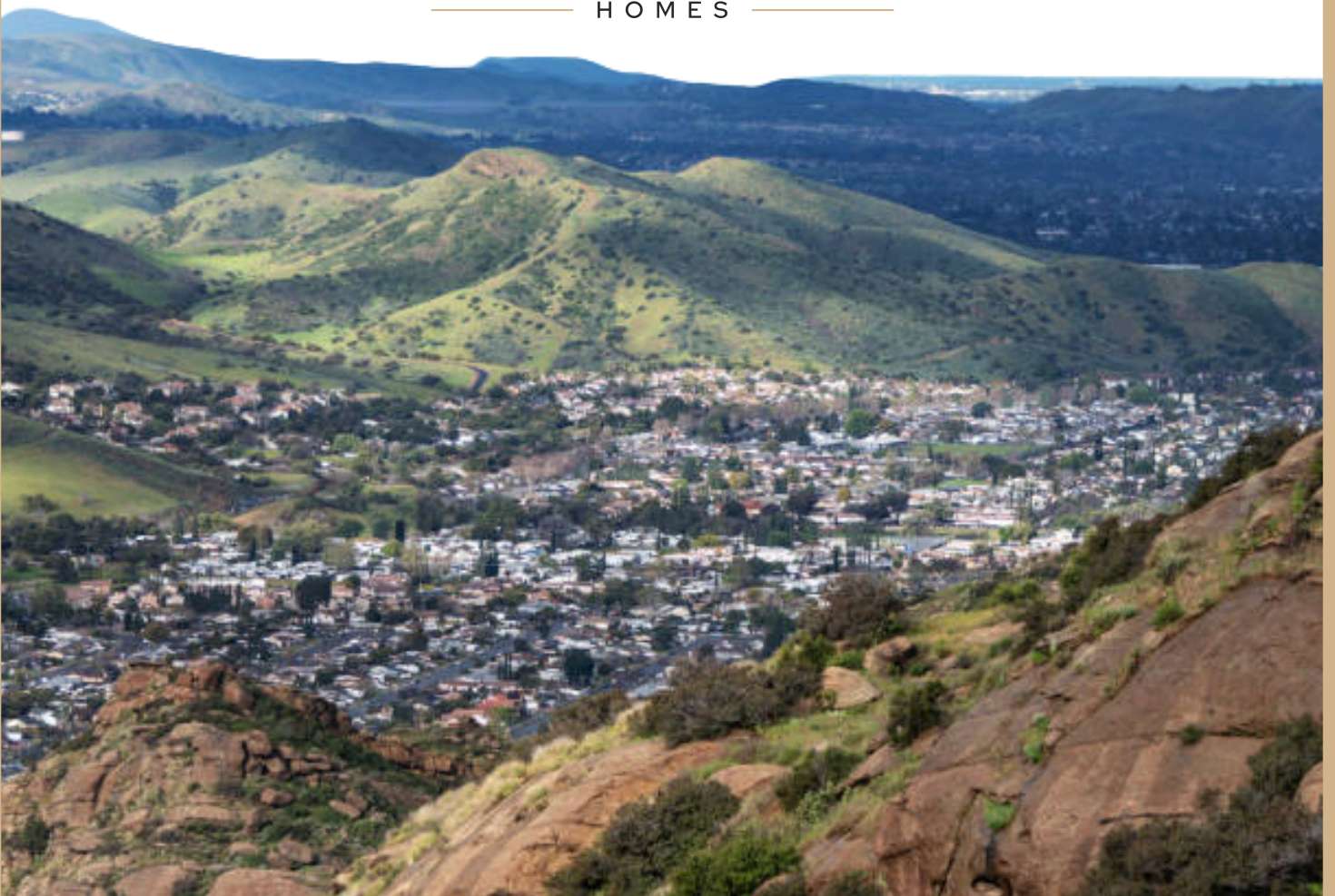


# Simi Valley Market Guide

by



CASSANDRA SUTTON  
HOMES





Welcome!

Simi Valley, a majestic valley rimmed by rugged sandstone peaks and bathed in golden Southern California sunshine. Its beauty is defined by the dramatic vistas of Rocky Peak Park and the legendary Corriganville Park, where the wild rock formations served as the backdrop for Hollywood's classic Westerns. You'll find a deep sense of inspiration at the Ronald Reagan Presidential Library, which offers breathtaking views reaching all the way to the Pacific. With its sprawling community parks, top-tier safety, and a warm, suburban heart, Simi Valley is a place where adventurous trails and family traditions meet under vast, beautiful skies.

