Simi Valley

Sales Comparables - October 2022

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Simi Valley	4230 Alamo St	4313	$ 741.00	4	5	10/3/2022	$ 3,200,000.00	50747	1.165	618-0-020-560
Simi Valley	1871 Burch Ave	1286	$ 575.00	3	2	10/4/2022	$ 740,000.00	8278	0.19	626-0-203-085
Simi Valley	385 Canyon Crest Dr	2474	$ 486.00	4	3	10/4/2022	$ 1,202,500.00	10620	0.24	596-0-192-215
Simi Valley	2934 Chumash Ave	2295	$ 424.00	4	3	10/4/2022	$ 975,000.00	13458	0.31	628-0-171-025
Simi Valley	6429 Cynthia St	1645	$ 524.00	3	2	10/4/2022	$ 863,000.00	9133	0.21	637-0-182-055
Simi Valley	135 Dusty Rose Ct	3732	$ 388.00	5	3	10/4/2022	$ 1,449,000.00	10188	0.23	596-0-072-245
Simi Valley	334 Hornblend Ct	3153	$ 345.00	5	3	10/4/2022	$ 1,090,000.00	8355	0.19	596-0-022-025
Simi Valley	720 Oldstone Pl	3777	$ 555.00	4	5	10/4/2022	$ 2,100,000.00	40651	0.93	635-0-140-230
Simi Valley	830 Ventura Ave	1170	$ 559.00	3	2	10/4/2022	$ 655,000.00	7903	0.18	631-0-126-025
Simi Valley	6180 Wisteria St	1065	$ 668.00	3	2	10/4/2022	$ 712,000.00	5663	0.13	646-0-081-230
Simi Valley	4470 Adam Rd	1623	$ 646.00	2	1	10/5/2022	$ 1,050,000.00	20000	0.46	625-0-030-440
Simi Valley	4830 Beaumont St	1612	$ 495.00	4	2	10/5/2022	$ 799,000.00	10400	0.24	627-0-203-145
Simi Valley	4904 Borders St	1964	$ 398.00	3	2	10/5/2022	$ 782,000.00	4500	0.1	625-0-185-105
Simi Valley	3904 Eagle Flight Dr	4396	$ 272.00	5	4	10/5/2022	$ 1,200,000.00	7448	0.17	619-0-210-365
Simi Valley	3477 Heartland Ave	2907	$ 361.00	4	3	10/5/2022	$ 1,050,000.00	5967	0.14	619-0-193-015
Simi Valley	1828 Lee St	3089	$ 291.00	6	4	10/5/2022	$ 900,000.00	6500	0.15	638-0-244-085
Simi Valley	2477 Little Rock Ln					10/5/2022	$ 742,000.00	1361	0.03	611-0-394-065
Simi Valley	5657 Maricopa Dr	2490	$ 361.00	4	3	10/5/2022	$ 900,000.00	10400	0.24	628-0-201-065
Simi Valley	2009 Sargent Ave	1582	$ 436.00	4	2	10/5/2022	$ 690,000.00	9050	0.21	617-0-034-085
Simi Valley	842 Holbrook Ave	1430	$ 520.00	3	2	10/6/2022	$ 745,000.00	7000	0.16	639-0-123-095
Simi Valley	1933 Metz Ct	1998	$ 355.00	4	2	10/6/2022	$ 710,000.00	8840	0.2	639-0-082-135
Simi Valley	2478 E Phyllis St	1729	$ 459.00	4	2	10/6/2022	$ 795,000.00	7000	0.16	613-0-081-525
Simi Valley	2782 Carlmont Pl	2695	$ 358.00	5	2	10/7/2022	$ 967,000.00	7166	0.16	613-0-122-285
Simi Valley	2064 Clover St	1066	$ 609.00	3	2	10/7/2022	$ 650,000.00	6300	0.14	641-0-074-105
Simi Valley	804 Hudspeth St	1632	$ 425.00	3	2	10/7/2022	$ 695,000.00	9030	0.21	636-0-083-015
Simi Valley	3586 Lathrop Ave	2152	$ 397.00	4	2	10/10/2022	$ 855,000.00	9240	0.21	614-0-083-025
Simi Valley	3421 Pine View Dr	2101	$ 440.00	3	2	10/10/2022	$ 925,000.00	5989	0.14	634-0-240-275
Simi Valley	3307 Wilmot St	1651	$ 448.00	3	2	10/10/2022	$ 740,000.00	6600	0.15	633-0-141-105
Simi Valley	1689 Alviso St	1227	$ 431.00	4	1	10/11/2022	$ 530,000.00	11123	0.26	632-0-273-065
Simi Valley	620 Brademas Ct	1502	$ 539.00	3	3	10/11/2022	$ 810,000.00	5481	0.13	596-0-031-715

