

Ventura County Real Estate Update: New Opportunities on the Horizon



Ventura County remains an attractive destination for homebuyers looking for a mix of coastal charm, community lifestyle, and strong long-term value. With new residential developments and increased buyer incentives, the market is particularly favorable for first-time buyers. Recent construction across the county is bringing more modern, energy-efficient homes at accessible price points.

Cities like Oxnard, Camarillo, and Fillmore are seeing growth through thoughtfully planned communities that emphasize walkability, green spaces, and convenience. Many developments are also offering financial incentive programs, such as down payment assistance and closing cost fees-making homeownership more achievable. Major projects near the 101 corridor and revitalization efforts in downtown Ventura and Port Hueneme are also opening new possibilities for buyers.

Whether you're a first-time homebuyer, a growing family, or someone looking to escape the fast pace of city life, Ventura County offers a welcoming community, smart investments, and the California lifestyle-without the LA price tag.

Thinking of buying soon? Let's connect to explore your options in today's evolving market.

CALL: 805-551-6543



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Community Spotlight:

Immigrant Farmworker Raids Stir Concern in Oxnard



Recent ICE enforcement activity in Ventura County-including Oxnard-has left many local farmworkers and families feeling uneasy. A high-profile incident at an Oxnard gas station involved agents detaining a man, reported by the nonprofit 805 UndocuFund, which said call volumes spiked as families sought legal support. Most of those affected are undocumented or DACA-eligible migrants, especially from the Mixtec Indigenous community, according to advocates.

These raids have triggered community outcry and protests. Oxnard residents worry about the fear spreading through neighborhoods and are calling for greater transparency and support for impacted families.

Why this matters:

- Local relevance: Oxnard relies heavily on its agricultural workforce-these events affect real people and local growers.
- Community unity: Highlights efforts by nonprofits like 805 UndocuFund to offer legal and emotional aid.
- Useful takeaways: Readers can connect with these organizations for ways to help or access support.

On the Market:

Residential

550 Lawnwood Way
Oxnard, CA 93030

\$819,999 | 4 beds | 2 baths
1,918 SF | #V1-30484



[Find out more](#)

1010 West Robert Ave.
Oxnard, CA 93030

\$774,900 | 4 beds | 2 baths
1,855 SF | #V1-31047



[Find out more](#)

502-504 East Hemlock St.
Oxnard, CA 93033

\$825,000 | 2 beds | 1 baths
DUPLEX #V1-31501

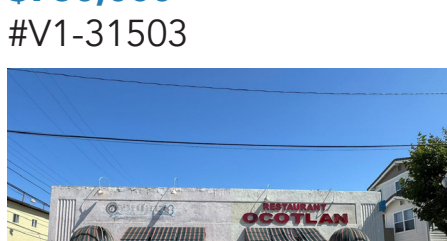


[Find out more](#)

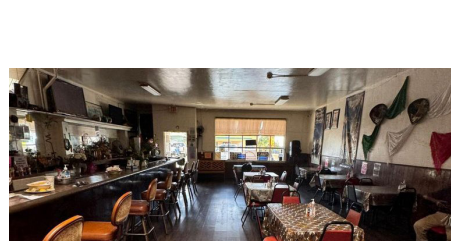
Commercial

127-131 East 6th St.
Oxnard, CA 93030

\$750,000
#V1-31503



[Find out more](#)



Save the Date:

Networking events on August



Women's Council of Realtors – Ventura County

When: Friday, August 22, 2025 • 1:00 PM

Where: Ventura County (exact venue TBA)

About: Join WCR Ventura County for a professional education session titled "Future-Proof Your Career: AI Tools for Real Estate Pros," hosted by Tristan Ahumada. It's a valuable opportunity to network with dedicated real estate agents, lenders, and service professionals in a structured, high-value setting.

Ventura County Escrow Association – 2025 New Real Estate Laws Seminar

When: August 2025 (Exact date TBD)

Where: Ventura County (details pending)

About: This in-person presentation will cover upcoming real estate law changes affecting escrow and transaction processes. It typically draws a mix of real estate agents, escrow officers, attorneys, and industry professionals ideal for relationship-building and staying informed.

Real Estate Vendors Expo Returns August 14th - Los Angeles

When: Thursday, August 14, 6:30 PM to 8:00 PM

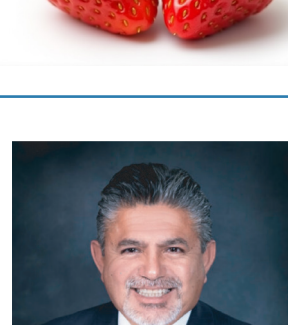
Where: Community Room - 3376 Motor Ave · Los Angeles, CA

About: We'll have a rotating collection of the finest vendors with all of the real estate services you will need to become a successful investor, including private lenders, title companies, data services, CPA, escrow companies, building suppliers, title insurance, home inspectors, business credit, tax auctions, Realtor services, hard money lenders, Airbnb, mortgage brokers, 1031 exchanges facilitators, and much more.

Did you Know?:



Oxnard is known as the 'Strawberry Capital of the World,' producing over 400,000 tons of strawberries each year, enough to circle the Earth 15 times if laid end to end!"



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Welcome to the Blue Sky Realty Newsletter!

From Julio Gomez, Broker/Owner

Hello and thank you for joining us!

At Blue Sky Realty, we're more than just a real estate company we're a community-driven team committed to helping you grow, whether you're buying, selling, investing, or simply staying informed.

This newsletter is our way of keeping you connected, sharing opportunities, and bringing you the latest updates in Ventura County's real estate market. We're excited to have you on this journey with us - and even more excited about what's ahead.

Let's grow together,