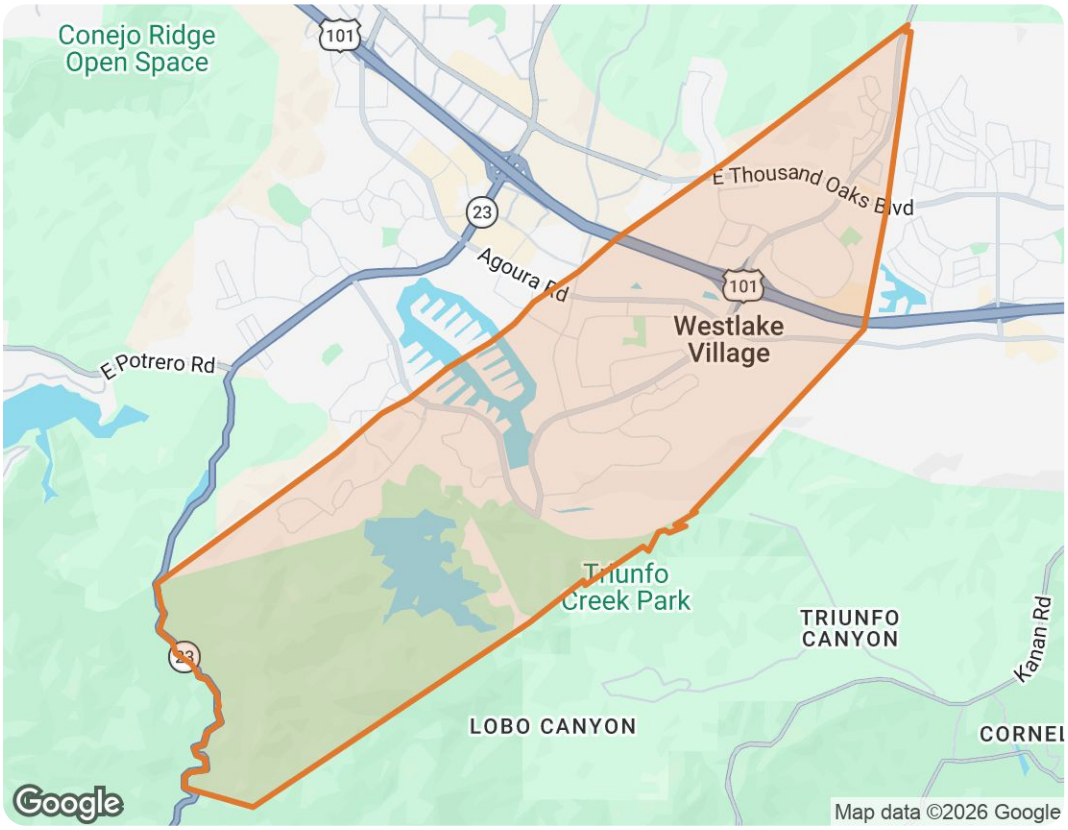
Westlake Village, California





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Broker Associate

California Real Estate License #01351697

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Kim@KimBlackwellRealtor.com

www.KimsHouseToHome.com

THE ONE Luxury Properties

Westlake Village

2535 Townsgate Rd., Ste. 109

Westlake Village, CA 91361

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Housing

Housing Facts & Stats

	Westlake Village	Los Angeles...	California	USA
Median Estimated Home Value	$1.68M	$882K	$790K	$372K
Est. Home Value 12-Mo. Change	+10.3%	-0.3%	-0.3%	+0.1%
Median List Price	–	$939K	$700K	–
List Price 1-Month Change	–	-1.1%	+0%	–
List Price 12-Month Change	–	-3.7%	-2.1%	–
Median Home Age	47	61	49	44
Own	81%	46%	56%	65%
Rent	19%	54%	44%	35%
$ Total Value (of all buildings for which permits were issued)	–	$3.88B	$26.8B	$384.62B
% Change in permits (for all buildings)	–	-6%	+4%	+6%
% Change in $ value (for all buildings)	–	-28%	-4%	+5%

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Westlake Village, California