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Simi Valley	2081 Clover St	1008	$ 714.00	3	2	10/11/2022	$ 720,000.00	6300	0.14	641-0-073-015
Simi Valley	454 Longbranch Rd	2539	$ 536.00	3	2	10/11/2022	$ 1,363,000.00	22652	0.52	629-0-093-345
Simi Valley	1662 Mayfair St	1400	$ 564.00	3	2	10/11/2022	$ 790,000.00	7081	0.16	612-0-022-055
Simi Valley	517 Windswept Pl	3177	$ 393.00	4	3	10/11/2022	$ 1,250,000.00	10283	0.24	580-0-341-175
Simi Valley	1432 Anderson St	1227	$ 578.00	4	1	10/12/2022	$ 710,000.00	8300	0.19	632-0-204-025
Simi Valley	2086 Belgrave Ct	1462	$ 502.00	4	2	10/12/2022	$ 735,000.00	5467	0.13	617-0-172-165
Simi Valley	2136 E Brower St	3089	$ 282.00	6	3	10/12/2022	$ 872,000.00	6627	0.15	641-0-181-135
Simi Valley	3265 Copley St	1651	$ 448.00	3	2	10/12/2022	$ 740,000.00	6500	0.15	633-0-143-275
Simi Valley	3320 Felix Ave	1263	$ 498.00	4	2	10/12/2022	$ 630,000.00	10958	0.25	614-0-064-065
Simi Valley	2753 Licia Pl	1954	$ 395.00	4	2	10/12/2022	$ 773,000.00	7273	0.17	613-0-012-065
Simi Valley	638 Oak Tree Ct	3983	$ 426.00	5	4	10/12/2022	$ 1,700,000.00	8365	0.19	596-0-161-065
Simi Valley	1308 Sorrel St	2091	$ 442.00	4	2	10/12/2022	$ 925,000.00	18051	0.41	632-0-111-235
Simi Valley	6736 Cowboy St	1659	$ 512.00	3	2	10/13/2022	$ 850,000.00	5935	0.14	657-0-112-325
Simi Valley	2440 Pinewood Pl	2071	$ 385.00	3	2	10/13/2022	$ 799,000.00	4828	0.11	613-0-252-785
Simi Valley	3338 Bryan Ave	1458	$ 548.00	3	2	10/14/2022	$ 799,000.00	8200	0.19	628-0-063-095
Simi Valley	1016 Coulter Ct	1596	$ 447.00	5	2	10/14/2022	$ 715,000.00	9202	0.21	639-0-052-185
Simi Valley	5831 Evening Sky Dr	3720	$ 338.00	6	4	10/14/2022	$ 1,260,000.00	11523	0.26	624-0-040-355
Simi Valley	2788 Lemon Dr	1299	$ 450.00	2	2	10/14/2022	$ 585,000.00	2482	0.06	617-0-280-025
Simi Valley	2461 Little Rock Ln					10/14/2022	$ 785,000.00	1361	0.03	611-0-394-045
Simi Valley	1216 Mellow Ln	1711	$ 774.00	4	2	10/14/2022	$ 1,325,000.00	30368	0.7	629-0-033-065
Simi Valley	4739 Open Cir	1891	$ 518.00	4	2	10/14/2022	$ 980,000.00	11276	0.26	628-0-091-070
Simi Valley	2215 Caldwell Ave	1227	$ 631.00	4	1	10/17/2022	$ 775,000.00	8700	0.2	632-0-202-185
Simi Valley	1029 Currier Ave	1490	$ 459.00	3	2	10/17/2022	$ 685,000.00	9226	0.21	634-0-031-385
Simi Valley	1790 Eagle Peak Ave	2037	$ 446.00	4	2	10/17/2022	$ 910,000.00	8798	0.2	626-0-293-095
Simi Valley	6462 Keystone St	1756	$ 469.00	5	3	10/17/2022	$ 825,000.00	6600	0.15	650-0-241-065
Simi Valley	3509 Royal Ave	1233	$ 567.00	3	2	10/17/2022	$ 700,000.00	8100	0.19	626-0-282-165
Simi Valley	1591 Wallace St	1058	$ 619.00	3	1	10/17/2022	$ 655,000.00	8000	0.18	640-0-252-075
Simi Valley	831 Catlin St	2095	$ 310.00	4	2	10/18/2022	$ 650,000.00	4918	0.11	636-0-192-015
Simi Valley	1621 Elberta Ave	1835	$ 384.00	4	2	10/18/2022	$ 705,000.00	6500	0.15	651-0-032-145
Simi Valley	2917 Texas Ave	1823	$ 486.00	4	2	10/18/2022	$ 886,000.00	8430	0.19	628-0-143-065

