The median rent for a 2-bedroom apartment in Ventura County is about $2,200 per month.* In order for housing to be considered affordable, a family should not spend more than 30% of its income on rent. Thus, a working family needs to earn over $42 per hour – or $88,000 per year – to afford the average rent in Ventura.

At $11* per hour, one minimum wage worker supporting a family would have to work 161 hours per week to afford the average 2-bedroom rent. The annual median renter household income in Ventura County is $52,107* – indicating that the majority of all renter households cannot afford the average rent.

Rents and homeownership are out of reach for:*

Childcare Workers $28,143/year
Waiters $29,377/year
Hairdressers $32,556/year
Security Officers $30,190/year
Dental Laboratory Technicians $57,841/year
Photographers $39,096/year
Locksmiths $50,523/year
Head Cooks/Chefs $56,810/year
Legislators $52,174/year
Clergy $69,438/year
Fundraisers $62,045/year
Landscape Architects $64,371/year
Loan Officers $65,707/year
Health Educators $73,052/year
Urban Planners $85,330/year
Anthropologists $83,187/year
Physical Therapists $87,676/year

1Zillow, April 2018
2 California Minimum Wage Ordinance as of January 1, 2018
3American Fact Finder, 2011-2016 American Community Survey 5-Year Estimates
4 California Employment Development Department, 2017 - 1st quarter Occupational and Wage Estimates for Oxnard - Thousand Oaks - Ventura MSA
5Zillow, April 2018
6Zillow, April 2018
7Assumes PMI is 1.0% of loan amount, taxes are 1.25% of sale price, insurance is 0.25% of loan amount and interest rate is 4.25%. Source: Neighborhood Housing Services.
8 California Employment Development Department, 2017 - 1st quarter Occupational and Wage Estimates for Oxnard - Thousand Oaks - Ventura MSA

Ventura County Housing Wage:
Renters in Ventura County
$42/hour
$88,000/year
Homebuyers in Ventura County
$64/hour
$132,161/year

Homebuyers' Housing Wage
In April 2018, the median-priced single family home in Ventura sold for approximately $593,700.* Median home prices are even higher in areas of the district such as Camarillo ($618,500), Moorpark ($656,000), and Thousand Oaks ($725,500).*

The monthly mortgage payment required to buy the median-priced Ventura is $4,185 per month. A family would need to earn $132,161 per year to support this mortgage, assuming they spend no more than 38% of the family’s income on housing.*

Homeownership is out of reach for:*

Optometrists $82,497/year
Accountants $92,722/year
Logicians $93,559/year
Registered Nurses $85,208/year
Civil Engineers $104,674/year
Police Patrol Officers $112,006/year
Sports Agents $109,450/year
Health Services Managers $113,349/year
Sales Managers $117,891/year
Pharmacists $113,062/year
Detectives $120,297/year
Personal Financial Advisors $129,311/year