October 2026 Median Estimated Property Value

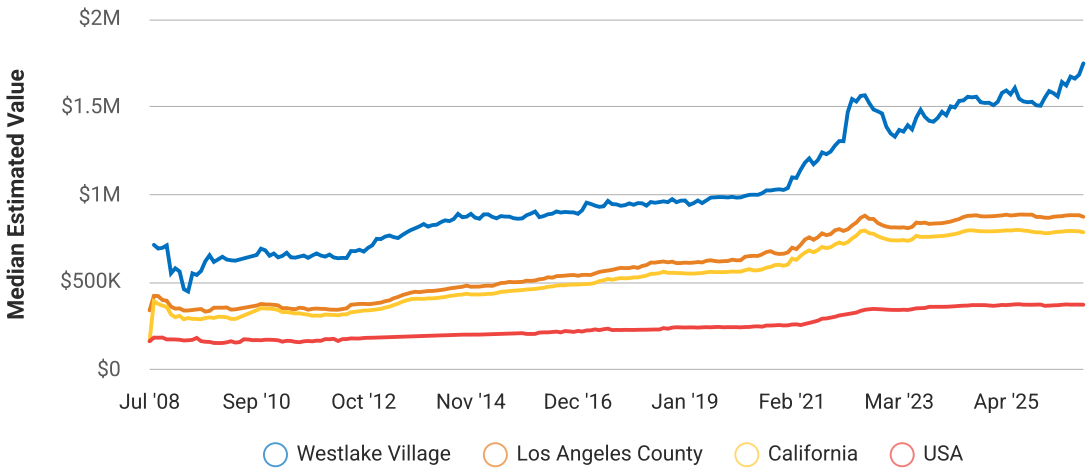
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$1,747,890	+3.9%	+14.3%



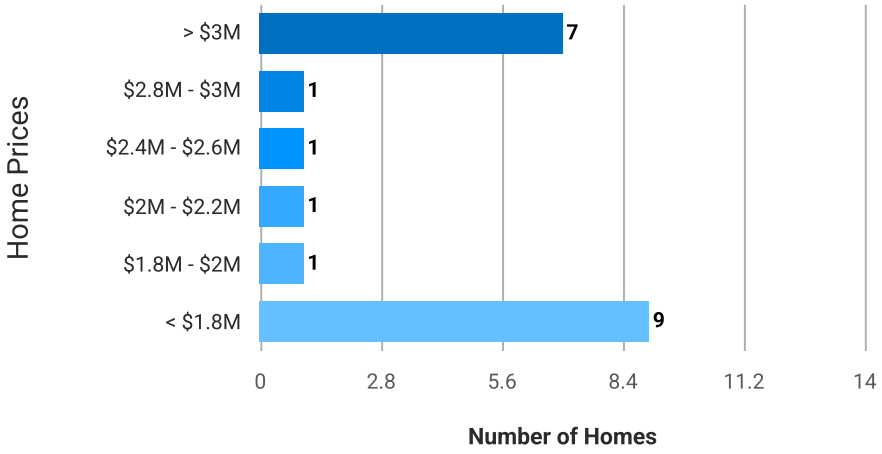
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

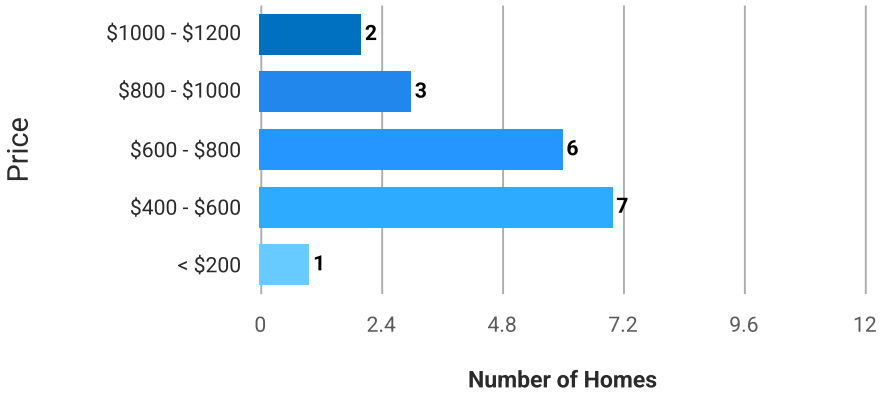


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily



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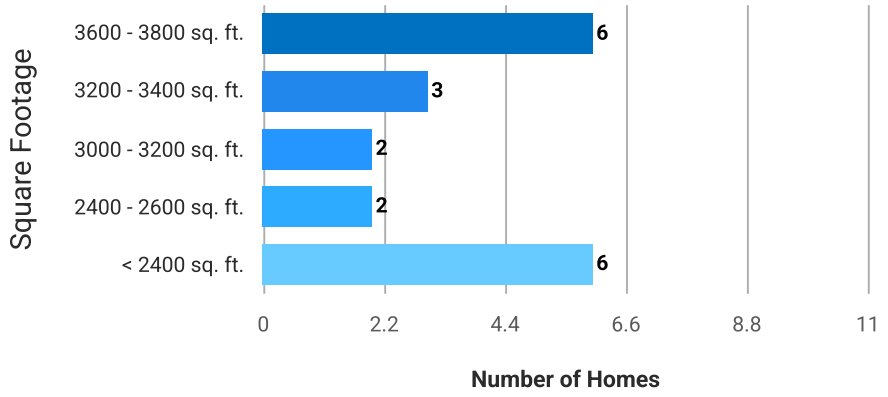
Westlake Village, California

