

NEIGHBORHOOD



T.O. one of 'best places to live'

By Maggie Hood

Thousand Oaks, commonly referred to as "T.O." by residents and visitors alike, is a master-planned community in southeastern Ventura County. It was named after the many mature oak trees that populate the area, and the city's website states Thousand Oaks is home to more than 50,000 oak trees.

Located in eastern Ventura County, the city forms the most populated part of a regional area called the Conejo Valley. Thousand Oaks is nestled against the Santa Monica Mountains and surrounded by more than 14,800 acres of publicly owned open space. The open space contains 75 miles of trails for hiking, biking or walking.

The first native inhabitants lived in Ventura County 7,000 years ago and were called the Oak Grove people. The Chumash Indians followed 3,000 years later and established more than 40 villages. The area's recorded history dates back to 1542 when Spanish explorer Juan Rodriguez Cabrillo landed at Point Mugu and claimed the land for Spain. It eventually became part of the 48,000-plus acre Rancho El Conejo land grant by the Spanish government, and served as grazing land for great herds of cattle for the next 50 years. Due to the prolific numbers of rabbits in the area, the valley became known as the "Conejo Valley" or "Valley of the Rabbits."

The Janss family, developers of several Southern California subdivisions, purchased 10,000 acres of

Conejo farmland in the early 1900s. As development began, and roads were created, more settlers arrived, as well as tourists coming to see jungle animals performing at Goebel's Lion Farm, later known as Jungleland USA.

Today, The Thousand Oaks Civic Arts Center stands on the site of the former Jungleland. A world-class venue for theatrical productions of all kinds, this renowned center attracts cultural arts aficionados from all over Southern California.

By the mid 1950s, the Janss Corporation created plans for a master-planned community, and today, the city reflects a carefully crafted design that incorporates controlled growth and a balanced mix of residential areas, modern shopping centers, schools, business and industrial centers, parks and open spaces.

The community is very family-oriented with a variety of sports activities. With everything from club soccer, to softball, swim leagues, ice hockey, Little League, flag football, field hockey and even lacrosse, thousands are involved in some type of year-round sports activity. Impressive Little League teams from Thousand Oaks have a prestigious records of having won various national and world championship titles since 1994.

With all that it has going for it, it's no wonder that the City of Thousand Oaks has made Money Magazine's "Best Places to Live" list, and is ranked as one of the safest cities in the nation.

REAL ESTATE SALES: THOUSAND OAKS

SINGLE-FAMILY HOMES:

SOLD in 2008: 519 **SOLD in 2009 (YTD): 462**
2008 High: \$2,230,000 **2008 Median: \$615,000**
2009 High: \$1,520,000 **2009 Median: \$576,000**

2008 Low: \$182,000 **2008 Average DOM: 85**
2009 Low: \$191,000 **2009 Average DOM: 88**

CONDOMINIUMS:

SOLD in 2008: 182 **SOLD in 2009 (YTD): 171**
2008 High: \$660,000 **2008 Median: \$277,000**
2009 High: \$480,000 **2009 Median: \$230,000**

2008 Low: \$131,200 **2008 Average DOM: 77**
2009 Low: \$140,000 **2009 Average DOM: 93**



STATS

THOUSAND OAKS (from 2000 Census)

Population: 117,005
Population distribution:
Under 18: 26%
18-24: 7.1%
25-44: 29.9%
45-64: 25.9%
65+: 11.1%

Median household income: \$89,953
Per capita income: \$54,304

