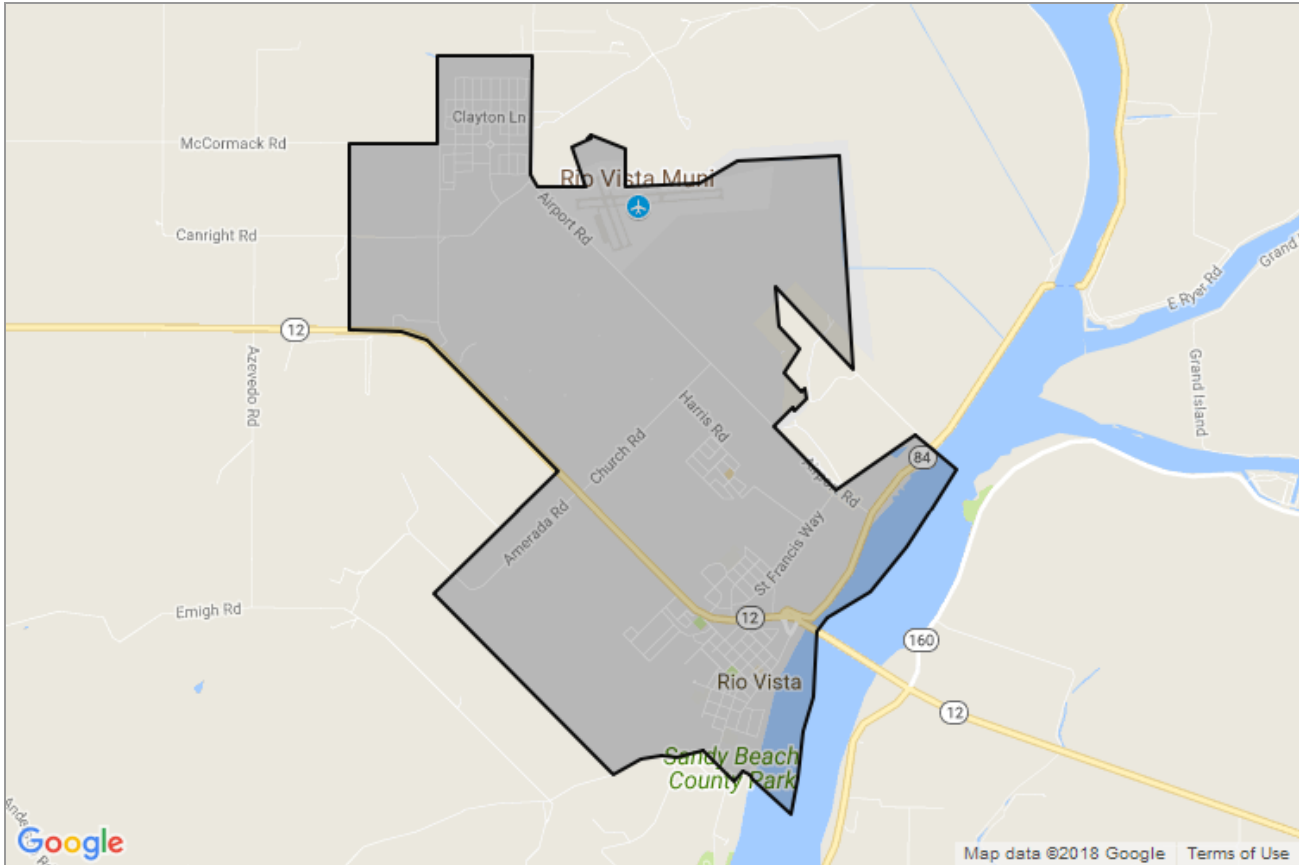


NEIGHBORHOOD REPORT

# Rio Vista, California



Presented by  
**Nancy Meyer**

Northern Solano County Association of REALTORS<sup>®</sup>

# Neighborhood: Housing Stats and Charts

	Rio Vista	Solano County	California	USA
Median Estimated Home Value	\$368K	\$421K	\$533K	\$229K
Estimated Home Value 12-Month Change	+11.6%	+9.1%	+8.5%	+1.4%
Median List Price	\$379K	\$420K	\$480K	\$89.9K
List Price 1-Month Change	+2.6%	-	-3.4%	-5.4%
List Price 12-Month Change	+3.9%	+6.3%	+6.9%	+2.7%
Median Home Age	26	39	45	45
Own	77%	60%	54%	64%
Rent	23%	40%	46%	36%
\$ Value of All Buildings for which Permits Were Issued	-	\$104M	\$9.12B	\$102B
% Change in Permits for All Buildings	-	-20%	+2%	+2%
% Change in \$ Value for All Buildings	-	-18%	+18%	+7%

