

Santa Paula 93060

ZIP code · CA · California > Ventura County > Santa Paula

BALANCED MARKET

\$716K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

192

SALES (12 MO)

\$703K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



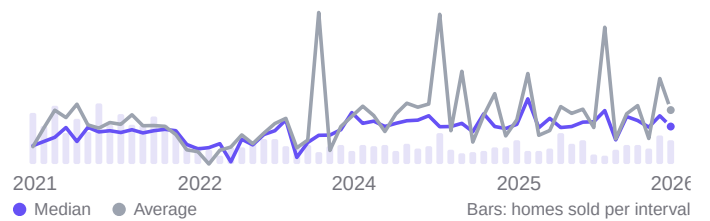
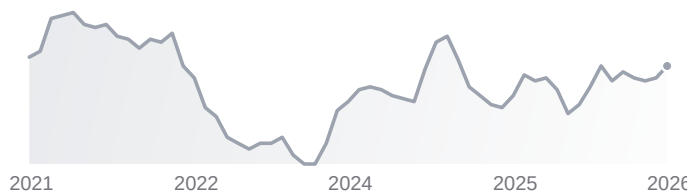
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$700K · Average \$777K

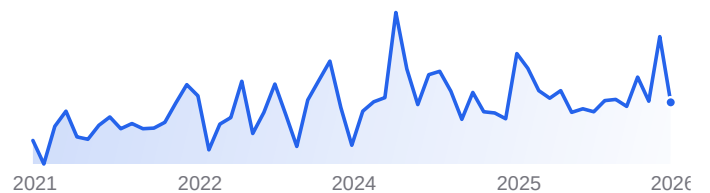
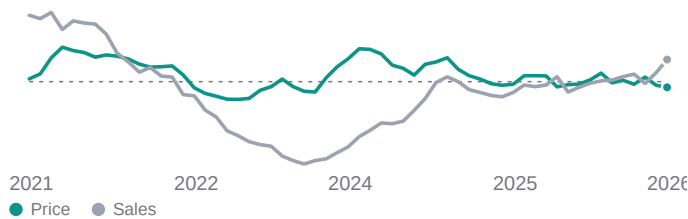


Growth (year over year)

Price -3.9% · Sales +15.7%

Price per square foot

\$412/ft²

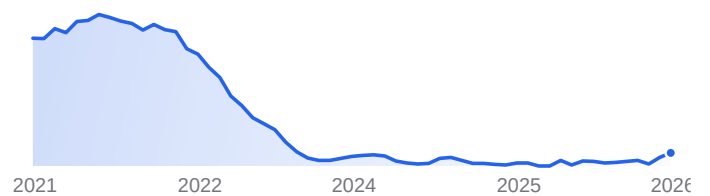
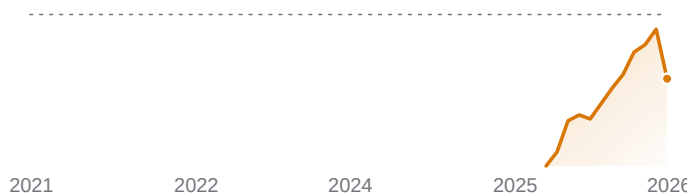


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

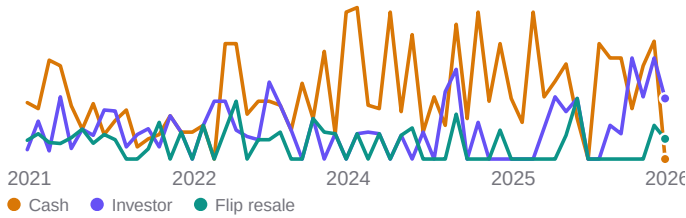
2.5%



BUYERS & OUTCOMES

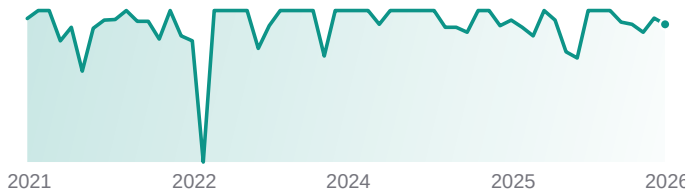
Buyer mix

Cash 0% · Investor 15% · Flip resale 5.0%



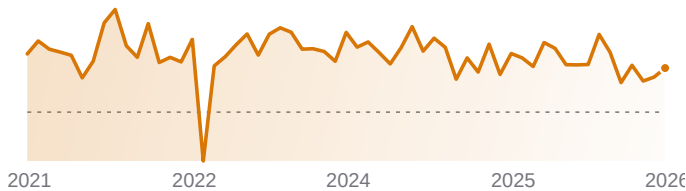
Sellers who sold at a gain

91%

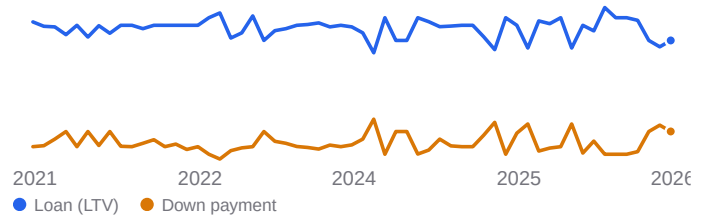


Median annualized return at resale

+4.4%

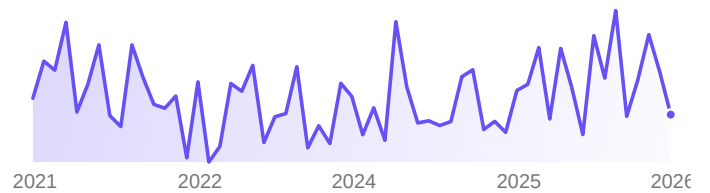


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



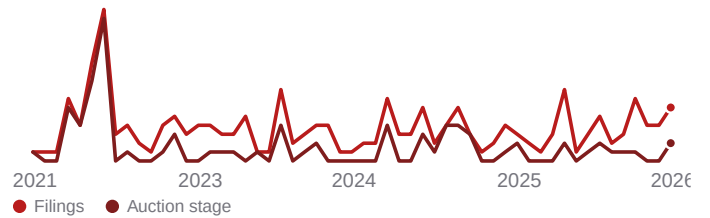
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	7,566
Median value (AVM)	\$703K
Median size	1,435 ft²
Median bedrooms	3
Median year built	1966
Single family	65%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.8%
Owner occupied	73%
Company owned	37%
Median loan-to-value	42%

Typical ownership tenure

22.3 yrs

COMMUNITY

Population	34,414
Density	250 / mi²
Median household income	\$75K
Average household income	\$104K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	743
Homes occupied	96%
Bachelor's or higher	10%
Poverty rate	13.7%
Unemployment	1.5%
Average temp	58°F
Annual precip	22 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.