

Simi Valley 93065

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

BALANCED MARKET

\$795K

MEDIAN SALE PRICE

-4.8%

1-YR CHANGE

650

SALES (12 MO)

\$809K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



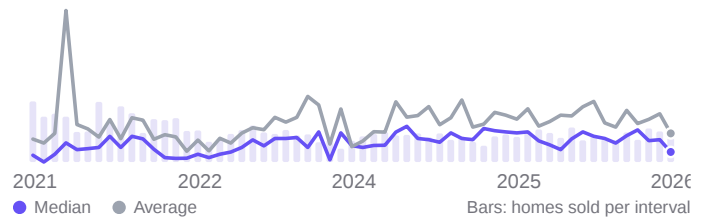
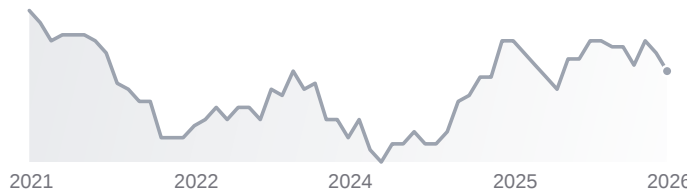
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$760K · Average \$843K

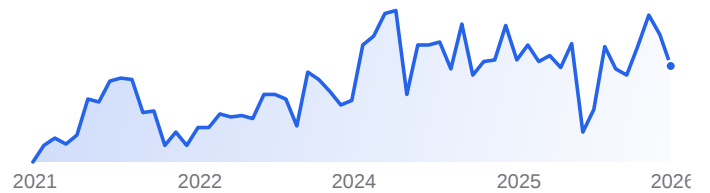
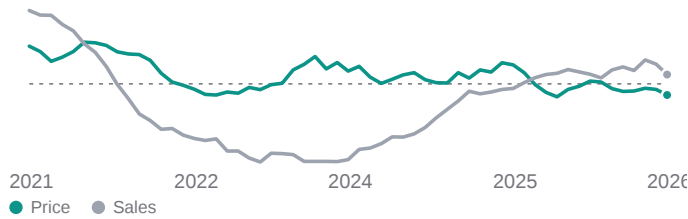


Growth (year over year)

Price -4.8% · Sales +4.0%

Price per square foot

\$478/ft²

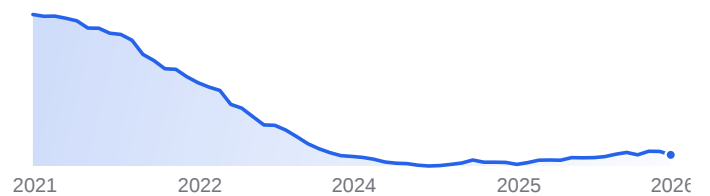
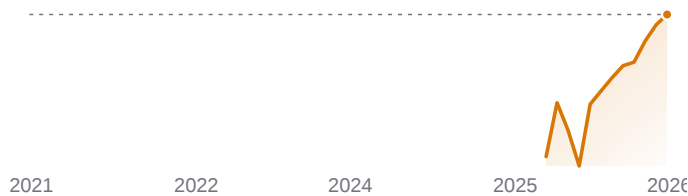


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

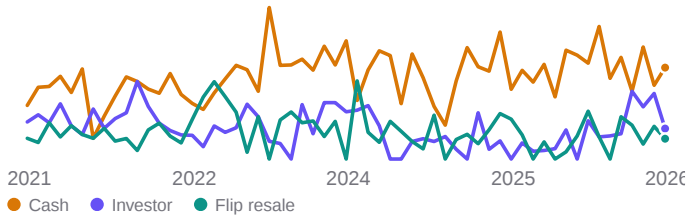
3.0%



BUYERS & OUTCOMES

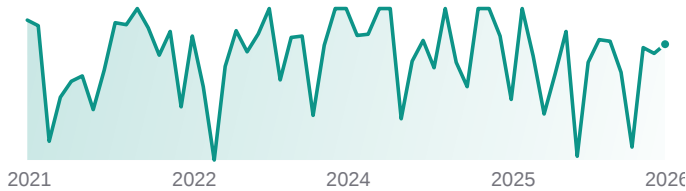
Buyer mix

Cash 18% · Investor 6.0% · Flip resale 4.0%



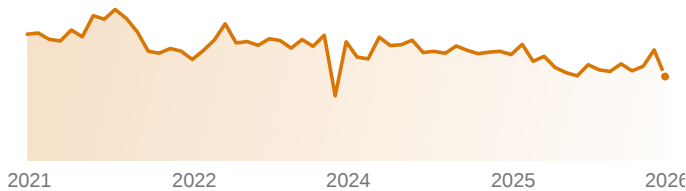
Sellers who sold at a gain

97%

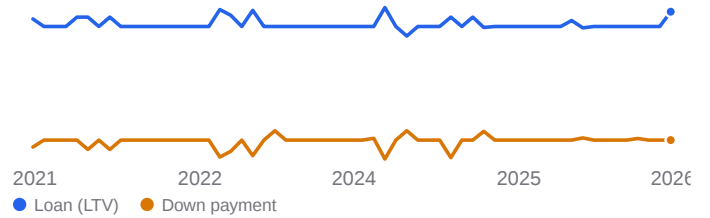


Median annualized return at resale

+3.9%

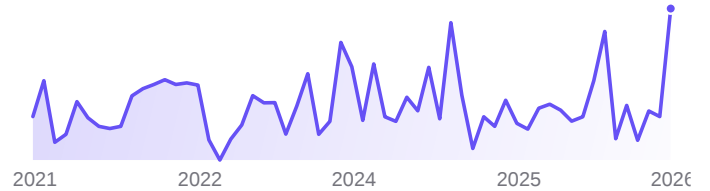


Financing (share of purchase price) Loan (LTV) 88% · Down payment 20%



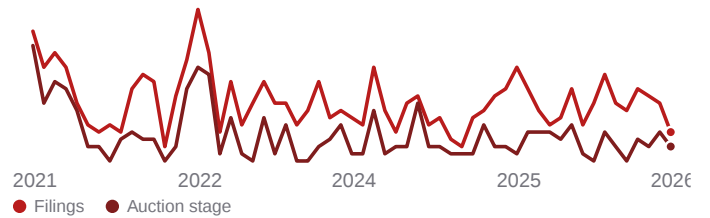
Typical hold before selling

20.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	21,539
Median value (AVM)	\$809K
Median size	1,748 ft²
Median bedrooms	4
Median year built	1979
Single family	83%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.3%
Owner occupied	80%
Company owned	44%
Median loan-to-value	50%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	71,047
Density	1,633 / mi²
Median household income	\$112K
Average household income	\$143K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	455
Homes occupied	98%
Bachelor's or higher	27%
Poverty rate	8.1%
Unemployment	1.5%
Average temp	64°F
Annual precip	17 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.