## Median Sales Price vs. Sales Volume

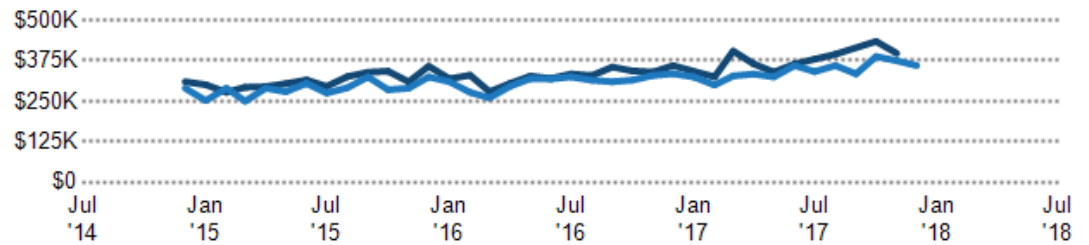
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

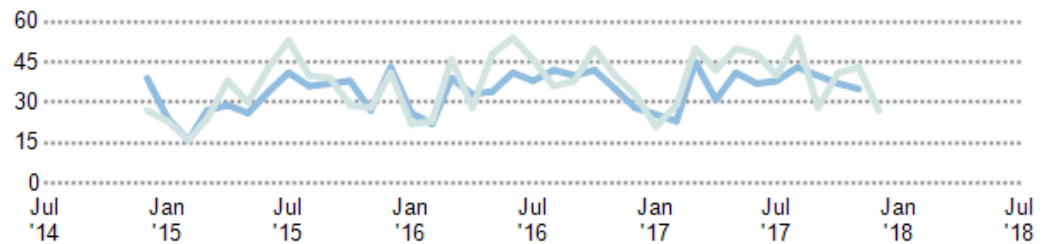
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



### Median Listing Price vs. Listing Volume

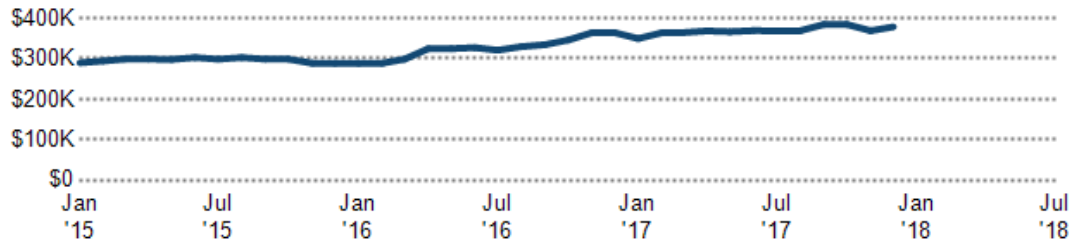
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

