

— MARKET INSIDER REPORT —

# SIMI VALLEY HOMES

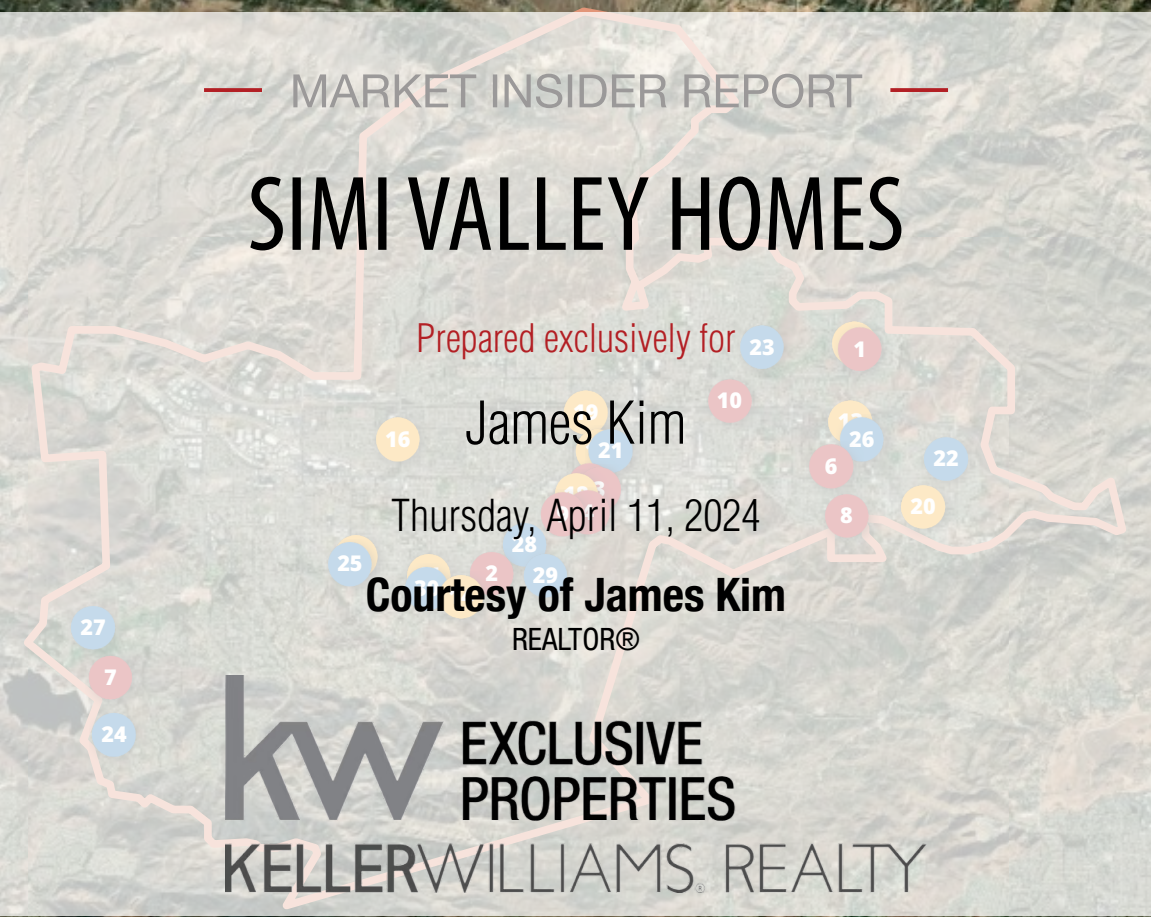
Prepared exclusively for

James Kim

Thursday, April 11, 2024

Courtesy of James Kim  
REALTOR®

**kw** EXCLUSIVE  
PROPERTIES  
KELLERWILLIAMS. REALTY



# SIMI VALLEY HOMES

## MARKET SNAPSHOT

The Simi Valley area has had the median sale price increase by 2.4% over the last 12 months. Take a look at the details below!

Highest sale price of Homes  
**\$2,400,000**

Sold on August 24, 2023

Average sale price of Homes  
**\$936,854**

Median sale price of Homes  
**\$850,000**

↑ **Up 2.4% since  
March 2023**



# SIMI VALLEY HOMES MARKET PERFORMANCE

The number of Simi Valley individual home sales decreased by 18% in this period, with 755 sold vs 923 in the previous 12 months.



