

Maricopa 93252

ZIP code · CA · California > Ventura County > Maricopa

STRONG SELLER'S MARKET

\$128K

MEDIAN SALE PRICE

27

SALES (12 MO)

\$119K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 86 / 100

Buyer's market

Balanced

Seller's market

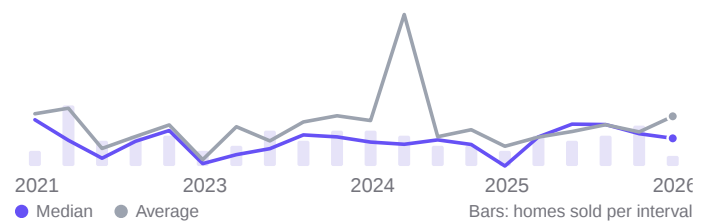
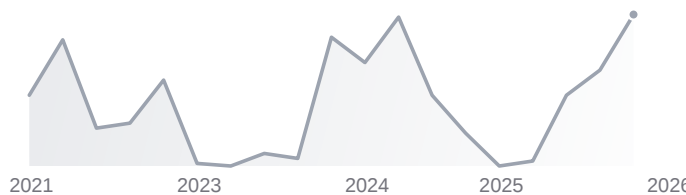
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

86 / 100

Sale prices

Median \$125K · Average \$202K

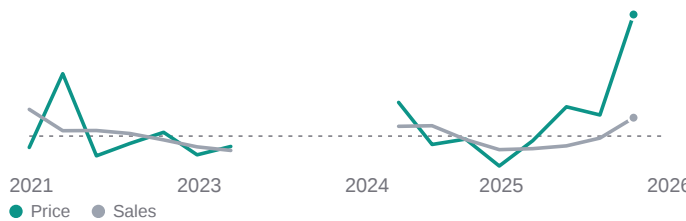


Growth (year over year)

Price +310.3% · Sales +47.1%

Price per square foot

\$340/ft²

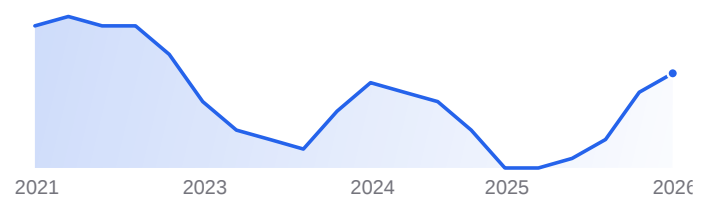


Sale premium vs estimated value

-10.7%

Annual turnover (share of homes sold)

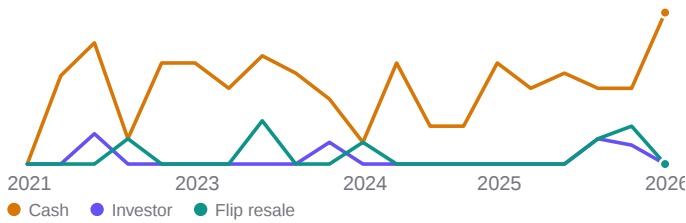
5.8%



BUYERS & OUTCOMES

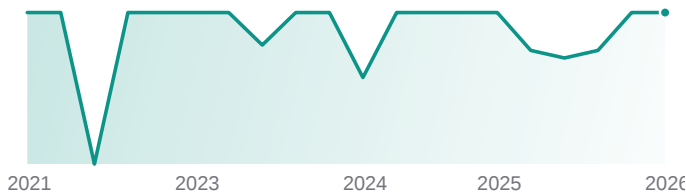
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



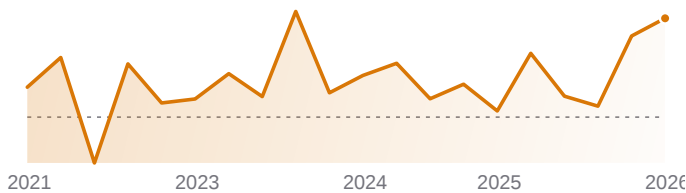
Sellers who sold at a gain

100%

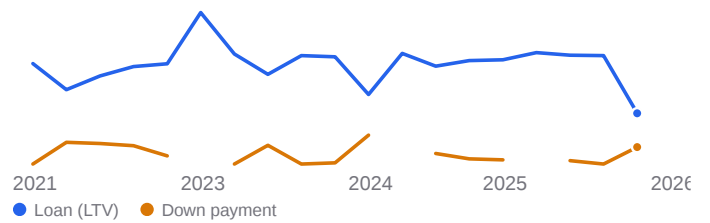


Median annualized return at resale

+26.9%

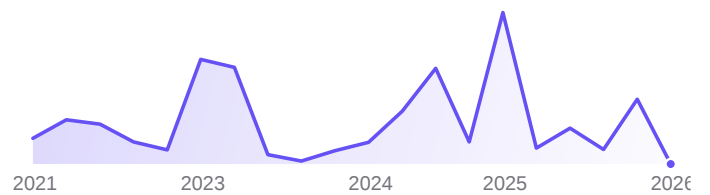


Financing (share of purchase price) Loan (LTV) 47% · Down payment 17%



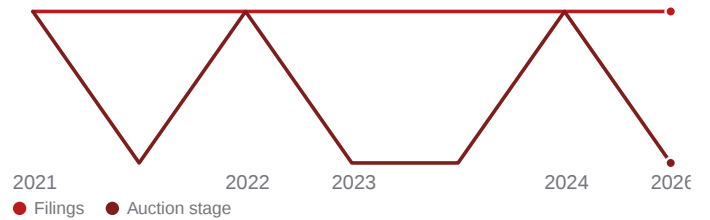
Typical hold before selling

1.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	463
Median value (AVM)	\$119K
Median size	1,243 ft²
Median bedrooms	3
Median year built	1963
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.9%
Owner occupied	48%
Company owned	17%
Median loan-to-value	23%
Typical ownership tenure	19.5 yrs

COMMUNITY

Population	2,559
Density	3 / mi²
Median household income	\$66K
Average household income	\$82K
Crime index (US avg 100)	174
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	315
Homes occupied	68%
Bachelor's or higher	19%
Poverty rate	15.3%
Unemployment	2.2%
Average temp	54°F
Annual precip	22 in
Sunshine	74%

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.