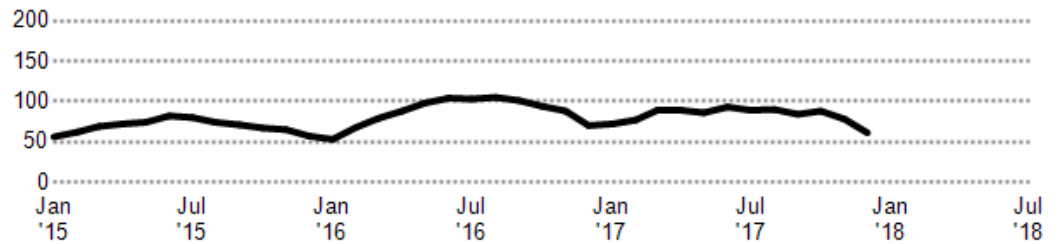
Update Frequency: Monthly

■ Median List Price  
■ Listing Volume

Median List Price



Listing Volume



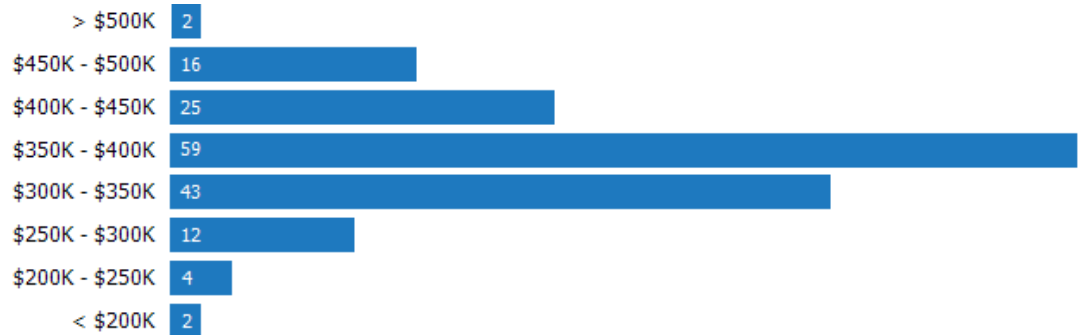
### Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six 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 are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Sales Count By Price Range



### Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Sales Count By Price Per Sq Ft



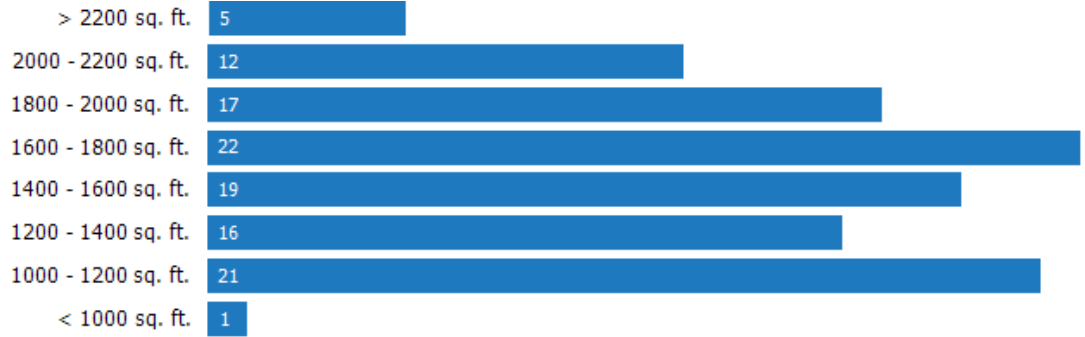
### Size of Homes Sold

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

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Living Area



### Age Range of Homes Sold

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

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Sales Count by Age of House



### Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Bedroom



# Neighborhood: People Stats and Charts

	Rio Vista	Solano County	California	USA
Population	7.83K	426K	38.4M	317M
Population Density per Sq Mi	1.17K	518	247	–
Population Change since 2010	+9.1%	+2.2%	+3%	+2.4%
Median Age	60	37	36	38
Male / Female Ratio	48%	50%	50%	49%

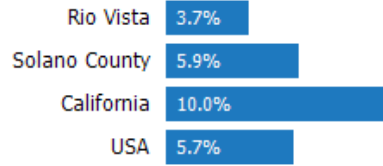
### Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

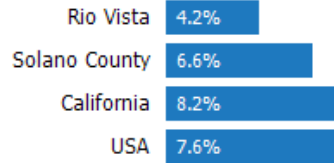
Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