Recently Sold  
Homes: 755



Currently Active  
Homes: 55



Currently Pending  
Homes: 86



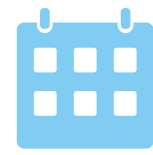
Total Individual Homes in Area  
Individual Homes: 31,354



12 Month Turn Over Rate  
Homes: 2.4%



Average Days on Market  
Homes: 32



Average Years in Home  
Homes: 15

# SIMI VALLEY HOMES

## AVERAGE PRICES

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As of April 11, 2024, Simi Valley median sales price for homes increased by 2.4% over the last 12 months. Take a look at the details below!



Highest Sales Price

**\$2,400,000**

↓ 25.0%

Last 12 months



Median Sales Price

**\$850,000**

↑ 2.4%

Last 12 months



Lowest Sales Price

**\$500,000**

↑ 3.1%

Last 12 months

# SIMI VALLEY HOMES

## FAST FACTS

Last 12 months



AVERAGE  
DAYS ON MARKET

**32**



AVERAGE LIST PRICE  
PER SQUARE FOOT

**\$476**

Up from \$461



AVERAGE SOLD PRICE  
PER SQUARE FOOT

**\$481**

Up from \$464

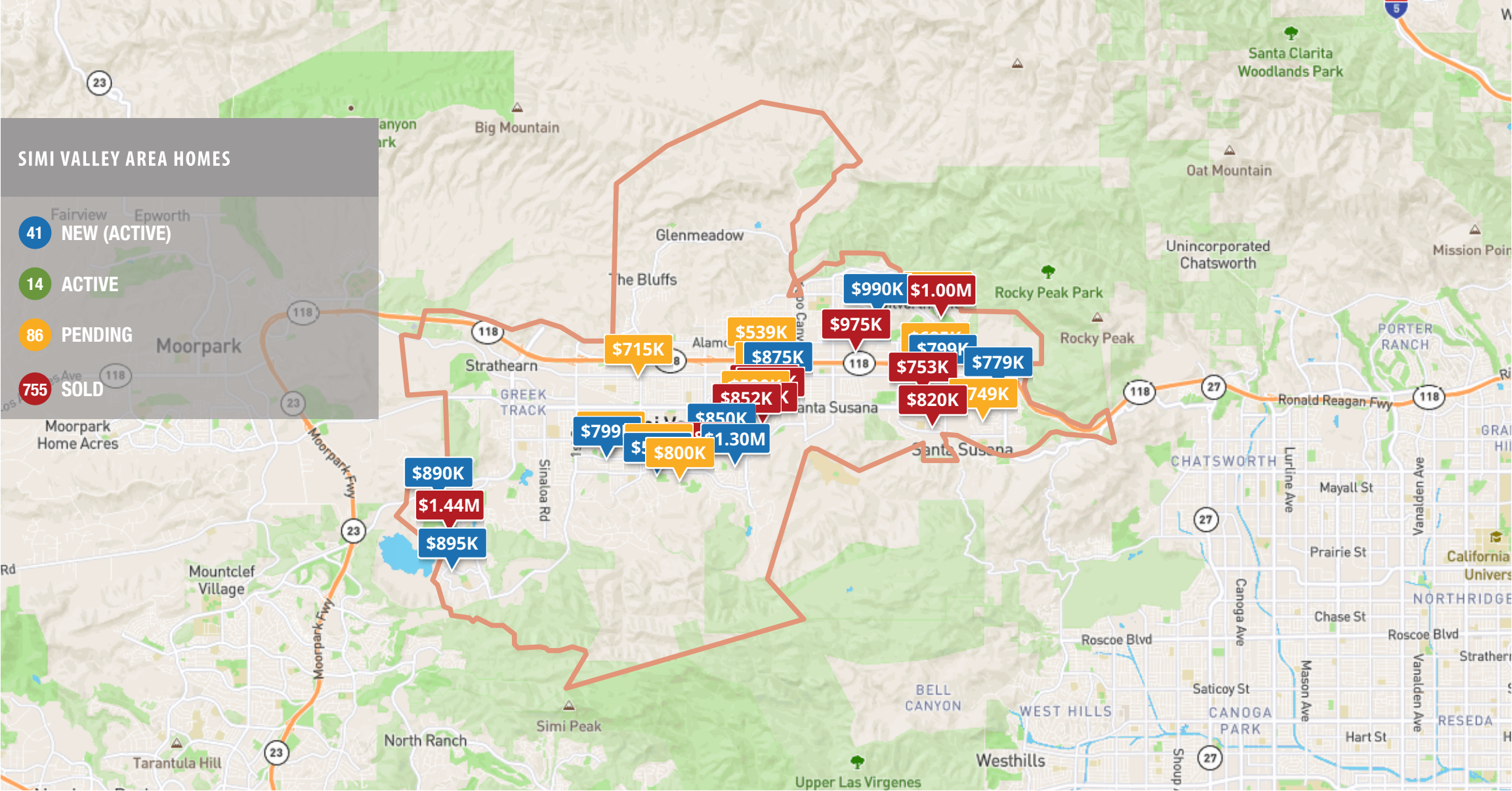


AVERAGE SALE PRICE  
TO LIST PRICE