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

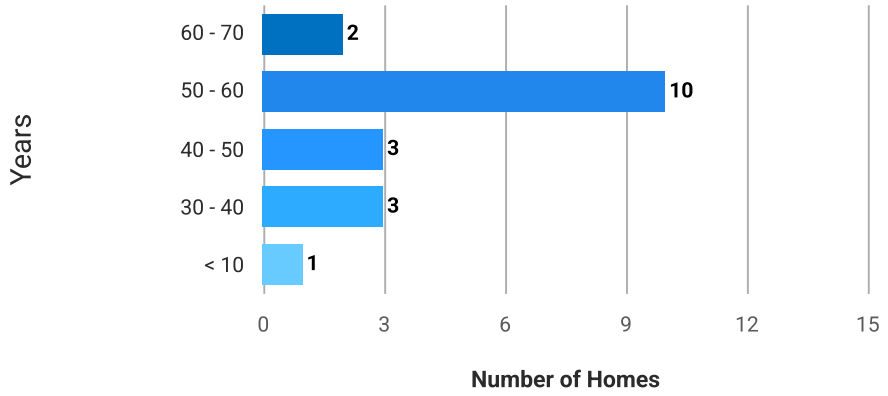


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

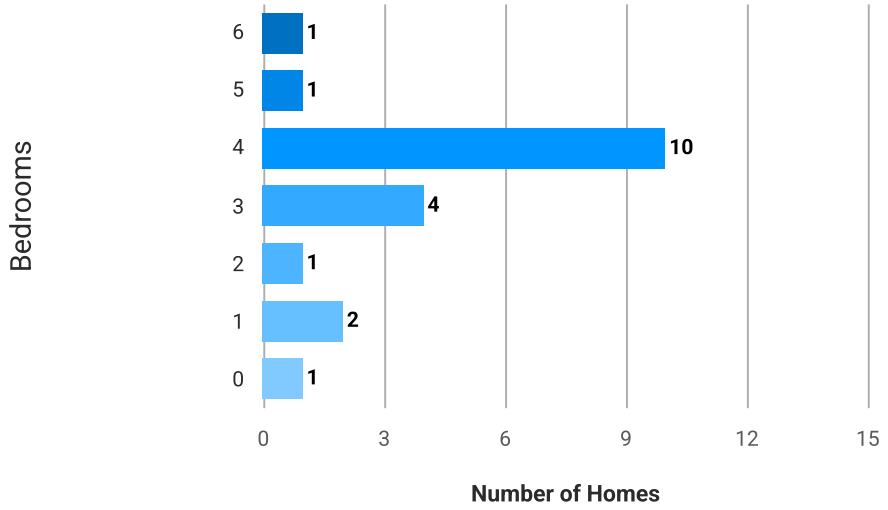


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



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Westlake Village, California

People

People Facts & Stats

	Westlake Village	Los Angeles...	California	USA
Population	8K	9.81M	39.29M	334.92M
Population Density per Sq Mi	1.49K	2.42K	252	95
Pop Change since 2020	-3.6%	-3%	+0.1%	+2.5%
Median Age	49	38	38	39
Male / Female Ratio	47%	50%	50%	50%

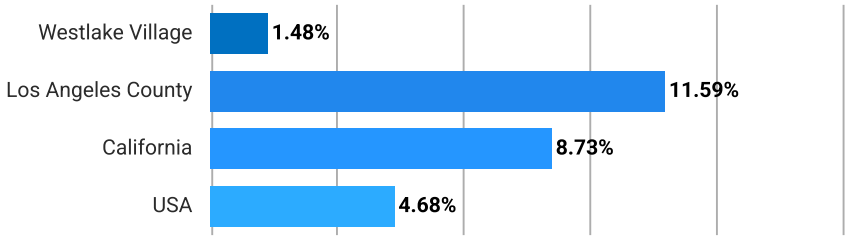
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

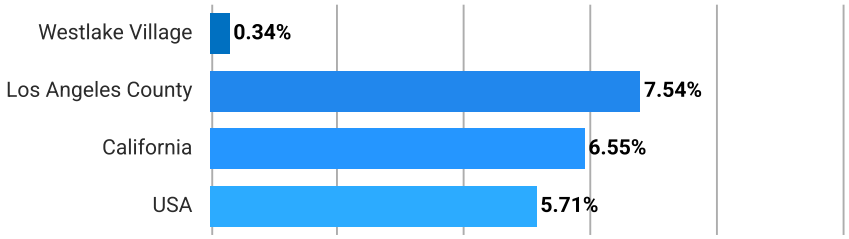
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



