

West Hills 91307

ZIP code · CA · California > Ventura County

BALANCED MARKET

\$1M

MEDIAN SALE PRICE

+5.0%

1-YR CHANGE

248

SALES (12 MO)

\$987K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



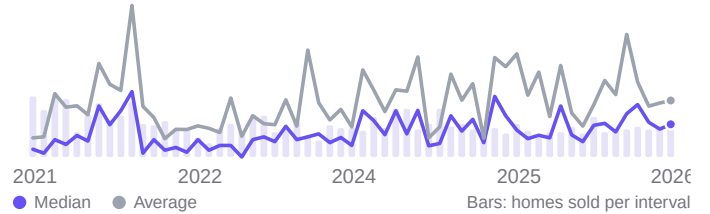
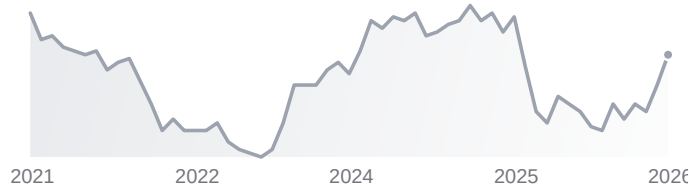
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$1M · Average \$1.2M

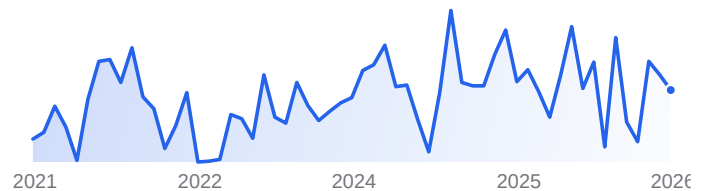
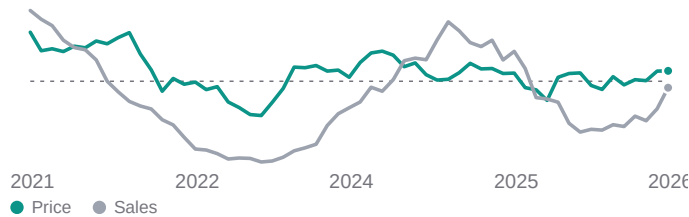


Growth (year over year)

Price +5.0% · Sales -3.1%

Price per square foot

\$569/ft²

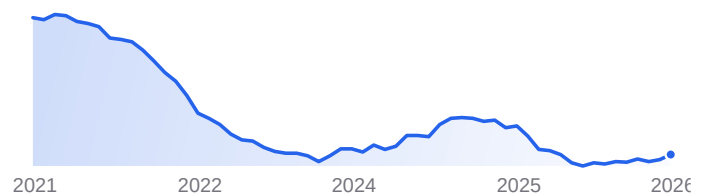
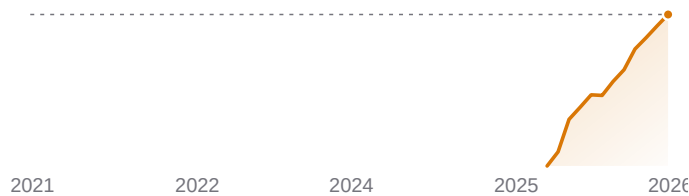


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

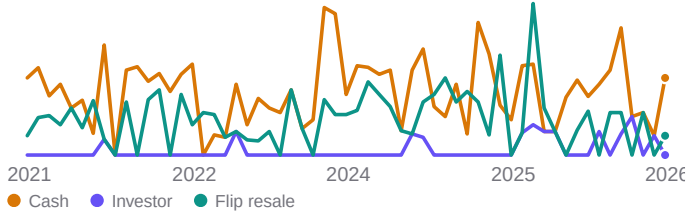
2.9%



BUYERS & OUTCOMES

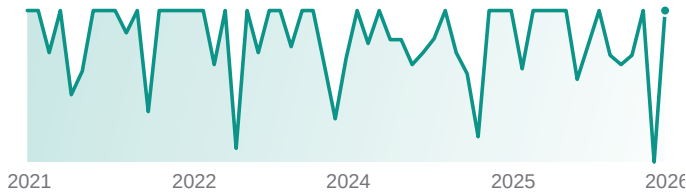
Buyer mix

Cash 18% · Investor 0% · Flip resale 4.5%



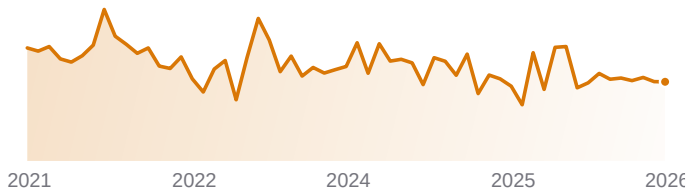
Sellers who sold at a gain

100%

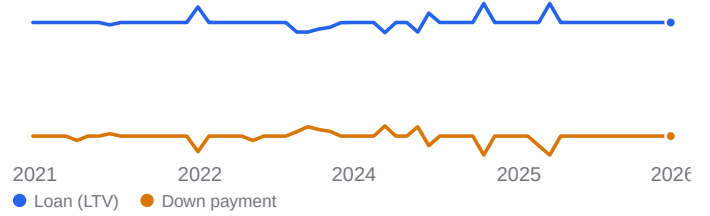


Median annualized return at resale

+4.7%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



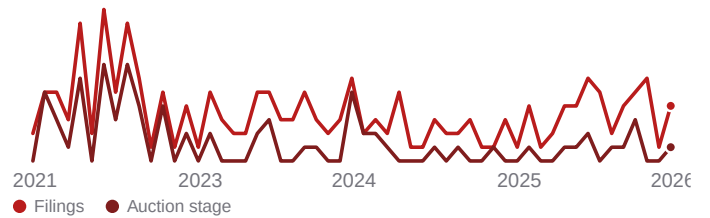
Typical hold before selling

12.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	8,550
Median value (AVM)	\$987K
Median size	1,719 ft²
Median bedrooms	4
Median year built	1960
Single family	93%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.6%
Owner occupied	76%
Company owned	48%
Median loan-to-value	45%

Typical ownership tenure

17.5 yrs

COMMUNITY

Population	23,898
Density	1,539 / mi²
Median household income	\$135K
Average household income	\$166K
Crime index (US avg 100)	43
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	355
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	6.2%
Unemployment	1.6%
Average temp	64°F
Annual precip	18 in
Sunshine	73%

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