**100.5%**

# SIMI VALLEY AREA HOMES

- 41** NEW (ACTIVE)
- 14** ACTIVE
- 86** PENDING
- 755** SOLD



ACTIVE

55



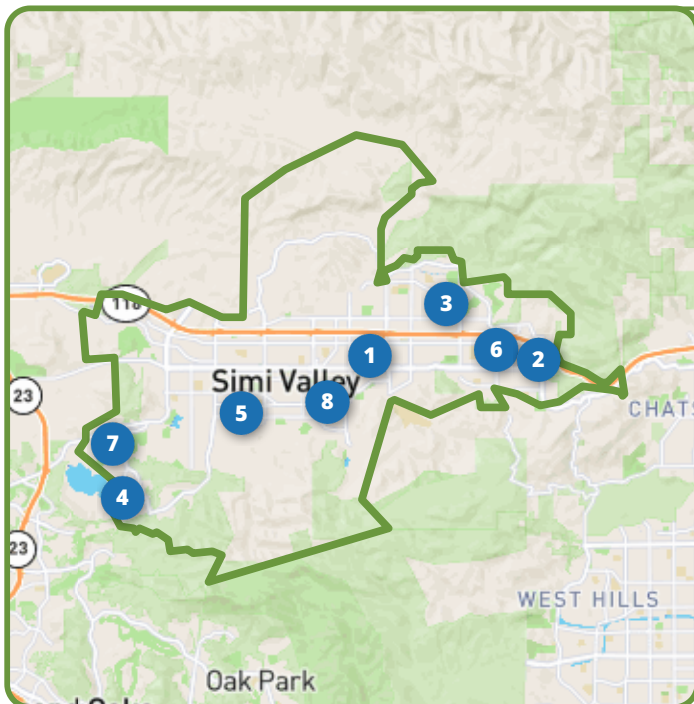
Apr 2024

# SIMI VALLEY

## Market Report

### ACTIVE HOME LISTINGS

Thursday, April 11, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	2243 Tracy Avenue	5	3	1,781	\$874,900	\$491	0
2	2143 Cheam Avenue	3	2	1,938	\$779,000	\$402	0
3	3088 Texas Avenue	4	2	1,891	\$990,000	\$524	0
4	624 Brademas Court	3	3	1,636	\$895,000	\$547	0
5	1490 Dinsmore Street	3	2	1,160	\$799,000	\$689	0
6	5781 Pittman Street	4	2	1,826	\$799,000	\$438	1
7	808 Links View Drive	2	3	1,539	\$890,000	\$578	2
8	2865 Briarpatch Dr	3	3	1,774	\$850,000	\$479	2

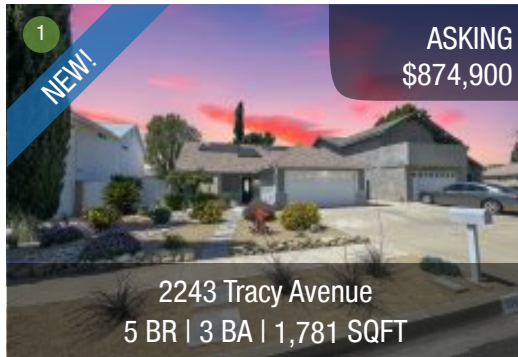
Showing the most recent 8 of a total of 55 active listings. Keller Williams Exclusive Properties may not be the broker of record for all properties in the list. Text me at 310-955-8755 or email [james@jameskimrealestate.com](mailto:james@jameskimrealestate.com) for PRIVATE ACCESS to the full list with all property details.

