

Dixon

City · CA · California > Solano County

BUYER'S MARKET

\$607K

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

242

SALES (12 MO)

\$602K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



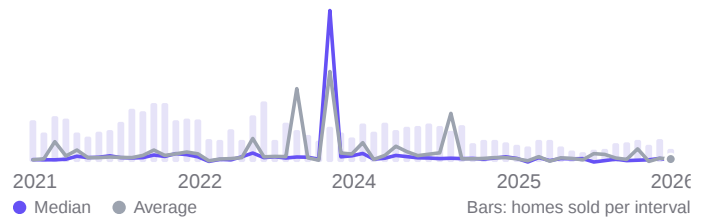
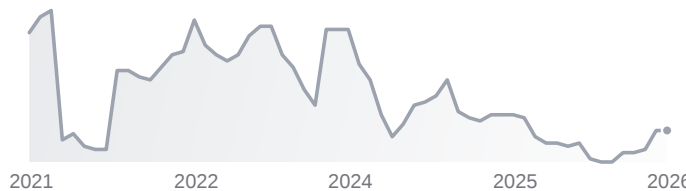
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$590K · Average \$617K

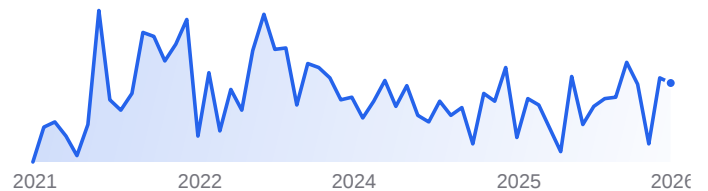
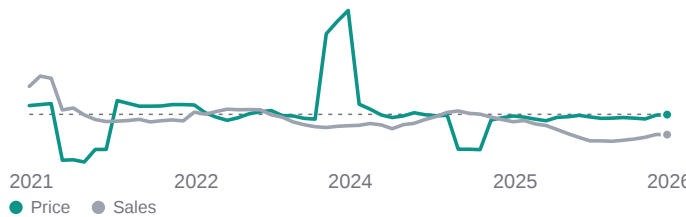


Growth (year over year)

Price -0.5% · Sales -37.3%

Price per square foot

\$342/ft²



Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

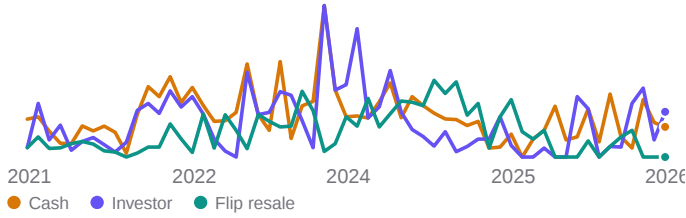
3.5%



BUYERS & OUTCOMES

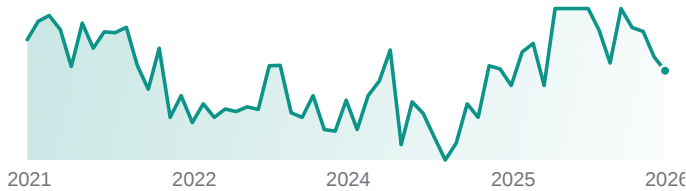
Buyer mix

Cash 13% · Investor 19% · Flip resale 0%



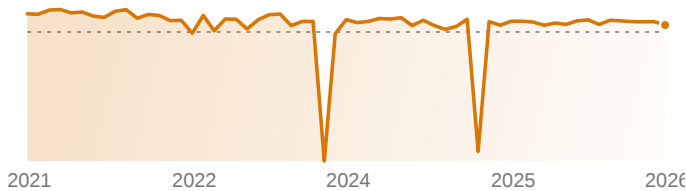
Sellers who sold at a gain

71%

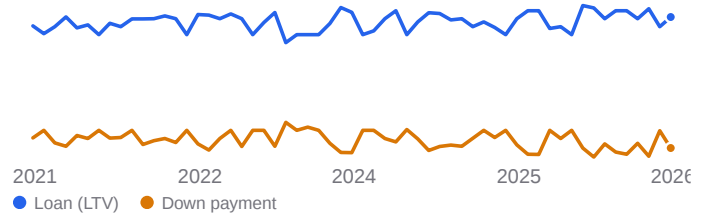


Median annualized return at resale

+2.5%

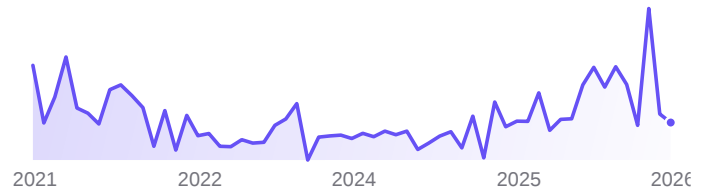


Financing (share of purchase price) Loan (LTV) 91% · Down payment 9.0%



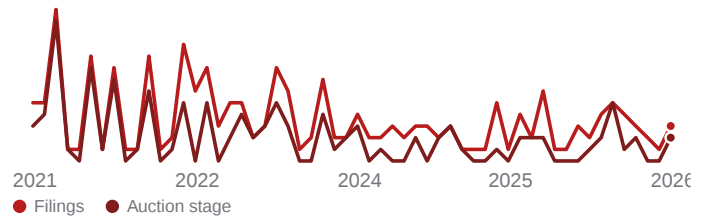
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	6,943
Median value (AVM)	\$602K
Median size	1,757 ft²
Median bedrooms	3
Median year built	1993
Single family	91%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	1.8%
Owner occupied	85%
Company owned	26%
Median loan-to-value	60%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	19,225
Density	2,708 / mi ²
Median household income	\$85K
Average household income	\$116K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	243
Homes occupied	98%
Bachelor's or higher	16%
Poverty rate	7.2%
Unemployment	1.8%
Average temp	61°F
Annual precip	21 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.