

Piru 93040

ZIP code · CA · California > Ventura County > Piru

BALANCED MARKET

\$561K

MEDIAN SALE PRICE

+18.0%

1-YR CHANGE

14

SALES (12 MO)

\$507K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



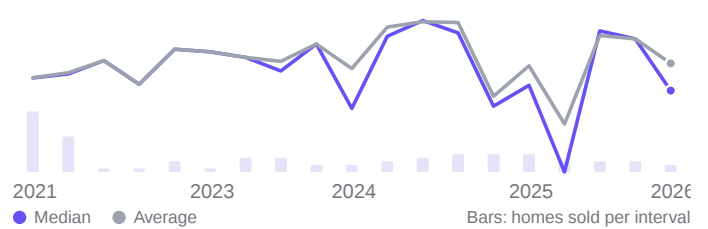
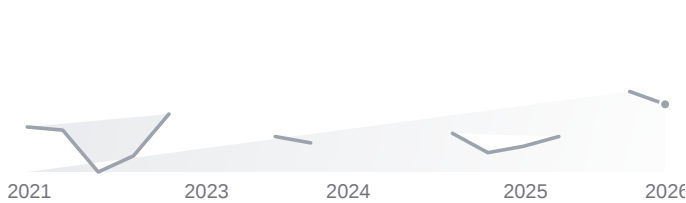
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$442K · Average \$545K

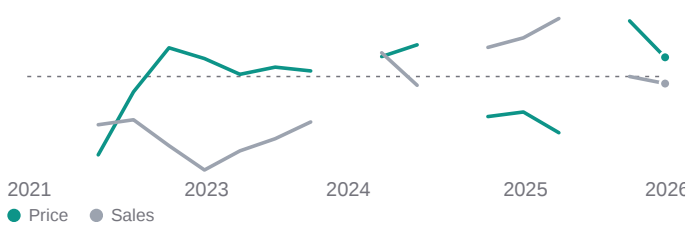


Growth (year over year)

Price +18.0% · Sales -6.7%

Price per square foot

\$390/ft²

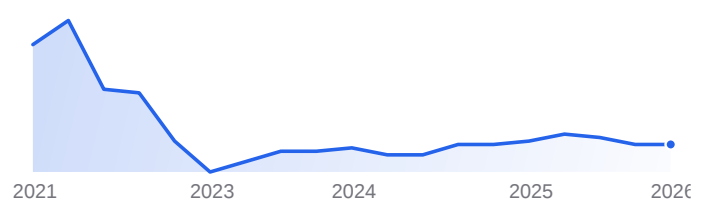
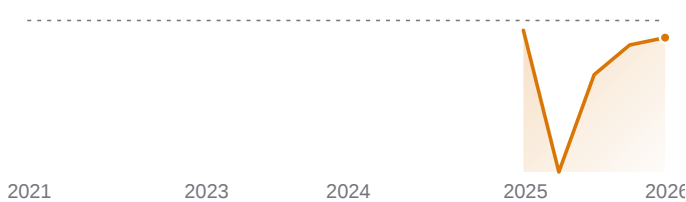


Sale premium vs estimated value

-5.8%

Annual turnover (share of homes sold)

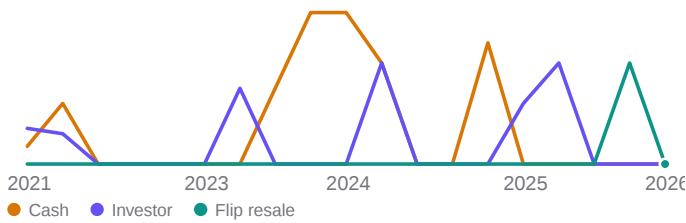
2.7%



BUYERS & OUTCOMES

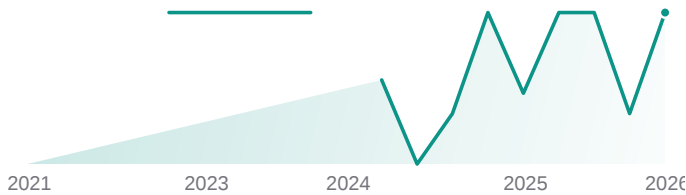
Buyer mix

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



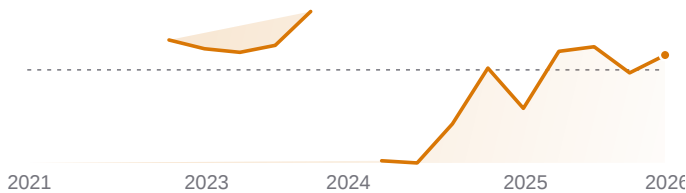
Sellers who sold at a gain

100%

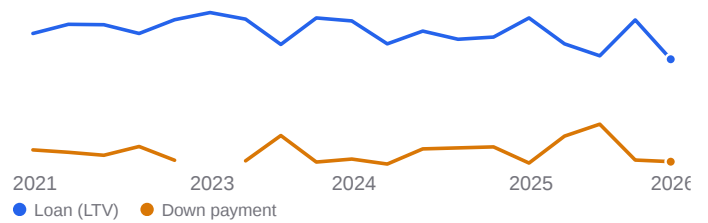


Median annualized return at resale

+5.0%

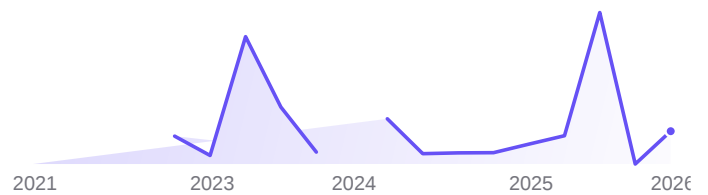


Financing (share of purchase price) Loan (LTV) 70% · Down payment 3.3%



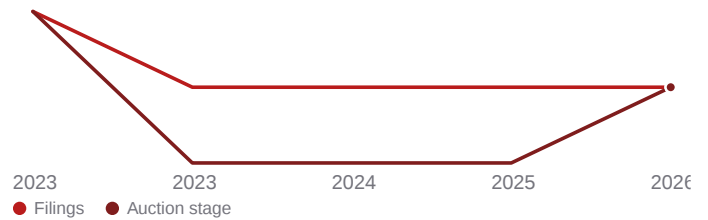
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	515
Median value (AVM)	\$507K
Median size	1,356 ft²
Median bedrooms	3
Median year built	1996
Single family	83%
Condos	7.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.0%
Owner occupied	66%
Company owned	25%
Median loan-to-value	42%

Typical ownership tenure

17.7 yrs

COMMUNITY

Population	17
Density	317 / mi ²
Median household income	\$98K
Average household income	\$120K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	950
Homes occupied	96%
Bachelor's or higher	7%
Poverty rate	4.2%
Unemployment	1.3%
Average temp	62°F
Annual precip	18 in
Sunshine	73%

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