

Fairfield 94533

ZIP code · CA · California > Solano County > Fairfield

BUYER'S MARKET

\$529K

MEDIAN SALE PRICE

+1.1%

1-YR CHANGE

639

SALES (12 MO)

\$500K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



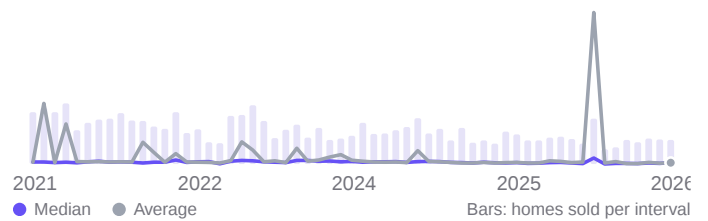
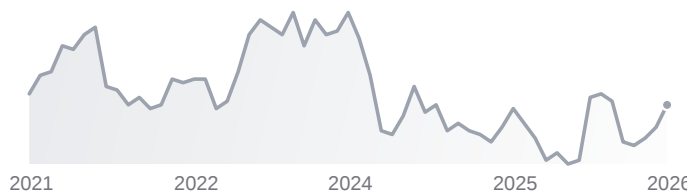
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$550K · Average \$549K

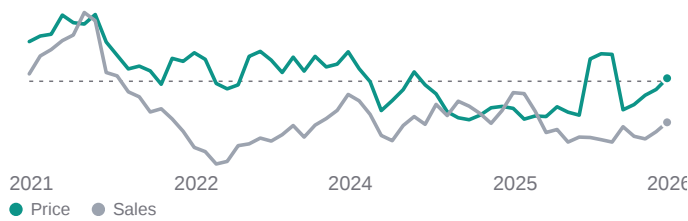


Growth (year over year)

Price +1.1% · Sales -14.5%

Price per square foot

\$322/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

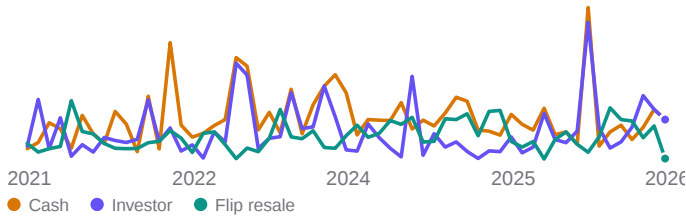
3.1%



BUYERS & OUTCOMES

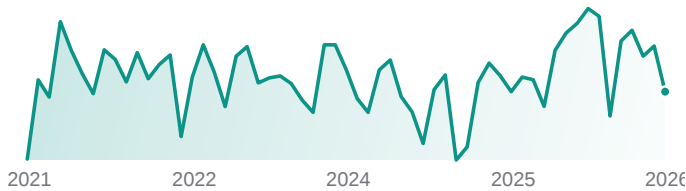
Buyer mix

Cash 15% · Investor 15% · Flip resale 1.9%



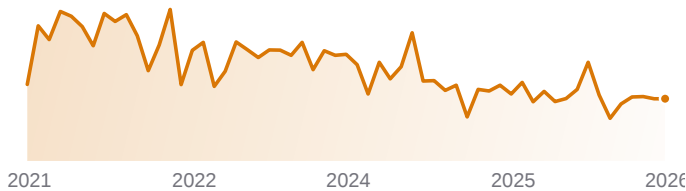
Sellers who sold at a gain

80%

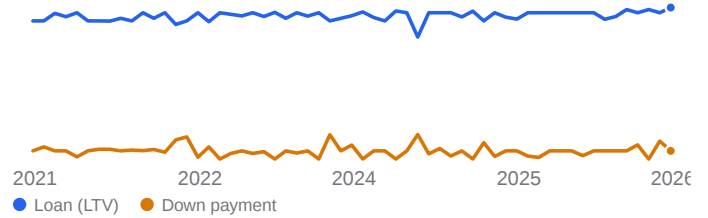


Median annualized return at resale

+3.6%

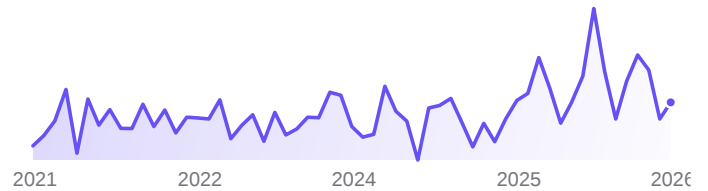


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



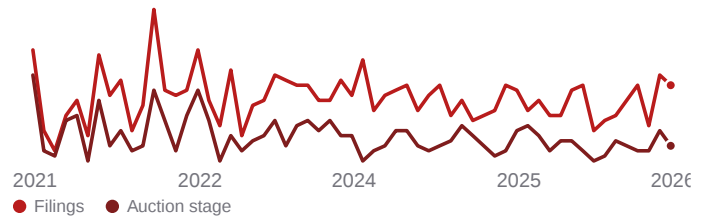
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 15 · Auction stage 3



HOUSING STOCK

Homes	20,298
Median value (AVM)	\$500K
Median size	1,569 ft²
Median bedrooms	3
Median year built	1978
Single family	87%
Condos	7.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.9%
Owner occupied	77%
Company owned	25%
Median loan-to-value	59%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	76,485
Density	3,261 / mi²
Median household income	\$83K
Average household income	\$108K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	395
Homes occupied	97%
Bachelor's or higher	16%
Poverty rate	12.4%
Unemployment	1.5%
Average temp	60°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.