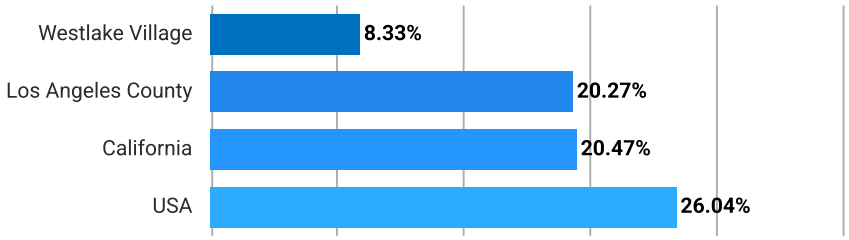
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

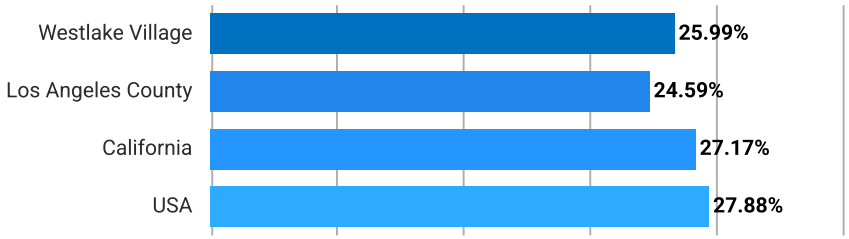


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Westlake Village, California

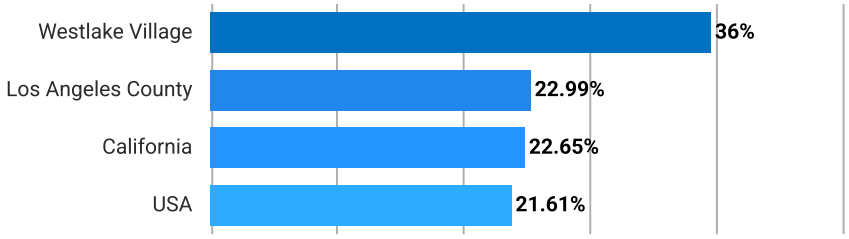
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



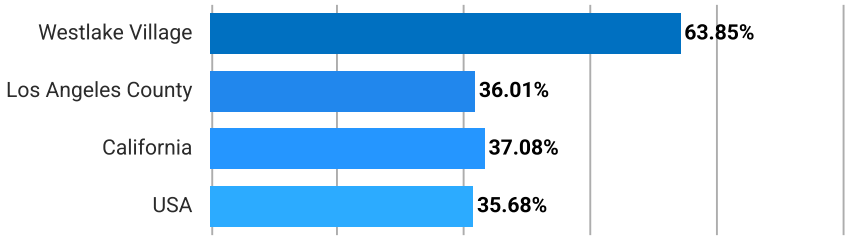
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



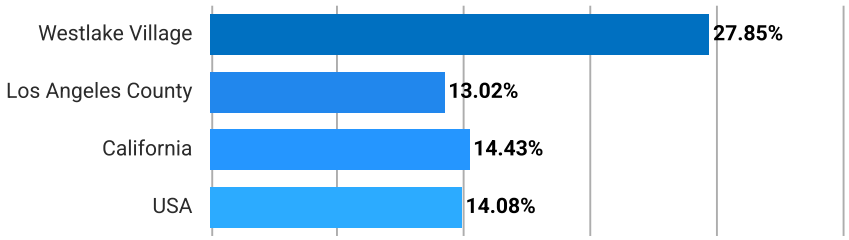
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



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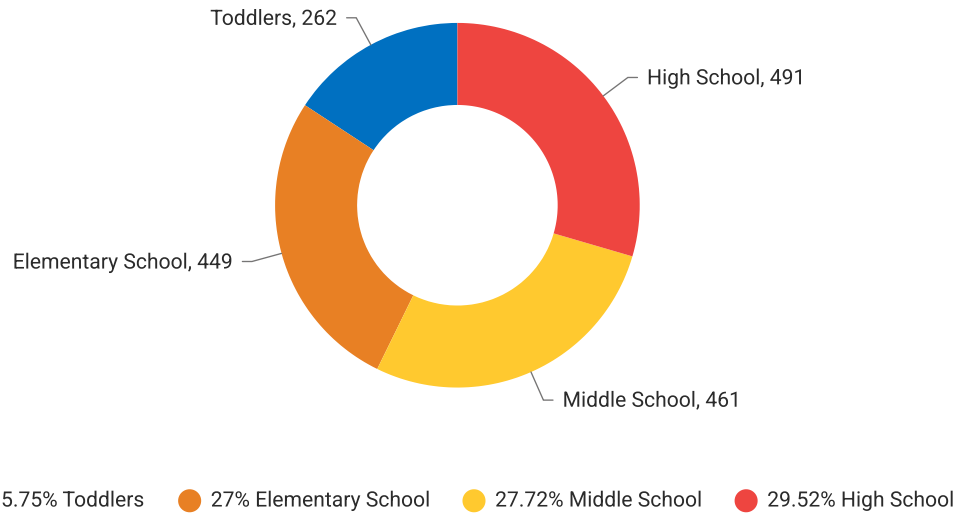
Westlake Village, California