# SIMI VALLEY HOMES

## ACTIVE LISTINGS

Thursday, April 11, 2024

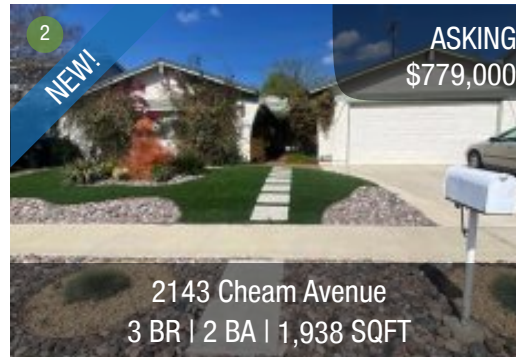
1  
NEW!



ASKING  
\$874,900

2243 Tracy Avenue  
5 BR | 3 BA | 1,781 SQFT

2  
NEW!



ASKING  
\$779,000

2143 Cheam Avenue  
3 BR | 2 BA | 1,938 SQFT

3  
NEW!



ASKING  
\$990,000

3088 Texas Avenue  
4 BR | 2 BA | 1,891 SQFT

4  
NEW!



ASKING  
\$895,000

624 Brademas Court  
3 BR | 3 BA | 1,636 SQFT

5  
NEW!



ASKING  
\$799,000

1490 Dinsmore Street  
3 BR | 2 BA | 1,160 SQFT

6  
NEW!



ASKING  
\$799,000

5781 Pittman Street  
4 BR | 2 BA | 1,826 SQFT

7  
NEW!



ASKING  
\$890,000

808 Links View Drive  
2 BR | 3 BA | 1,539 SQFT

8  
NEW!



ASKING  
\$850,000

2865 Briarpatch Dr  
3 BR | 3 BA | 1,774 SQFT

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PENDING

86



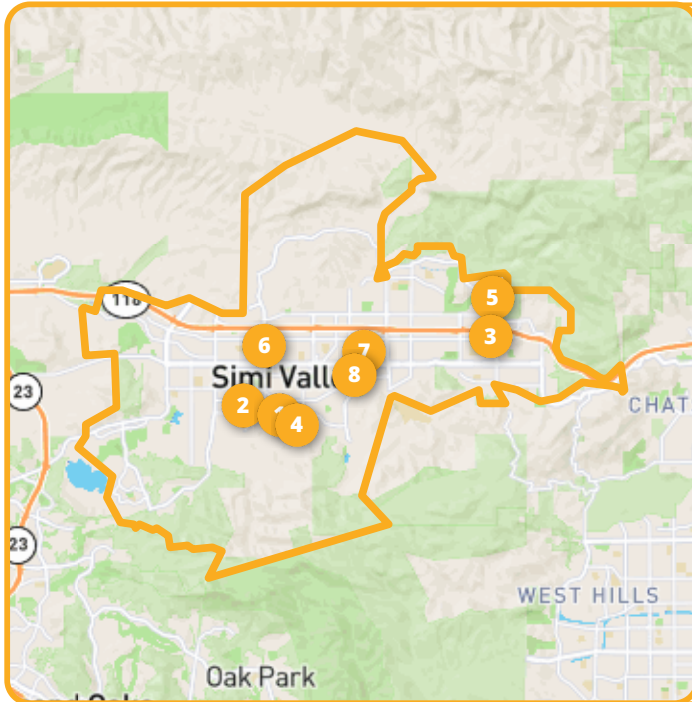
Apr 2024

# SIMI VALLEY

## Market Report

### PENDING HOME LISTINGS

Thursday, April 11, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	1007 Haven Avenue	4	2	1,338	\$675,000	\$504	117
2	1157 Hudspeth Avenue	4	2	1,248	\$675,000	\$541	116
3	2492 Stow Street	3	2	1,976	\$685,000	\$347	0
4	841 Crosby Avenue	4	2	1,507	\$800,000	\$531	6
5	3117 Anasazi Way	4	3	2,370	\$959,900	\$405	5
6	1859 Acton Court	3	2	1,310	\$714,999	\$546	6
7	2224 Carlsbad Court	4	2	1,462	\$739,000	\$505	1
8	1753 Moreno Drive	2	1	855	\$590,000	\$690	9

