

Somis 93066

ZIP code · CA · California > Ventura County > Somis

BALANCED MARKET

\$1.4M

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

20

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



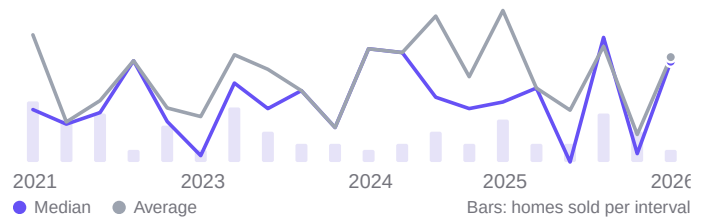
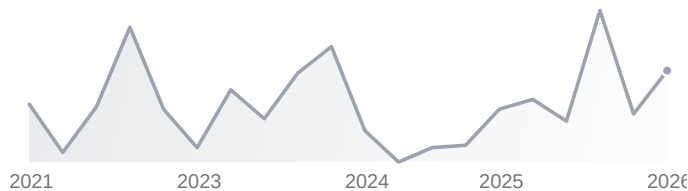
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$1.9M · Average \$1.9M

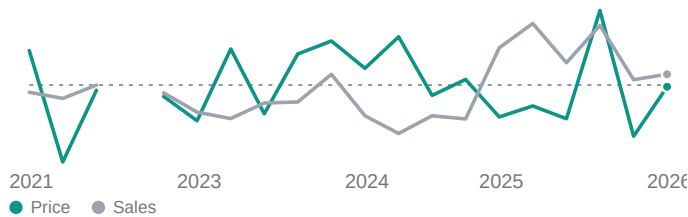


Growth (year over year)

Price -1.8% · Sales +11.1%

Price per square foot

\$484/ft²

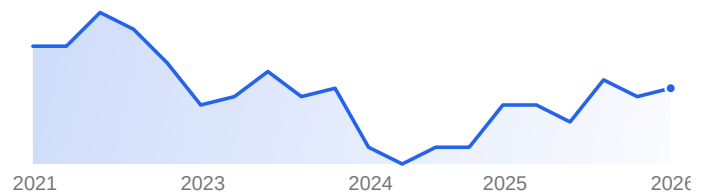


Sale premium vs estimated value

-15.1%

Annual turnover (share of homes sold)

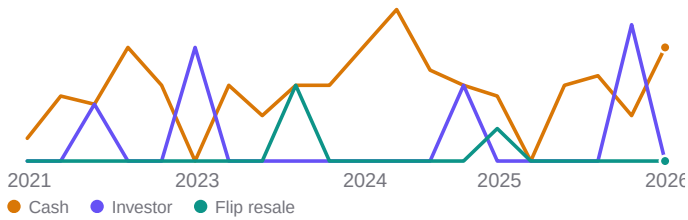
2.9%



BUYERS & OUTCOMES

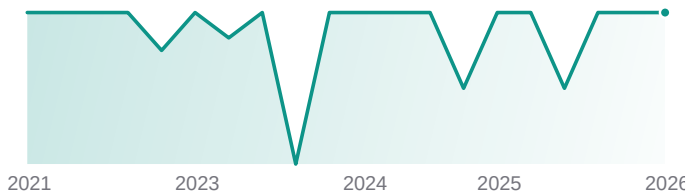
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



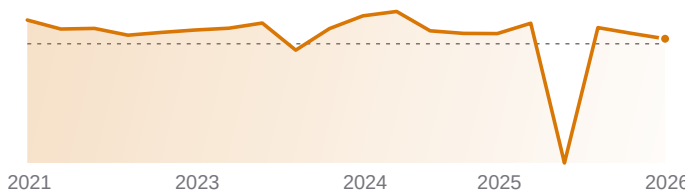
Sellers who sold at a gain

100%

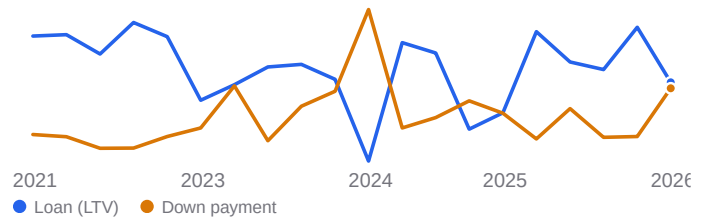


Median annualized return at resale

+1.6%

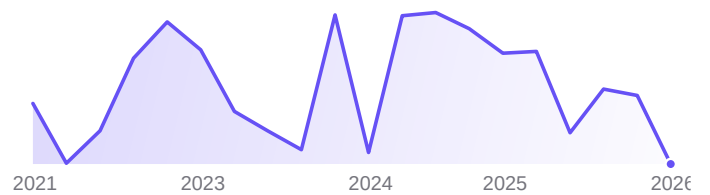


Financing (share of purchase price) Loan (LTV) 52% · Down payment 48%



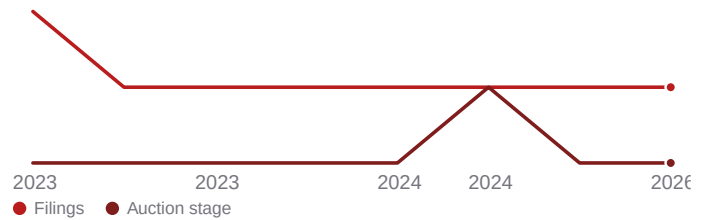
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	688
Median value (AVM)	\$1.4M
Median size	2,700 ft²
Median bedrooms	4
Median year built	1977
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.3%
Owner occupied	71%
Company owned	64%
Median loan-to-value	38%
Typical ownership tenure	19.6 yrs

COMMUNITY

Population	3,468
Density	82 / mi²
Median household income	\$99K
Average household income	\$233K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	579
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	8.8%
Unemployment	1.4%
Average temp	61°F
Annual precip	17 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.