Population of Children by Age Group in Westlake Village

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

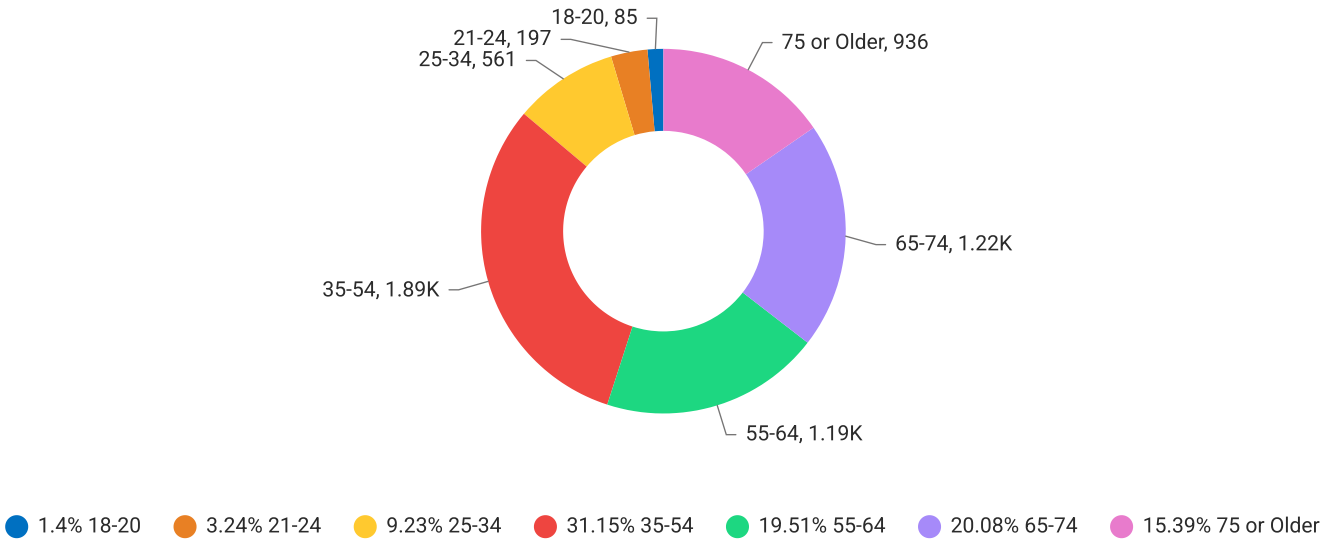


Population of Adults by Age Group in Westlake Village

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



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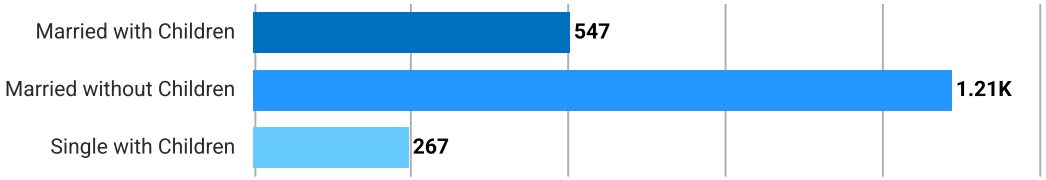
Westlake Village, California

