

Simi Valley 93063

ZIP code · CA · California > Ventura County > Simi Valley

BALANCED MARKET

\$821K

MEDIAN SALE PRICE

-0.0%

1-YR CHANGE

452

SALES (12 MO)

\$835K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



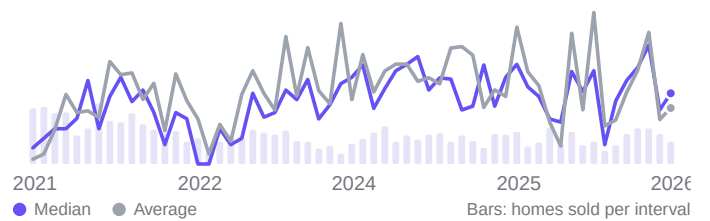
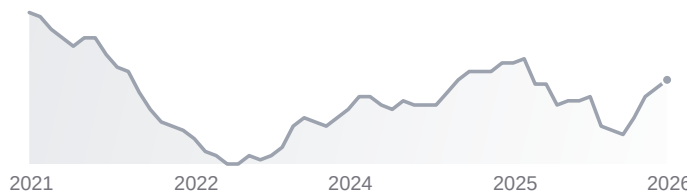
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$805K · Average \$782K

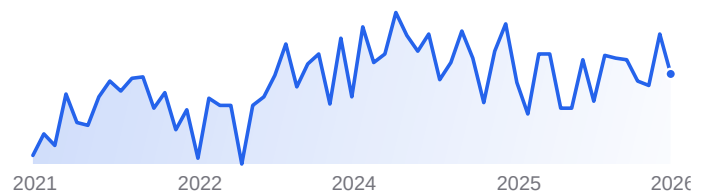
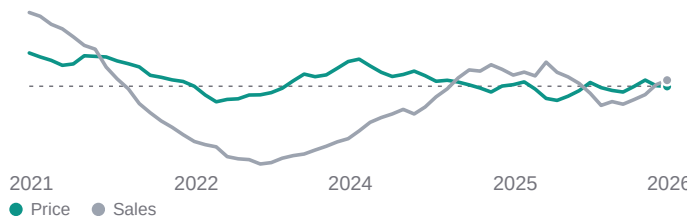


Growth (year over year)

Price -0.0% · Sales +3.4%

Price per square foot

\$477/ft²

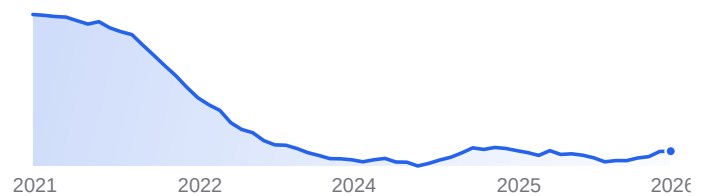
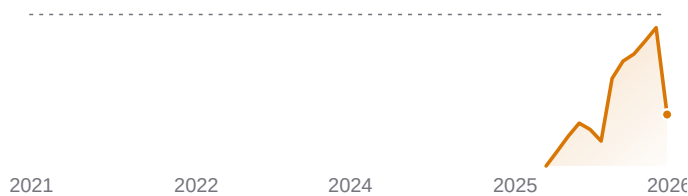


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

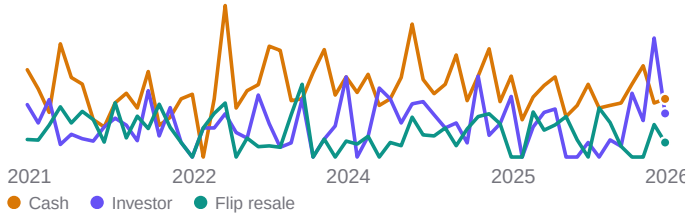
2.6%



BUYERS & OUTCOMES

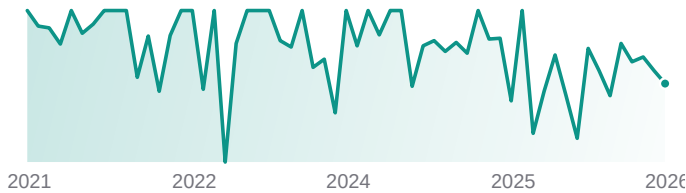
Buyer mix

Cash 13% · Investor 9.4% · Flip resale 3.1%



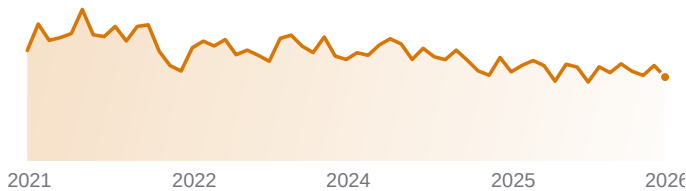
Sellers who sold at a gain

93%

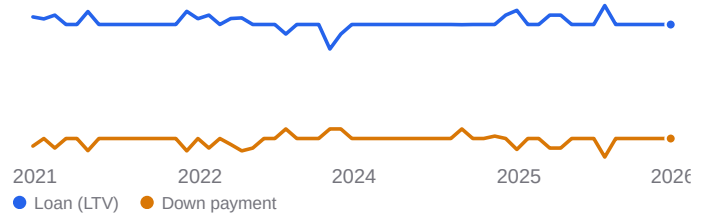


Median annualized return at resale

+4.1%

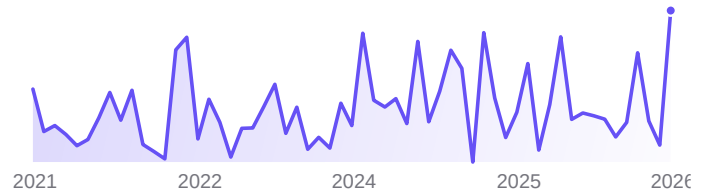


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



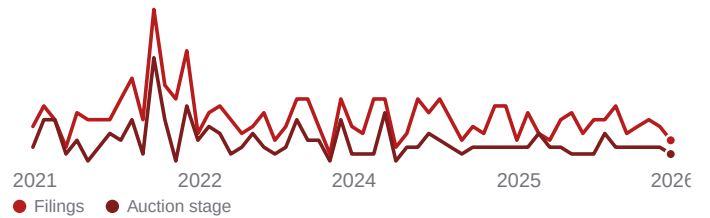
Typical hold before selling

21.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	17,116
Median value (AVM)	\$835K
Median size	1,701 ft²
Median bedrooms	3
Median year built	1976
Single family	82%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.3%
Owner occupied	79%
Company owned	44%
Median loan-to-value	48%

Typical ownership tenure

18.8 yrs

COMMUNITY

Population	54,519
Density	1,079 / mi²
Median household income	\$112K
Average household income	\$147K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	580
Homes occupied	98%
Bachelor's or higher	24%
Poverty rate	6.6%
Unemployment	1.5%
Average temp	63°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.