



Simi Valley, California.

Current market data.

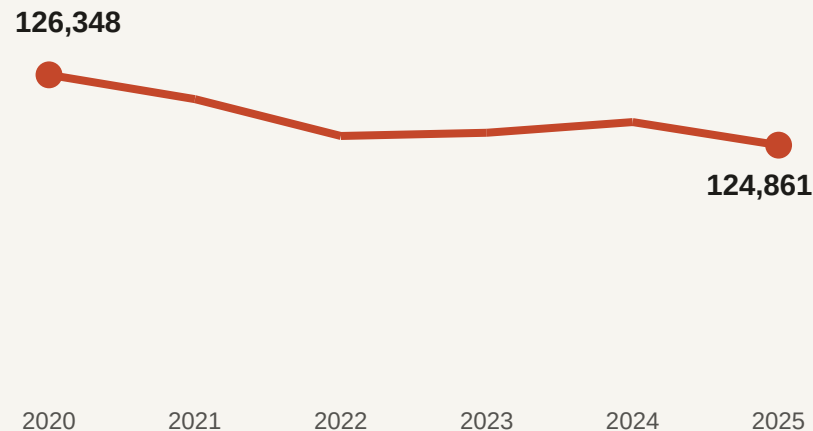
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.2% since 2020.

124,861

people, the 48th-largest of California's cities and towns.

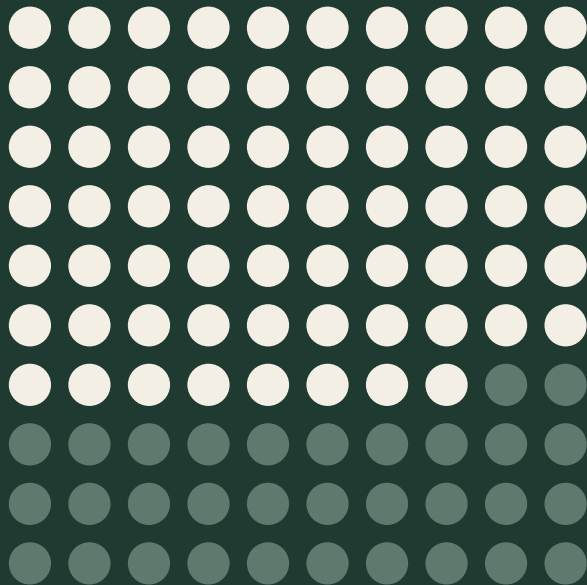


THE WORKDAY

7 in 10 jobs here go to
people who live somewhere
else.

68.0%

of 36,683 jobs located in Simi Valley are filled by
in-commuters.



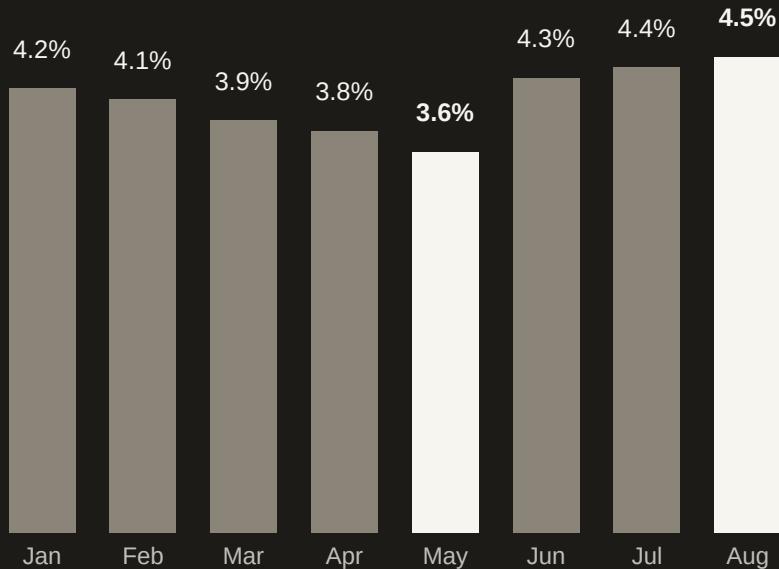
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.6%.

4.5%

in August 2026, the latest month released. A year earlier it was 4.8%.

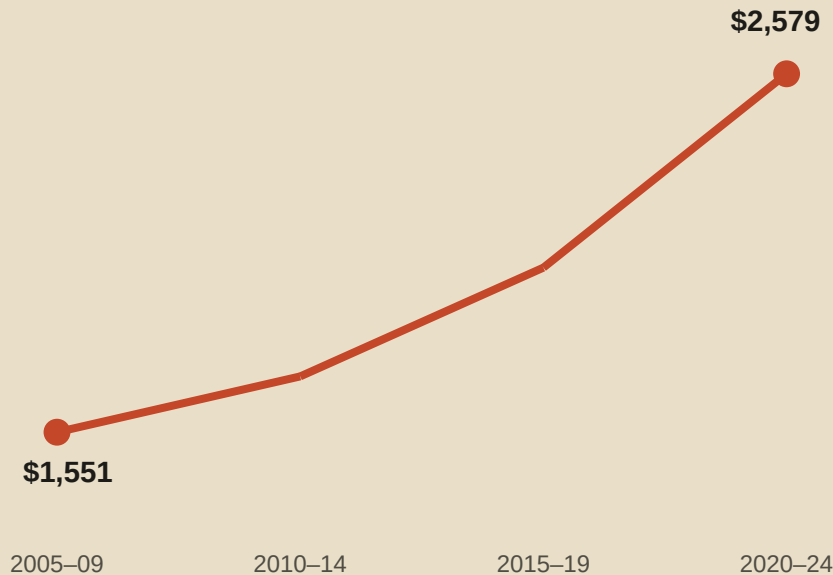


RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$2,579

a month. California's median is \$2,036.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,819 gap between neighbors, the sharpest rent edge between adjacent tracts in Ventura County.

TRACT 54.03

\$1,120

TRACT 54.04

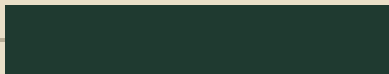
\$2,939



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,059–\$1,588



\$2,579 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

792

homes permitted, 2022–2025

77%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 45,290 homes here.

140–367

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 12%
more than California's.

\$823,800

median home value in Simi Valley.

Simi Valley



\$823,800

California



\$734,700

U.S.



\$332,700

THAT WAS SIMI VALLEY'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/ca/simi-valley/

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