
in-commuters.

Source: Census LEHD LODES, 2023



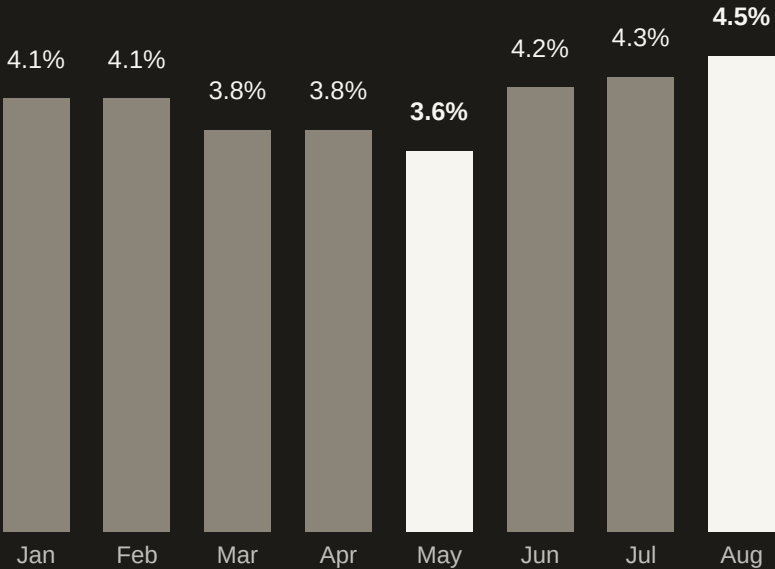
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.6%.

4.5%

in August 2026, the latest month released. A year earlier it was 4.9%.



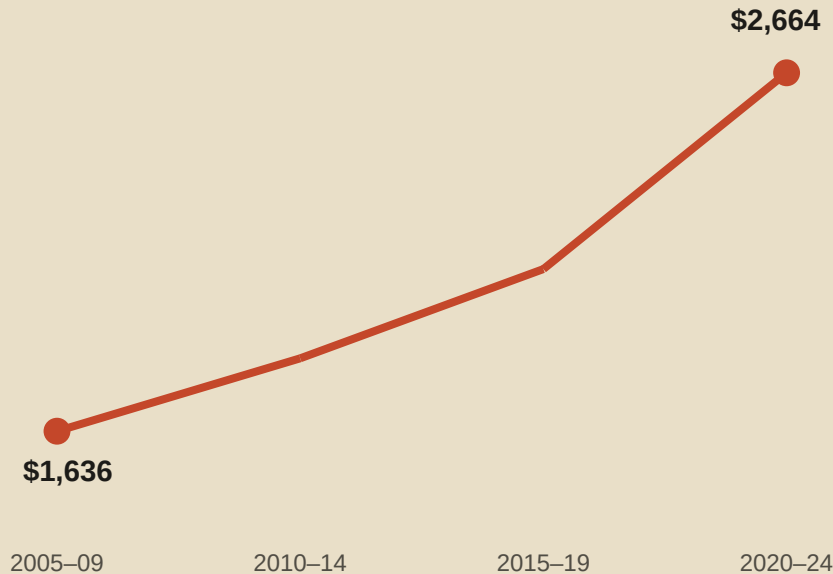
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 63%
since the 2005–2009
survey, before inflation.

\$2,664

a month. California's median is \$2,036.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,819 gap between neighbors, the sharpest rent edge between adjacent tracts in Ventura County.

TRACT 54.03

\$1,120

TRACT 54.04

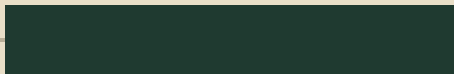
\$2,939



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,198–\$1,796



\$2,664 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

122

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.4% to the 48,084 homes here.

148–670

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 35% more than California's.

\$991,600

median home value in Thousand Oaks.

Thousand Oaks



\$991,600

California



\$734,700

U.S.



\$332,700

THAT WAS THOUSAND OAKS'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/ca/thousand-oaks/

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