-Cassandra Sutton

# SIMI VALLEY, CALIFORNIA

Ventura County | 2026 Market Profile



## I. EXECUTIVE MARKET SNAPSHOT

Metric	Data
Population (2026 Est.)	125,000 – 126,000
Median Household Income (2023–2026)	\$117,703
Median Home Price	\$820,000 – \$850,000
Average Days on Market	32–49 Days (Median ~35 Days to Pending)
Market Classification	Competitive / Suburban Commuter Market

# SIMI VALLEY, CALIFORNIA

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## II. EDUCATION OVERVIEW

Simi Valley is primarily served by Simi Valley Unified School District (SVUSD), along with select private education institutions.

### Primary Districts Include:



Hollow Hills  
Fundamental School



Vista Fundamental  
School



Atherwood  
Elementary



Wood Ranch  
Elementary



White Oak  
Elementary



Berylwood  
Elementary



Garden Grove  
Elementary



Grace Brethren  
Schools (Private)

School performance data available at: [Niche Rankings](#), [GreatSchools](#), [California School Dashboard](#)

## III. RESIDENTIAL SUBMARKETS

### Notable neighborhoods within Thousand Oaks include:



Big Sky



Bridle Path



Wood Ranch



Camelot



Golden Valley



Greystone



Hidden Oaks



Autumn Ridge



Belwood



Casa Flores

These communities range from equestrian estates and hillside homes to family-oriented suburban developments.

# SIMI VALLEY, CALIFORNIA

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## IV. MAJOR ECONOMIC DRIVERS

Simi Valley benefits from a diversified employment base including aerospace, manufacturing, healthcare, and public sector institutions.

Employer	Data
AeroVironment	Aerospace / Defense
Meggitt-USA Inc.	Aerospace Manufacturing
Milgard Windows & Doors	Manufacturing
Hirose Electric Co.	Electronics
County of Ventura	Public Sector
City of Simi Valley	Government
Adventist Health Simi Valley	Healthcare
Pacific Science, LLC	Engineering
First Auto Group	Automotive

## V. LIFESTYLE & COMMUNITY PROFILE

### Parks & Outdoor Amenities



*Santa Monica Mountains trail systems*

[REFERENCE](#)

### Dining & Retail Corridor



*Neighborhood shopping centers*

[REFERENCE](#)

# SIMI VALLEY, CALIFORNIA

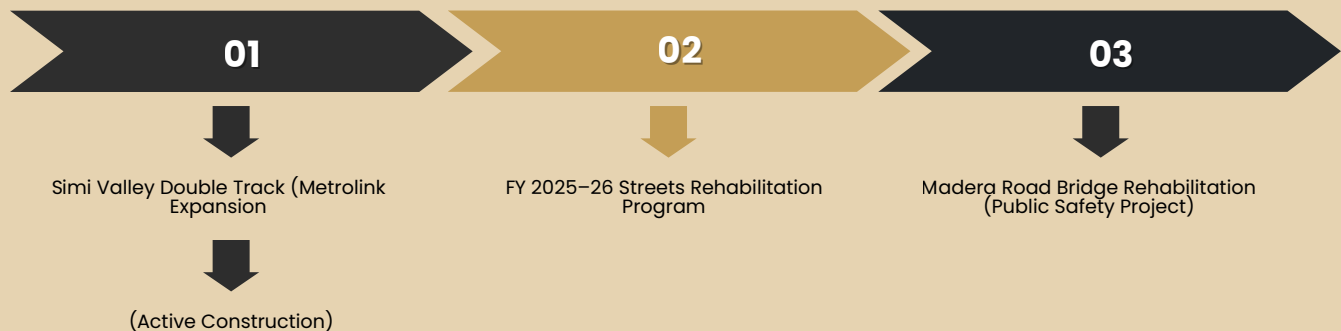
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## Lifestyle Characterization

Simi Valley is a safe, primarily residential community often described as a “bedroom city” of Los Angeles, located approximately 40 miles away. It appeals to families seeking suburban comfort, outdoor access, and comparatively attainable pricing within Ventura County.

## VI. DEVELOPMENT & INFRASTRUCTURE PIPELINE (2026)



## VII. MARKET COMMENTARY

Simi Valley remains one of Ventura County’s more accessible housing markets, offering competitive pricing relative to Thousand Oaks and Westlake Village. With median days to pending around 35 days, well-positioned homes continue to attract buyers quickly. The area appeals strongly to commuters and families prioritizing space and value within proximity to Los Angeles employment centers.

## VIII. PRIMARY DATA SOURCES

- Redfin Market Data
- City of Simi Valley Economic Review
- Niche School Rankings
- GreatSchools.org
- California School Dashboard
- U.S. Census Bureau



# Final Thoughts

Buying a home is more than a transaction—it's a major life milestone. My role is to guide you, advocate for you, and make the process as smooth and informed as possible.

I'm honored to be part of your journey home.

## **Cassandra Sutton**

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