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# SIMI VALLEY HOMES

## PENDING LISTINGS

Thursday, April 11, 2024

1  
PENDING



LISTED FOR  
\$675,000

1007 Haven Avenue  
4 BR | 2 BA | 1,338 SQFT

2  
PENDING



LISTED FOR  
\$675,000

1157 Hudspeth Avenue  
4 BR | 2 BA | 1,248 SQFT

3  
PENDING



LISTED FOR  
\$685,000

2492 Stow Street  
3 BR | 2 BA | 1,976 SQFT

4  
PENDING



LISTED FOR  
\$800,000

841 Crosby Avenue  
4 BR | 2 BA | 1,507 SQFT

5  
PENDING



LISTED FOR  
\$959,900

3117 Anasazi Way  
4 BR | 3 BA | 2,370 SQFT

6  
PENDING



LISTED FOR  
\$714,999

1859 Acton Court  
3 BR | 2 BA | 1,310 SQFT

7  
PENDING



LISTED FOR  
\$739,000

2224 Carlsbad Court  
4 BR | 2 BA | 1,462 SQFT

8  
PENDING



LISTED FOR  
\$590,000

1753 Moreno Drive  
2 BR | 1 BA | 855 SQFT

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SOLD

755



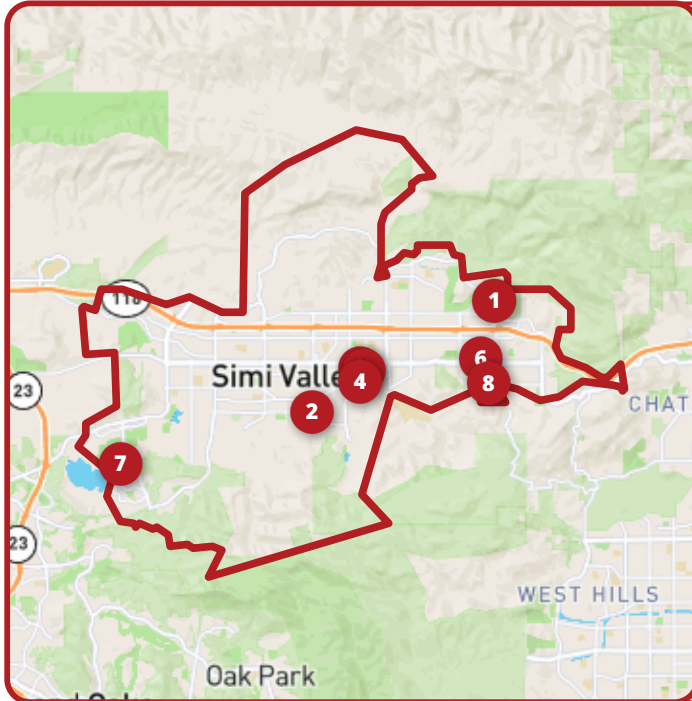
Apr 2024

# SIMI VALLEY

## Market Report

### RECENT HOME SALES

Thursday, April 11, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	5758 Tonopah Court	4	3	2,370	\$985,000	\$1,000,000	05/18/2023	21
2	1030 Cavalier Avenue	4	2	1,596	\$769,000	\$780,000	04/09/2024	0
3	3620 Buffum Street	3	2	1,233	\$769,500	\$765,000	04/09/2024	89
4	1618 Blackwall Drive	3	2	1,286	\$765,000	\$780,000	04/09/2024	5
5	1870 Burch Avenue	3	2	1,244	\$775,000	\$815,000	04/09/2024	36
6	2087 Cushman Court	4	3	2,785	\$799,000	\$752,500	04/08/2024	2
7	149 Heath Meadow Place	4	4	3,787	\$1,525,000	\$1,435,000	04/08/2024	15
8	1508 Deanna Avenue	4	2	1,835	\$789,000	\$820,000	04/08/2024	16

Showing the most recent 8 of a total of 755 sold listings. Keller Williams Exclusive Properties may not be the broker of record for all properties in the list. Text me at 310-955-8755 or email [james@jameskimrealestate.com](mailto:james@jameskimrealestate.com) for PRIVATE ACCESS to the full list with all property details.

# SIMI VALLEY HOMES

## SOLD LISTINGS

Thursday, April 11, 2024



Showing the most recent 8 of a total of 755 listings sold in the last 12 months. Keller Williams Exclusive Properties may not be the broker of record for all properties in the list.