Households With Children in Westlake Village

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

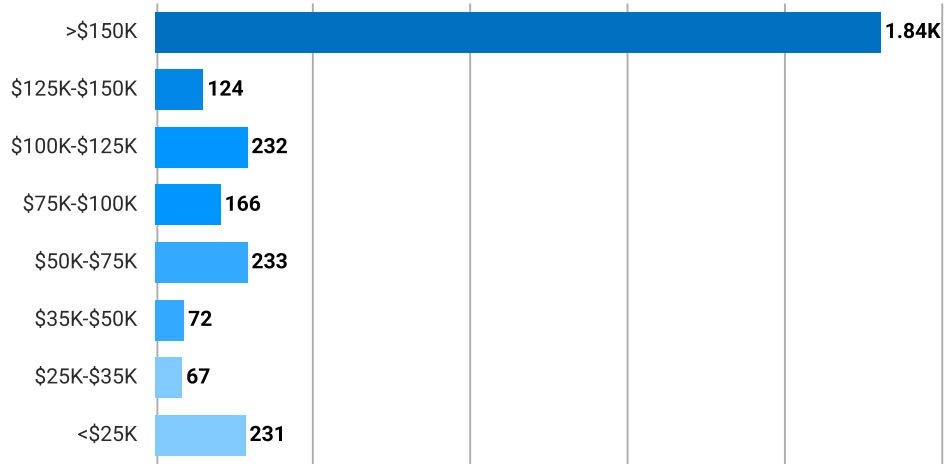


Household Income Brackets in Westlake Village

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



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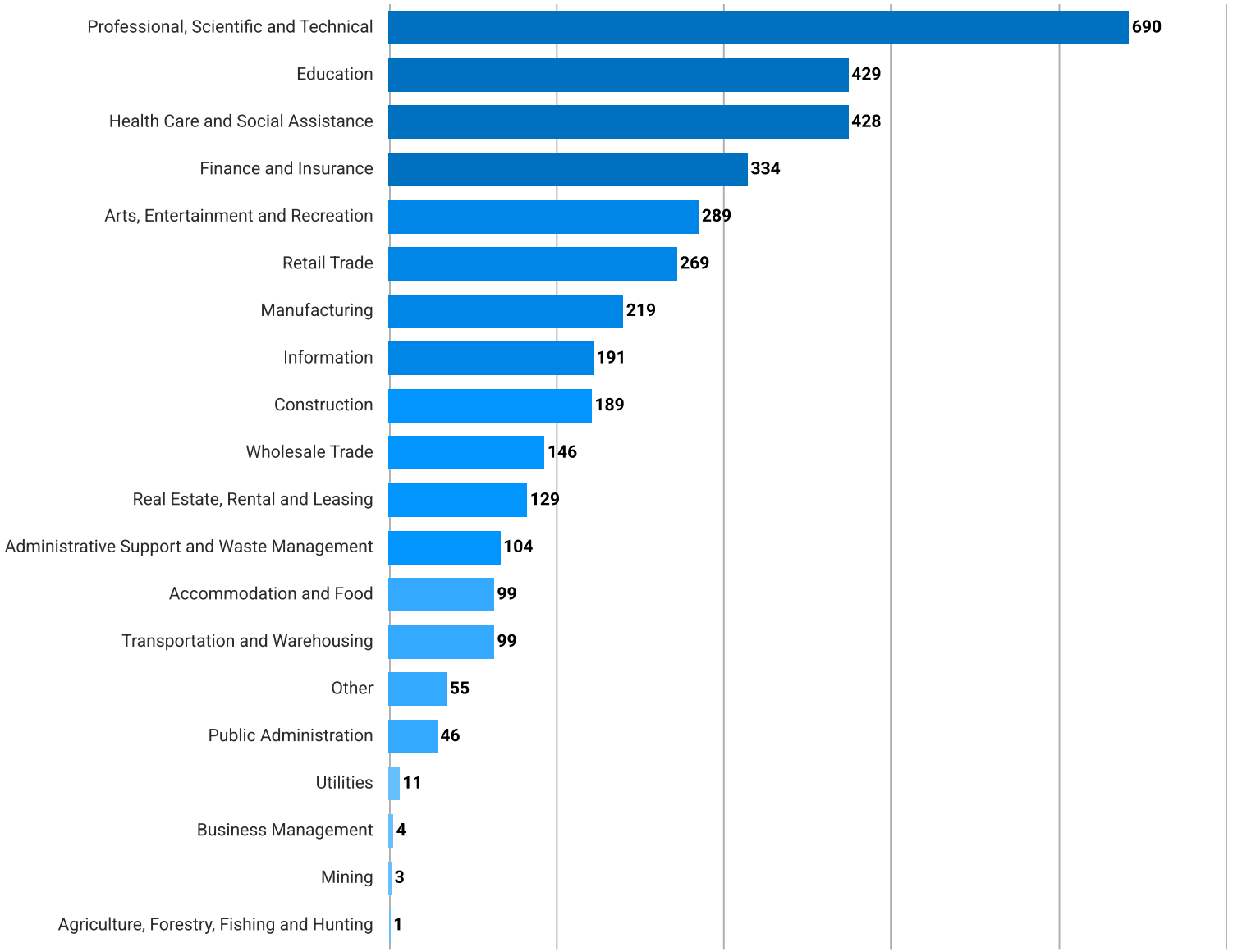
Westlake Village, California

Occupational Categories in Westlake Village

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually



Presidential Voting Pattern in Westlake Village

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially

Democrat
69.7%

Republican
27.8%

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Westlake Village, California

