



Solano County 2024

Index of Economic and Community Progress

County of Solano and Solano Economic Development Corporation

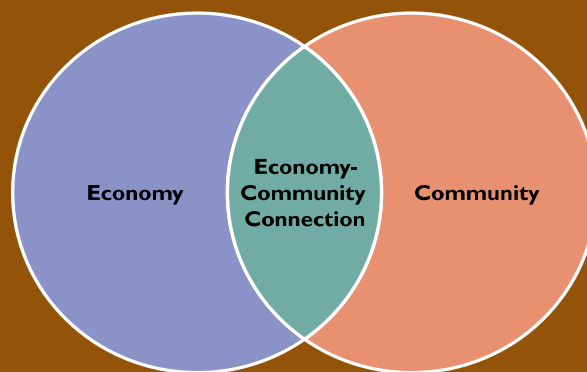
June 2025

Solano County 2024

Index of Economic and Community Progress

The *Solano County Index of Economic and Community Progress* is a project that was launched in 2007 after a series of economic summits identified a need for more fact-based information to guide efforts by public-sector and private-sector leaders to expand Solano County's economy and support its long-term viability.

Three comprehensive editions were produced for 2008, 2009 and 2010 by the consultant Collaborative Economics for the County of Solano and the Solano Economic Development Corporation. These insightful documents provided an objective analysis of key indicators shaping the local economy.



In 2011, the Index became a project for County staff, in cooperation with Solano EDC, to maintain and update throughout the year. The Index was expanded to include comparisons in many instances to the Sacramento metropolitan area, the greater Bay Area, California, and the United States. The 2012 to 2024 editions include the objective analysis of Dr. Robert Eyler from Economic Forensics and Analytics (www.econforensics.com).

All of the annual index reports, as well as other, in-depth analyses, can be found at www.solanocounty.com/economicindex.



Index of Economic and Community Progress

Dear Residents of Solano County:

We are proud to contribute to the 17th annual Solano County Index of Economic and Community Progress. Over the years, this Index has been a valuable resource, helping the Solano County Board of Supervisors and County staff make informed, strategic decisions. We're once again honored to partner with Dr. Robert Eyler, President of Economic Forensics and Analytics, who continues to lead our research efforts. This year's report highlights a wide range of economic and demographic indicators for Solano County, including employment and income trends, housing and commercial real estate markets, population shifts, and much more.

In 2024, Solano County saw notable economic progress across several key areas. The local labor force grew by approximately 800 individuals, surpassing pre-pandemic levels, while employers added 1,600 new jobs. Although the unemployment rate ticked up to 5.0%, it remained consistent with statewide trends. Housing prices rose modestly but are expected to ease in 2025, offering some relief to buyers. Inflation has moderated, yet many residents continue to face financial pressures from lower living standards and rising poverty. The County approved new residential and commercial development despite flat population growth, with steady growth projected through 2040. Graduation rates improved and outpaced the state average, highlighting progress in educational outcomes. While short-term forecasts remain cautious due to global and policy-related uncertainty, Solano County continues moving toward stable and resilient economic expansion.

This edition of the Index also highlights the strength of ongoing partnerships between the County of Solano, Solano Economic Development Corporation (Solano EDC), our cities, and private-sector partners in supporting small businesses. A key example is the Revolving Loan Fund (RLF), created by the County Board of Supervisors using American Rescue Plan Act (ARPA) funds, which has provided over \$3.6 million in loans to local farmers and small-business owners. In addition, the County and Solano EDC are exploring Transit-Oriented Development (TOD) around the Fairfield/Suisun Train Station to boost workforce housing and downtown activity. As Solano EDC also leads local implementation of the Bay Area Regional Energy Network (BayREN) program, these collaborative efforts underscore a shared commitment to building a stronger, more resilient local economy where residents can work and thrive close to home.

Together, the insights in this year's Index tell a story of a county moving forward—grounded in data, strengthened by collaboration, and focused on inclusive, long-term growth. While challenges remain, Solano County invests in its people, places, and partnerships to build a more resilient and equitable economy. With continued coordination among local government, business leaders, and community stakeholders, Solano County is well-positioned to seize emerging opportunities and ensure that progress reaches every corner of our community.