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# RECENT SALES BREAKDOWN

Last 12 Months

As of April 11, 2024

📍 Simi Valley Homes

\$700K  
OR LESS

9%

66 sales

\$700K  
TO \$1.18M

566 sales

75%

\$1.18M  
OR MORE

123 sales

16%

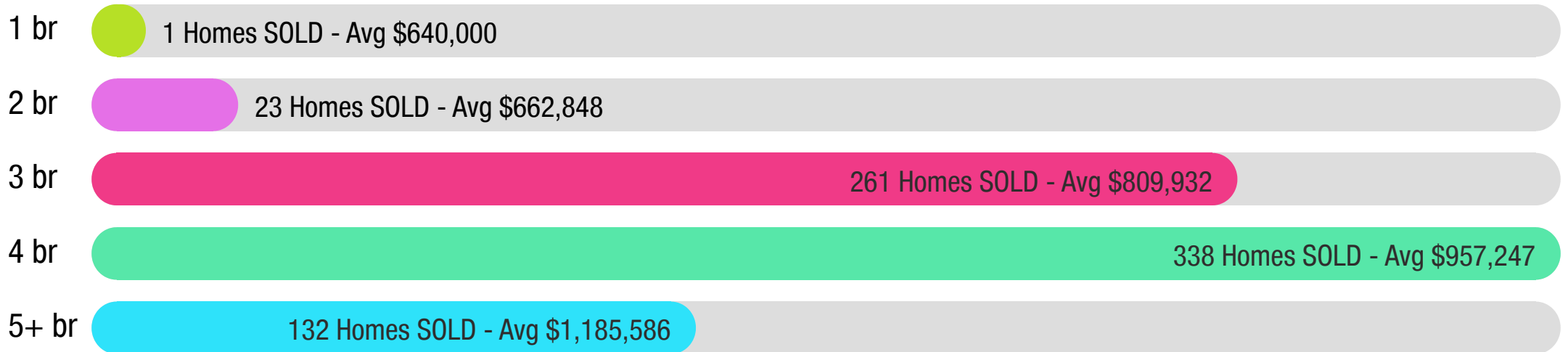
32

Average Days on Market

## SIMI VALLEY HOMES

# LOOK AT WHAT PEOPLE ARE BUYING

Simi Valley has seen a **STRONG DEMAND** for  
4 bedroom homes **SOLD** in the last 12 months.



# SALE TO LIST PRICE

As of April 11, 2024

📍 Simi Valley Homes

APR 2023 TO MAR 2024

AVG. LIST PRICE

\$931,983

APR 2023 TO MAR 2024

AVG. SALE PRICE

\$936,854

APR 2022 TO MAR 2023

AVG. LIST PRICE

\$901,625

APR 2022 TO MAR 2023

AVG. SALE PRICE

\$906,118

Last 12 Months

100.52%

Average Days on Market 32

Previous 12 Months

100.50%

Average Days on Market 36

■ AVG. LIST PRICE

■ AVG. SOLD PRICE

SIMI VALLEY HOMES

Last 12 Months

# RECENT SALES



755

**As of April 11, 2024**



# SIMI VALLEY HOMES

Last 12 months



## AVERAGE SALES PRICE

# \$936,854

Up from \$906,118

**As of April 11, 2024**

# SIMI VALLEY HOMES

Last 12 months



AVERAGE

**DAYS ON MARKET**

**32**

**As of April 11, 2024**

What does this  
mean for you?

Your home VALUE may be much higher than  
you thought!

**TEXT OR CALL ME**

For Your Custom Home Value Analysis



JAMES KIM

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# ABOUT ME

James is a seasoned real estate expert and broker with international experience and a passion for people-driven service. With deep market knowledge he has assisted buyers, sellers and investors. After a career as an educator and administrator, Kim worked with Asian foreign investment focused on buying US-based real estate for high net worth Japanese clients. He also spent brokerage years at SVN and was integral in all aspects of structured commercial real estate transactions. Mr. Kim was brought on board by top real estate investment firm Kennedy Wilson, and rose to become Vice President of Real Estate Sales & Marketing and was responsible for the execution of auction and builder marketing services worldwide. He also co-founded a boutique real estate brokerage firm before moving to Keller Williams Realty & KW Commercial.