

Vacaville 95688

ZIP code · CA · California > Solano County > Vacaville

BALANCED MARKET

\$687K

MEDIAN SALE PRICE

+10.8%

1-YR CHANGE

375

SALES (12 MO)

\$643K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



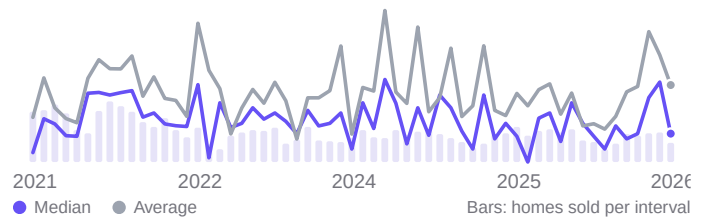
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$630K · Average \$724K

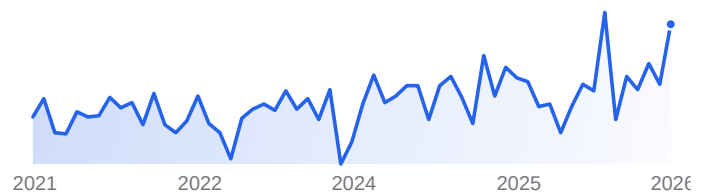
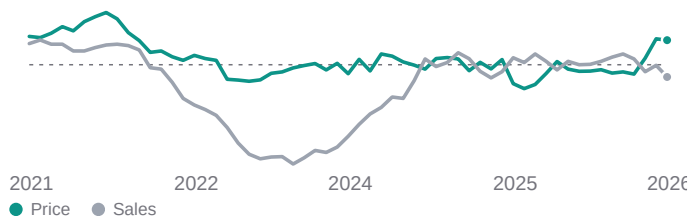


Growth (year over year)

Price +10.8% · Sales -5.3%

Price per square foot

\$412/ft²

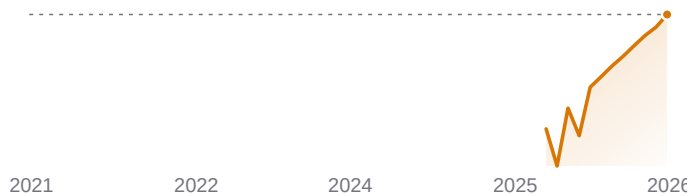


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

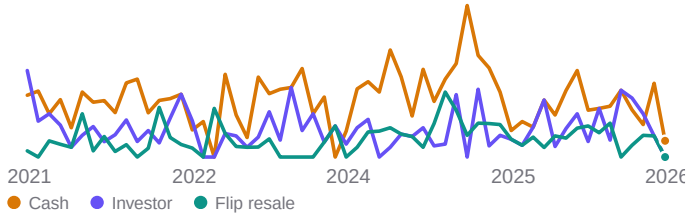
3.1%



BUYERS & OUTCOMES

Buyer mix

Cash 4.2% · Investor 0% · Flip resale 0%



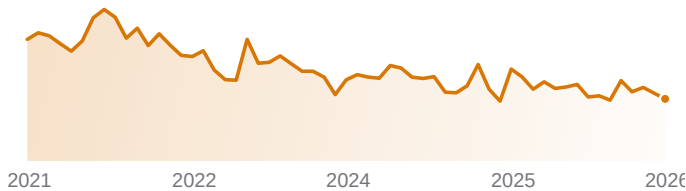
Sellers who sold at a gain

86%

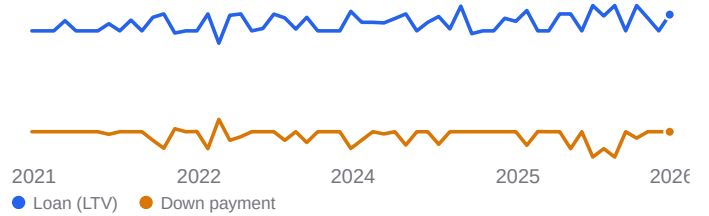


Median annualized return at resale

+3.5%



Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



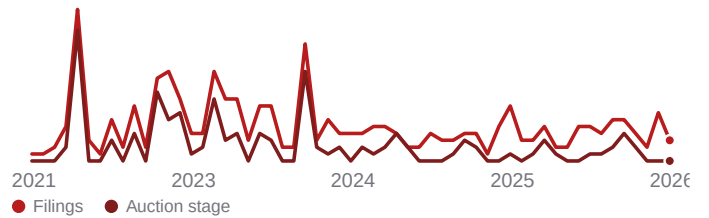
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	12,115
Median value (AVM)	\$643K
Median size	1,851 ft²
Median bedrooms	3
Median year built	1982
Single family	80%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	2.2%
Owner occupied	83%
Company owned	31%
Median loan-to-value	55%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	39,602
Density	460 / mi²
Median household income	\$116K
Average household income	\$143K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	353
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	7.4%
Unemployment	1.4%
Average temp	60°F
Annual precip	28 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.