Sincerely,



Mitch Mashburn
Chairperson
Solano County Board of Supervisors



Chris Rico
President
, Solano Economic Development Corporation

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Solano County Key Facts

Area

Rural land area	675 square miles
Urban land area	150 square miles
Water area: 84 square miles	

2024 Population (January 1, 2025)	Population
Benicia	26,195
Dixon	20,174
Fairfield	120,720
Rio Vista	10,338
Suisun City	29,036
Vacaville	103,181
Vallejo	122,207
Unincorporated	17,988
County Total	449,839

Population Change: 2024 to 2025 (Jan 1) **-127**

Solano County 2030 Population Est. **459,009**
(DOF estimate as of April 2025)

Top 5 Employment Sectors (2024 year-end)

Health Care and Social Assistance	29,100
Retail Trade	17,300
Restaurants	12,400
Manufacturing	11,400
Construction	11,100

Total Industry Jobs (Calendar Year 2024) **145,700**

Employment to Housing Units (2025) 86.8%
Employment to Housing Units (2019) 89.1%



Educational Attainment (2019–23 Avg.), %

Less than high school	11.0%
High school graduate only	24.3%
Some college, no degree	25.8%
Associate's degree	10.5%
Bachelor's degree	19.4%
Graduate or Professional degree	9.0%

Age Distribution of Pop (2019–23 Avg.), %

Under 5 years old	5.6%
5 to 19	18.3%
20 to 44	33.6%
45 to 64	24.6%
65 and older	17.9%

Ethnic Composition of Pop (2019–23 Avg.), %

White	32.4%
Hispanic	30.1%
Asian	16.8%
African-American	11.8%
Other (incl. mixed race/Pacific Islander)	8.9%

Building Permits Issued, New Housing Units
(Fiscal Year 2023–24) **1,106**

Sources and Notes:

1. Population and housing data come from California Department of Finance (www.dof.ca.gov), as of May 2025.
2. Employment data from California Employment Development Department (www.edd.ca.gov), as of April 2025.
3. Employment to housing unit ratios of 100 percent suggests a balance in housing units and commuting workers. Ratios below 100 percent suggest the local economy has more residents working outside (or fewer jobs locally) in net versus other areas; ratios above 100 suggest rising numbers of commuters coming to the local area from other areas to work.
4. Demographic data from the Census Bureau's American Community Survey (factfinder.census.gov), March 2025.
5. Building Permits data provided in April 2025 by the County of Solano, fiscal year 2023-24, ending June 30, 2024.

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Key Highlights from the 2024 Index

Our Changing Economy

- Solano County employers hired 1,600 more workers (farm and non-farm) in 2024, a +1.1 percent change from 2023, to 145,700 payroll workers.
- Solano County's labor force increased by 2,300 workers in 2024, now 800 more than 2019.
- 205,600 Solano County residents were employed in 2024, 1,000 more than in 2023 after data revisions.
- Solano County's unemployment rate was up slightly to 5.0 percent for 2024 on average (unemployment was 4.4 percent on average in 2023 after data revisions in April 2025).
- Job gains in 2024 were primarily in healthcare, local government, and manufacturing; construction, restaurants, and retail jobs decreased.
- Industry jobs focused on customers outside Solano County ("base" industries) increased by approximately 248 jobs in 2024 compared with 2023; locally-serving jobs fell by 2,267.
- Based on the most recent data, inflation-adjusted (2017 dollars) gross product in Solano County increased by 3.2 percent in 2023 (the latest data), similar to the state and national economies.
- Solano County's personal income per capita increased in 2023 by \$1,063 (+2.1 percent) as inflation began to fall in 2023; median household income fell slightly in 2023 versus 2022 to \$79,041 in 2017 dollars (-0.94%).
- Solano County median wages for local workers increased in 2025 from 2024 by \$1.76 and \$0.11 more than the statewide median wage.
- Poverty rates among Solano County residents increased slightly in 2023 (the latest data) based on five-year averages, to approximately 9.7 percent of residents (9.0 percent in 2022).
- Cost of living in Solano County was estimated to rise by 2.2 percent in 2023 (the latest data), slightly less than state and national averages.
- Agricultural values for Solano County farmers increased quickly in 2023 (the latest data) by 17.7 percent to a record-high level (over \$460 million).
- Social equity metrics were mixed in 2023 based on five-year averages due to continued inflation effects, affecting Solano County's African-American communities more than others.