#### Less Than 9th Grade



#### 9-12th Grade/No Diploma



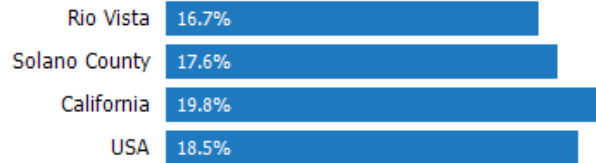
#### High School Graduate



#### Associate Degree



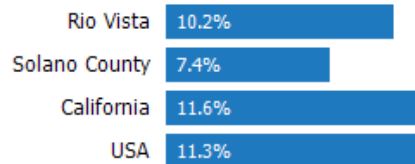
#### Bachelor's Degree



#### At Least a College Education



#### Grad/Professional Degree



### Population of Children by Age Group

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

Data Source: U.S. Census

Update Frequency: Annually

Rio Vista



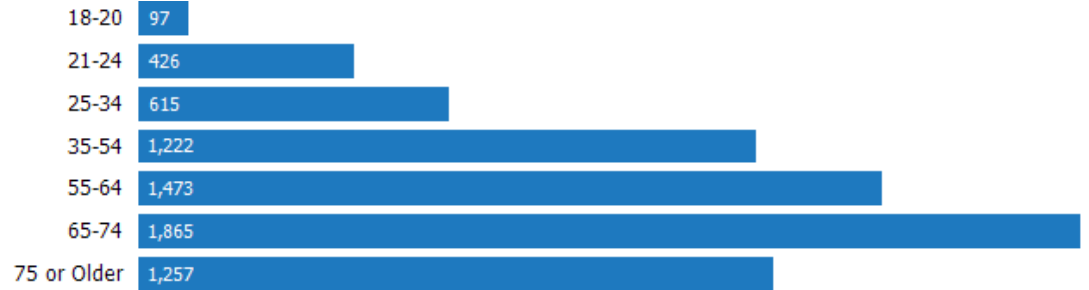
### Population of Adults by Age Group

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

Data Source: U.S. Census

Update Frequency: Annually

Rio Vista



### Households With Children

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

Data Source: U.S. Census

Update Frequency: Annually

Rio Vista



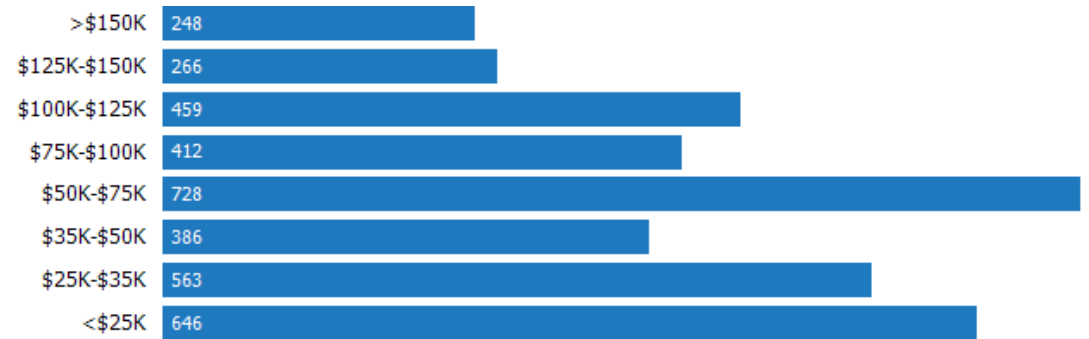
### Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

Rio Vista



### Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



# Neighborhood: Economic Stats and Charts

	Rio Vista	Solano County	California	USA
Income Per Capita	\$35,828	\$29,185	\$30,318	\$28,930
Median Household Income	\$62,079	\$66,828	\$61,818	\$53,889
Unemployment Rate	–	4.4%	4.6%	4.1%
Unemployment Number	–	9.22K	887K	6.68M
Employment Number	–	199K	18.4M	154M
Labor Force Number	–	208K	19.3M	161M

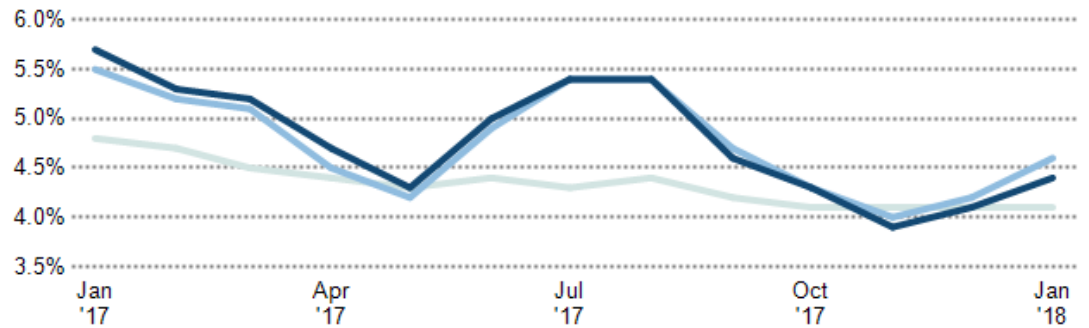
## Unemployment Rate

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

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Solano County
- California
- USA



## Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- Rio Vista





# Neighborhood: Quality of Life Stats and Charts

## Quality of Life in 94571

	Rio Vista	Solano County	California	USA
Elevation (in feet)	22	169	2,809	–
Annual Rainfall (in inches)	16	21.4	23.4	–
Annual Snowfall (in inches)	1.55	1.02	19.1	–
Days of Full Sun (per year)	165	165	159	–
Travel Time to Work (in minutes)	–	30	28	26
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	0	2	147	2,340
Brownfield Sites	No	Yes	Yes	Yes

## Average Commute Time

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

Data Source: U.S. Census

Update Frequency: Annually



Rio Vista

## How People Get to Work

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

Data Source: U.S. Census

Update Frequency: Annually



## Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