Economy

Economic Facts & Stats

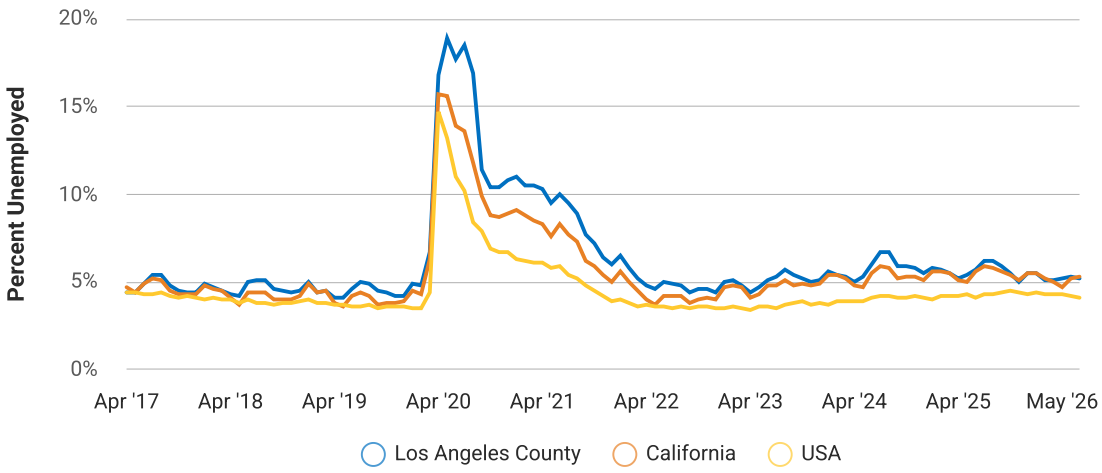
	Westlake Village	Los Angeles...	California	USA
Income Per Capita	$87,870	$45,792	$49,513	$44,673
Median Household Income	$179,954	$90,112	$99,122	$80,734
Unemployment Rate	–	5.2%	5.3%	4.1%
Number Unemployed	–	258K	1.02M	6.92M
Number Employed	–	4.68M	18.34M	162.18M
Number in Labor Force	–	4.94M	19.36M	169.09M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



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Quality of Life

Quality of Life Facts & Stats

	Westlake Village	Los Angeles...	California	USA
Elevation (in feet)	2,230	2,171	2,823	–
Annual Rainfall (in inches)	16	16.51	23.4	–
Annual Snowfall (in inches)	1.55	5.86	19.18	–
Days of Full Sun (per year)	165	165	159	–
Travel Time to Work (in minutes)	23	30	29	26
Water Quality (Health Violations)	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	1	–	–
Superfund Sites	–	34	164	2,466
Brownfield Sites	No	Yes	Yes	No

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Westlake Village, California

AARP Livability™ Index for 91361

0-19 20-39 40-59 60-79 80-100



A score over 50 is above average

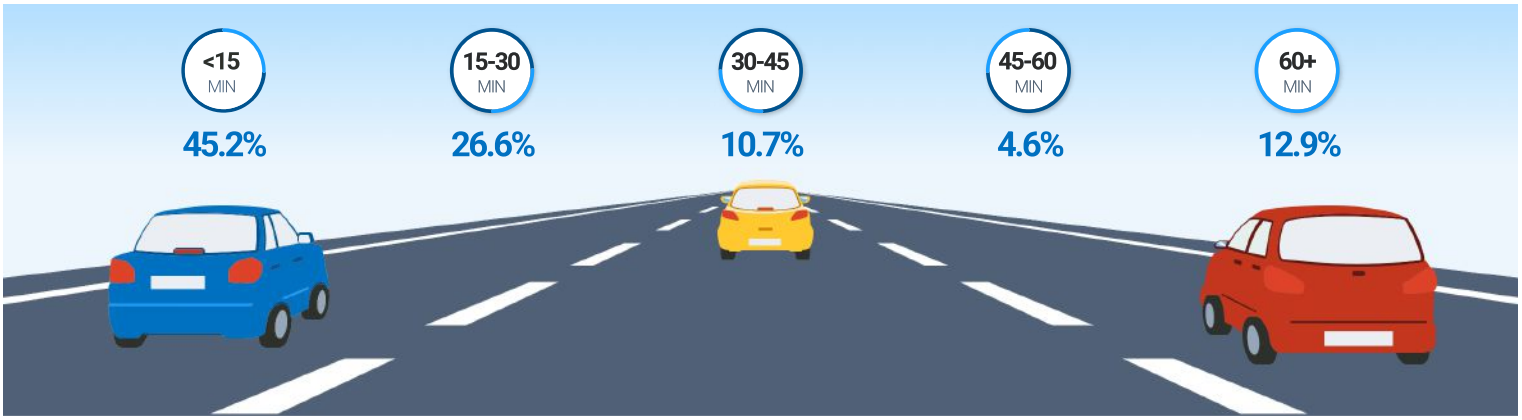
Housing	Affordability & Access	35
Neighborhood	Access to Life, Work & Play	52
Transportation	Safe & Convenient Options	50
Environment	Clean Air & Water	42
Health	Prevention, Access & Quality	75
Engagement	Civic & Social Involvement	58
Opportunity	Inclusion & Possibilities	56