Our Changing Community

- Solano County's population decreased by 127 in 2024 (-0.03 percent from 2023) to 449,839 after revisions in April 2025.
- Solano County's population forecast for 2050, as estimated in October 2024 is 579,798 driven by a projected, new community.
- In the 2023-2024 academic year (AY), Solano County's high-school graduation rate decreased from the previous AY to 87.7 percent; Solano County's graduation rate remained slightly higher than the state average (which also increased).
- In 2023, Solano County's median housing price increased 1.1 percent to \$602,000; housing affordability increased slightly in 2023.
- As of March 2025, housing prices were forecast to fall approximately 3.2 percent in Solano County through March 2026.
- 1,670 building permits were issued for new houses in fiscal year 2023-24, more than in fiscal year 2022-23 and continued progress toward regional goals.
- Approximately 565,000 square feet of commercial space was permitted during fiscal year 2023-24, a quick decrease after a record fiscal year in 2022-23.
- Estimated commuting time to work in 2023 (the latest data) was 31.8 minutes, almost one minute less than 2022 using five-year averages; Solano County remains among longer times to work in California (49th of 58 state counties).
- The total assessed property value in Solano County increased to over \$73.9 billion in fiscal year 2023-24, while taxable sales decreased again after inflation adjustments in calendar year 2024 by 2.3 percent.

Considerations for the Future

Solano County's economy showed some improvements in 2024, as job growth continued. Flat population growth was coupled with labor-force gains, rising home prices and rents, and more hiring by Solano County employers. Inflation has stagnated in early 2025 and now pressured by new tariff and other federal policies. Toward 2030, Solano County remains a place with relatively low-cost housing, commercial space and access to skilled workers.

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Solano County Economy: Slowing Down, Adjusting and Stronger

The American economy continued to grow in 2024, creating a strong economy as we entered 2025 and a new Presidential administration. The Federal Reserve stopped increasing rates once inflation began to fall in early 2023 and began to reduce its policy rate in September 2024. The American job market continues to grow with minor effects on inflation. American economic growth in 2024 was also slower but steady, with a +2.5 percent increase in income growth after inflation in 2024 versus 2023. American equity markets continued a “bull market” trend in 2024, though they have stagnated and been more volatile in 2025’s first few months. The new Presidential administration has been aggressive toward international trade protections (tariffs specifically), engaging in large-scale deportations of undocumented residents, and reducing the federal government’s size and scope. How financial markets react to unexpected trade, government, and migration changes is critical to the American economy’s continued growth.

Europe’s economy continued its slow growth in 2024, while China’s economy began to speed up slightly. The world economy entered 2025 with a mix of growing and transitioning economies. The tariffs’ effects may enhance manufacturing and entrepreneurial outcomes in Solano County. However, that is unlikely to positively affect the regional economy soon versus potential economic detriment, especially for Solano County’s farmers and small businesses. If global economic growth is affected adversely and there is a reduction in American goods, services, assets, and travel destinations, American economic growth will slow down in 2025 and likely in 2026.

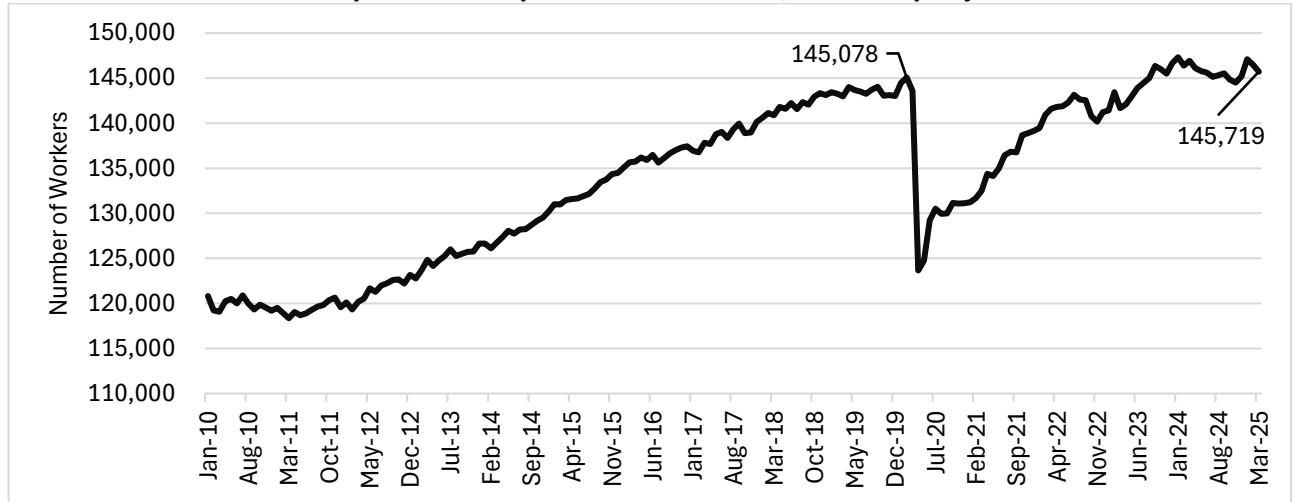
Economic forecasts for California remain mixed but optimistic. The California state budget may be close to balanced (with some caveats for the next two fiscal years) for fiscal year 2025-26. In 2024, California’s labor market grew across all major indicators and industry sectors. The state’s labor force grew by 125,400 California residents (+0.6 percent), with growth of employed Californians rising by 49,000 workers (+0.2 percent). California’s employers hired 173,500 more workers (+0.9 percent). The statewide unemployment rate increased to 5.5 percent from 5.1 percent as 2024 ended. Housing prices in California increased in 2024 by 3.2 percent (+\$24,700) at the median, another year in which California’s housing markets beat monthly forecasts that suggested reduced prices. California’s housing forecast for 2026 is slightly negative (-1.5 percent from April 2025 to April 2026), and the greater Bay Area’s forecast is somewhat more pessimistic. The fires in Los Angeles County in January 2025 affect California’s state budget concerns more than housing markets in the short term. We should expect slower housing price growth to 2030 versus 2020 to 2024, especially if insurance markets become more costly for current homeowners or those planning to hold home insurance.

