

# Vallejo 94589

ZIP code · CA · California › Solano County › Vallejo

BUYER'S MARKET

**\$452K**

MEDIAN SALE PRICE

**-13.4%**

1-YR CHANGE

**235**

SALES (12 MO)

**\$476K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



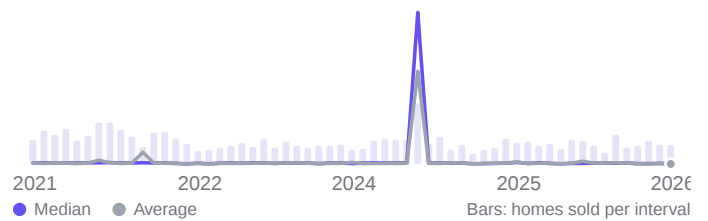
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$435K · Average \$408K

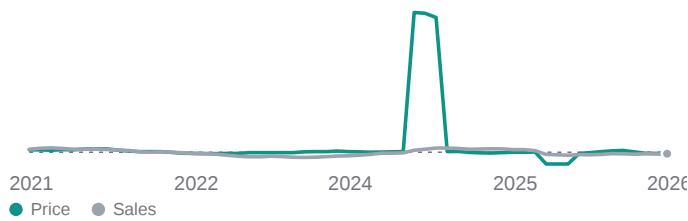


Growth (year over year)

Price -13.4% · Sales -11.7%

Price per square foot

\$328/ft²

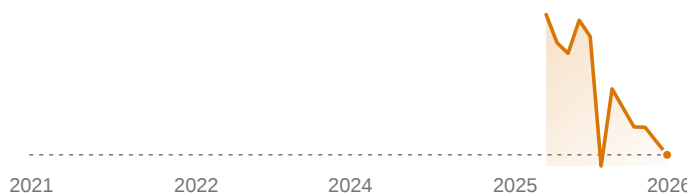


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

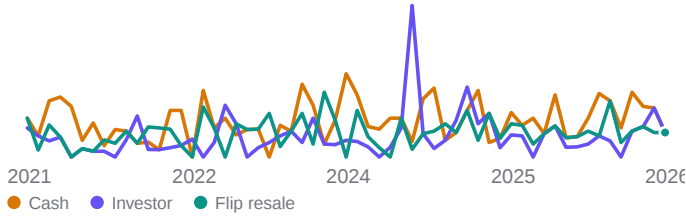
2.7%



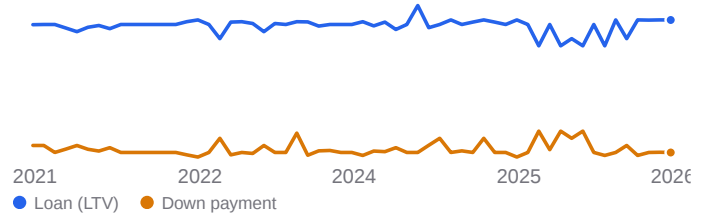
## BUYERS & OUTCOMES

### Buyer mix

Cash 11% · Investor 11% · Flip resale 11%

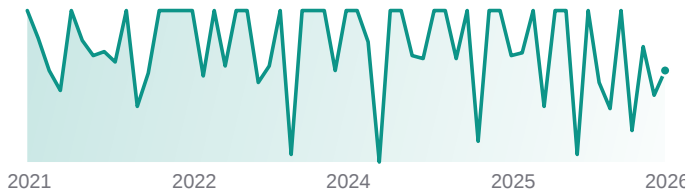


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



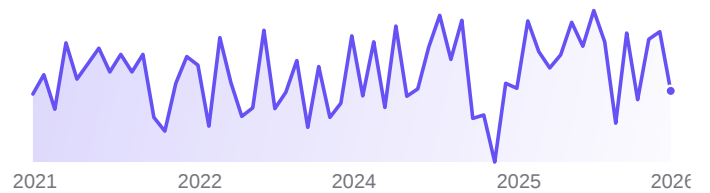
### Sellers who sold at a gain

92%



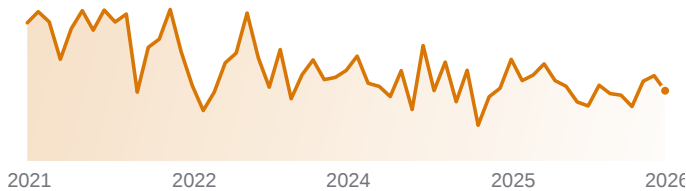
### Typical hold before selling

8.1 yrs



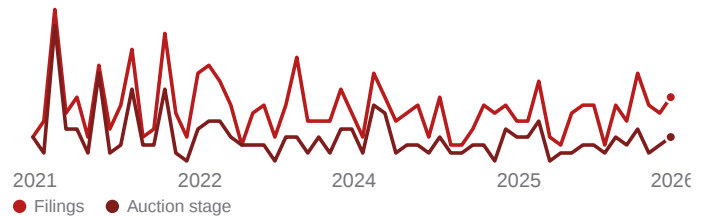
### Median annualized return at resale

+4.9%



### Preforeclosure filings

Filings 8 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 8,678     |
| Median value (AVM) | \$476K    |
| Median size        | 1,344 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1974      |
| Single family      | 89%       |
| Condos             | 7.2%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 49%  |
| Underwater (LTV 125% or more) | 2.5% |
| Owner occupied                | 74%  |
| Company owned                 | 26%  |
| Median loan-to-value          | 52%  |

Typical ownership tenure

14.4 yrs

## COMMUNITY

|                                  |                         |
|----------------------------------|-------------------------|
| Population                       | 31,672                  |
| Density                          | 2,964 / mi <sup>2</sup> |
| Median household income          | \$87K                   |
| Average household income         | \$113K                  |
| Crime index (US avg 100)         | 85                      |
| Air pollution index (US avg 100) | 89                      |
| Earthquake index (US avg 100)    | 458                     |
| Homes occupied                   | 96%                     |
| Bachelor's or higher             | 18%                     |
| Poverty rate                     | 9.0%                    |
| Unemployment                     | 1.5%                    |
| Average temp                     | 58°F                    |
| Annual precip                    | 22 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.