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Simi Valley	2172 Wisteria St	1008	$ 634.00	3	2	10/18/2022	$ 640,000.00	6300	0.14	641-0-061-225
Simi Valley	4904 Promenade St	1964	$ 448.00	3	2	10/19/2022	$ 880,000.00	4780	0.11	625-0-183-085
Simi Valley	1939 Rambling Rd	2339	$ 700.00	4	4	10/19/2022	$ 1,637,500.00	28153	0.65	685-0-180-185
Simi Valley	6677 Tapley St	1554	$ 472.00	4	2	10/19/2022	$ 735,000.00	6400	0.15	657-0-041-035
Simi Valley	3377 Whispering Glen Ct	4360	$ 412.00	5	4	10/19/2022	$ 1,800,000.00	8598	0.2	619-0-080-505
Simi Valley	2058 Plato Ct	1580	$ 531.00	4	2	10/20/2022	$ 840,000.00	6500	0.15	630-0-100-275
Simi Valley	225 Sequoia Ave	2776	$ 371.00	4	3	10/20/2022	$ 1,030,000.00	7069	0.16	634-0-370-105
Simi Valley	2405 Chandler Ave	1376	$ 412.00	2	2	10/21/2022	$ 568,000.00	769	0.02	612-0-081-115
Simi Valley	900 Ettin Ave	3778	$ 337.00	6	5	10/21/2022	$ 1,276,500.00	26136	0.6	636-0-113-160
Simi Valley	691 Hailey Ct	2299	$ 425.00	4	2	10/21/2022	$ 979,000.00	12518	0.29	643-0-040-315
Simi Valley	228 Longbranch Rd	2296	$ 468.00	4	2	10/21/2022	$ 1,075,000.00	20250	0.46	629-0-072-135
Simi Valley	3119 Melody Ln	2402	$ 412.00	4	2	10/21/2022	$ 990,000.00	8256	0.19	611-0-182-195
Simi Valley	3150 Sheri Dr	1646	$ 425.00	3	2	10/21/2022	$ 700,000.00	10965	0.25	616-0-020-125
Simi Valley	975 Vallejo Ave	1001	$ 604.00	3	2	10/21/2022	$ 605,000.00	3499	0.08	639-0-171-055
Simi Valley	424 Canyon Crest Dr	3180	$ 389.00	5	4	10/24/2022	$ 1,240,000.00	6097	0.14	596-0-191-135
Simi Valley	637 Cinnabar Pl	2350	$ 434.00	3	2	10/24/2022	$ 1,020,000.00	8030	0.18	634-0-161-045
Simi Valley	2993 Corpus Christi St	1218	$ 550.00	3	2	10/24/2022	$ 670,000.00	8068	0.19	627-0-221-085
Simi Valley	5724 Damon St	1612	$ 431.00	4	2	10/24/2022	$ 695,000.00	5400	0.12	651-0-093-105
Simi Valley	2277 Elizondo Ave	1338	$ 381.00	4	2	10/24/2022	$ 510,000.00	6670	0.15	638-0-061-105
Simi Valley	890 Devon Ct	1376	$ 492.00	3	2	10/25/2022	$ 678,000.00	4167	0.1	634-0-145-165
Simi Valley	3965 Hibbert Ct	2035	$ 422.00	4	2	10/25/2022	$ 859,000.00	5814	0.13	617-0-203-515
Simi Valley	5248 Portia St	1955	$ 427.00	4	2	10/25/2022	$ 835,000.00	4515	0.1	621-0-061-325
Simi Valley	1430 Roan St	1263	$ 669.00	2	2	10/25/2022	$ 845,000.00	8000	0.18	632-0-313-035
Simi Valley	3111 Waukegan Ave	2535	$ 378.00	4	3	10/25/2022	$ 960,000.00	9020	0.21	616-0-122-065
Simi Valley	2925 Tyler Ct	1639	$ 472.00	3	2	10/26/2022	$ 775,000.00	5823	0.13	627-0-331-365
Simi Valley	3118 Crazy Horse Dr	2488	$ 401.00	4	3	10/27/2022	$ 999,000.00	8270	0.19	628-0-252-015
Simi Valley	1909 Glenview Ave	1805	$ 415.00	5	2	10/27/2022	$ 750,000.00	6800	0.16	626-0-291-035
Simi Valley	4376 Springfield St	1826	$ 438.00	4	2	10/27/2022	$ 800,000.00	8414	0.19	616-0-152-025
Simi Valley	6497 Almar St	2232	$ 394.00	5	2	10/28/2022	$ 880,000.00	7029	0.16	650-0-041-195
Simi Valley	2703 Titania Pl	1666	$ 450.00	3	2	10/28/2022	$ 750,000.00	3580	0.08	621-0-062-205

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Simi Valley	2546 Cloverleaf Ln	2052	$ 377.00	3	2	10/31/2022	$ 775,000.00	2835	0.07	625-0-184-365
Simi Valley	2485 Little Rock Ln					10/31/2022	$ 727,500.00	1361	0.03	611-0-394-075

Total Sales:	92
Average Sales Price:	$914,597.83
Average Square Feet:	2039