

Ojai 93023

ZIP code · CA · California > Ventura County > Ojai

SELLER'S MARKET

\$1.2M

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

227

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

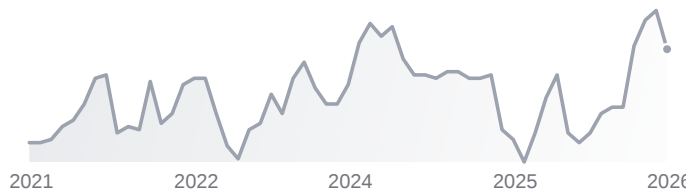
Seller's market · 61 / 100



MARKET TRENDS (5 YEARS)

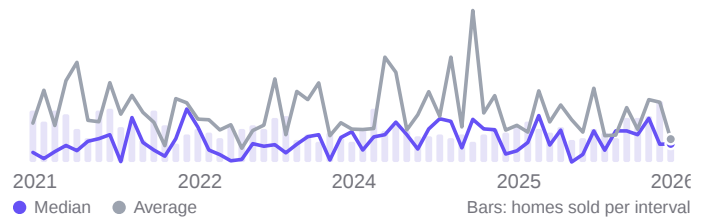
Market temperature (0–100)

61 / 100



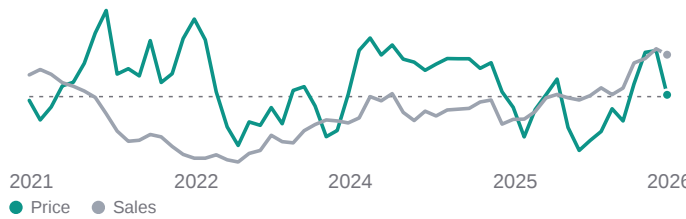
Sale prices

Median \$1.1M · Average \$1.1M



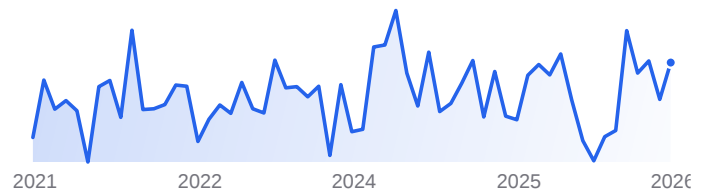
Growth (year over year)

Price +0.9% · Sales +19.5%



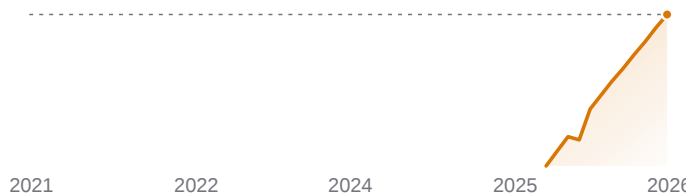
Price per square foot

\$798/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

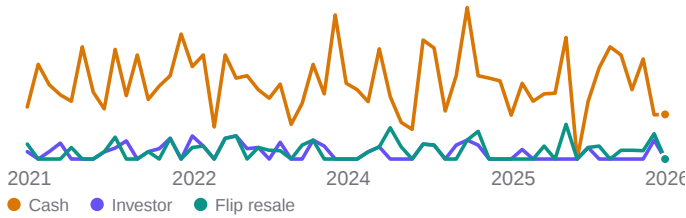
3.2%



BUYERS & OUTCOMES

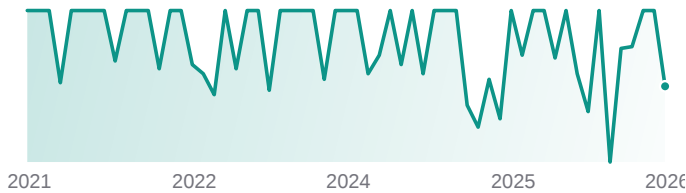
Buyer mix

Cash 21% · Investor 0% · Flip resale 0%



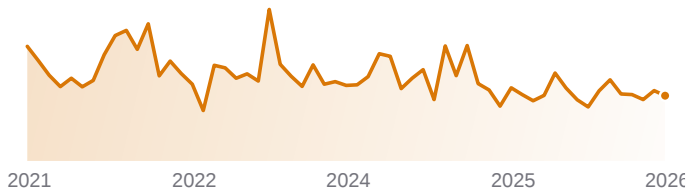
Sellers who sold at a gain

90%

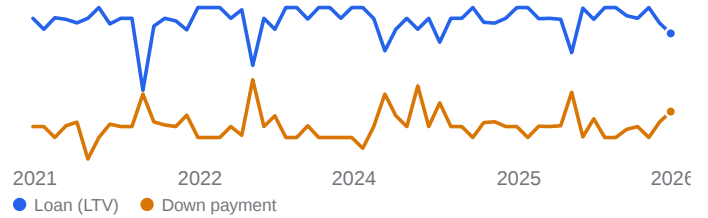


Median annualized return at resale

+5.6%

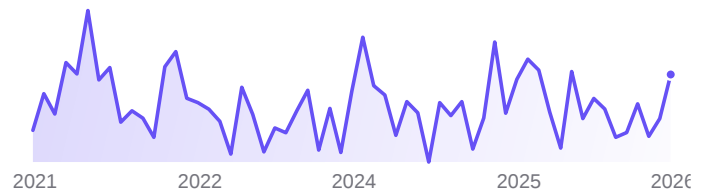


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



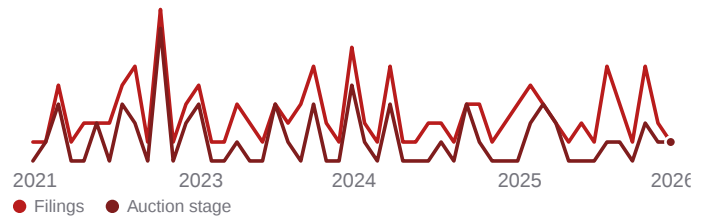
Typical hold before selling

12.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,101
Median value (AVM)	\$1.1M
Median size	1,560 ft²
Median bedrooms	3
Median year built	1962
Single family	82%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.3%
Owner occupied	67%
Company owned	57%
Median loan-to-value	31%

Typical ownership tenure

22.1 yrs

COMMUNITY

Population	20,715
Density	106 / mi ²
Median household income	\$88K
Average household income	\$134K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	571
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	8.7%
Unemployment	1.2%
Average temp	54°F
Annual precip	26 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.