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually



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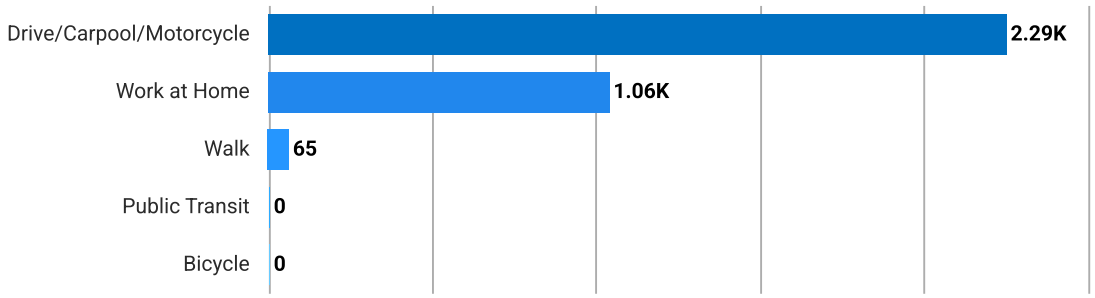
Westlake Village, California

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually

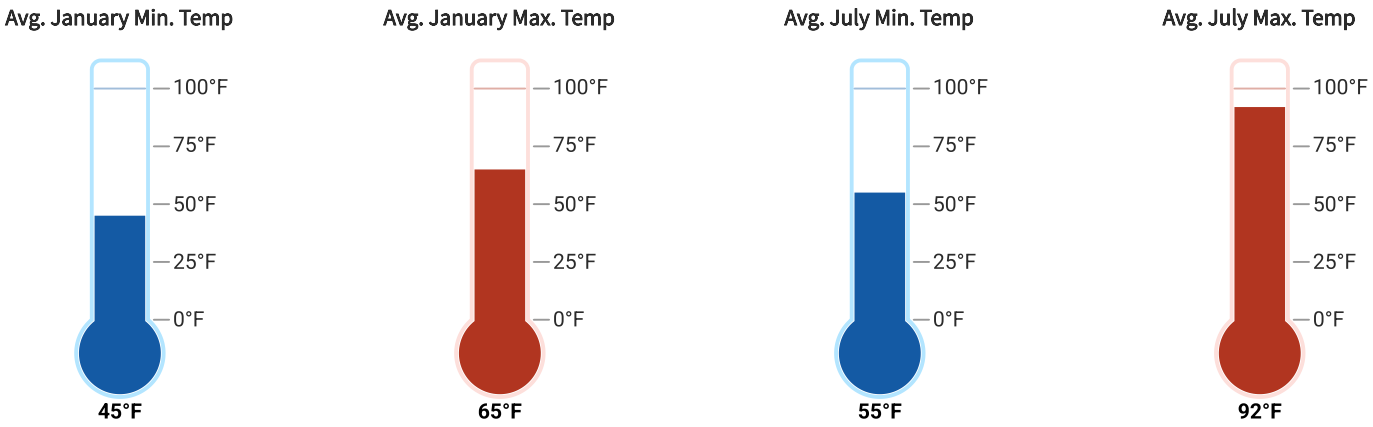


Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Source: NOAA

Update Frequency: Annually



Nearby Neighborhoods

Cities near Westlake Village, California

Lake Sherwood, California

Median Estimate Home Value	$2,468,330
Number of Homes	387
Total Population	1,633

Oak Park, California

Median Estimate Home Value	$1,144,170
Number of Homes	4,847
Total Population	13,757

Agoura Hills, California

Median Estimate Home Value	$1,279,990
Number of Homes	7,488
Total Population	19,721

Thousand Oaks, California

Median Estimate Home Value	$1,078,340
Number of Homes	35,828
Total Population	125,205

Casa Conejo, California

Median Estimate Home Value	–
Number of Homes	–
Total Population	2,671

Malibu, California

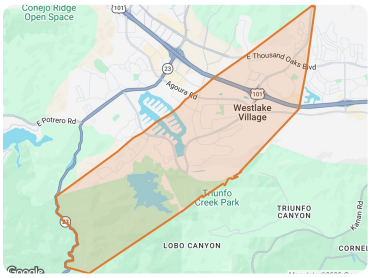
Median Estimate Home Value	$2,282,000
Number of Homes	6,832
Total Population	10,421

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Westlake Village, California

Photos

Maps



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