Job growth in Solano County continued in 2024, with +1,600 more workers at local employers (+1.1 percent). We continue to use 2019 as a benchmark date in this Index 2024 edition, a reminder that some of the pandemic’s shadow effects remain in Solano County’s economy. The number of Solano County residents working or looking for work is now 800 workers above 2019 levels as 2024 ended. Labor force growth (those working and trying to find work in Solano County) is expected through 2030, especially if annual population growth remains positive as the California Department of Finance forecasted in April 2025. Inflation remains slightly elevated nationally and in California; regional wages have grown in inflation-adjusted terms to augment purchasing power in California and across Solano County’s neighboring

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counties and regions (Bay Area and Sacramento area counties). Unemployment rates regionally increased in 2024, even with more local hiring; for Solano County, 1,000 more county residents are working as 2024 ended versus 2023. Solano County's employers hired 1,600 more workers in 2024 who live across the region. The countywide unemployment rate increased for Solano County to 5.0 percent in 2024 from 4.4 percent in 2023. For Solano County, housing prices are forecasted to fall slightly in 2025 as of March 2025 (approximately -2.8 percent), perhaps due to slower labor-market activity.

Employment Levels, Jobs at Solano County Employers
Monthly from January 2010 to March 2025, Seasonally Adjusted



Source: California EDD (<https://www.labormarketinfo.edd.ca.gov/data/employment-by-industry.html>) and EFA Calculations.

Index Overview

Solano County Jobs Increased to 145,700 in 2024

On an annualized basis, total jobs at Solano County's employers grew by 1.1 percent (+1,600 jobs) in 2024 from 2023; farm jobs fell slightly by 200 in 2024 from 2023. Jobs in healthcare led the way, along with public-school teachers and staff, and manufacturing, while construction, retail, and restaurant jobs slipped in 2024. Solano County's labor force grew such that the number of workers is now above 2019 levels (800 more workers than 2019 as 2024 ended), with unemployment rising for Solano County residents to 5.0 percent. As shown in this Index edition, small businesses (private-sector employers with less than 20 employees) provide a large amount of choice for local workers and residents, and employ just under one-half of all workers in Solano County.

In 2024, Solano County unemployment increased slightly, but more residents were employed and working for local employers than in 2023. Solano County jobs growth (+1.1 percent) was faster than the state on average (+0.9 percent) in 2024.

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State and National Economic Updates: Closing in on 2030

National and California economic forecasts through 2028 remain optimistic, but with a rising chance of recession in late 2025 or 2026 as policy uncertainty and the certain, short-term effects of federal tariff, deportation, and slower Federal Reserve actions have effects across California.

The US economy continued to create new jobs and increase incomes after inflation in 2024 versus 2023. As 2024 ended, the US labor market expanded by 2.8 percent versus 2023, after growth in 2023 of 2.9 percent. All major Industry sectors have recovered to pre-pandemic levels or beyond at the national level. In California, job growth has been slow since the summer of 2022 for California's residents, a by-product of population change and hiring practices by California's employers. In 2024, labor-force growth helped supply both new jobs and a rising

unemployment rate simultaneously for California's economy on average. Inflation in California remains more stubborn to cure than national percentage changes in prices, as measured in April 2025 by the California Department of Finance and the federal Bureau of Labor Statistics. We should expect slower economic growth in 2025 and 2026 than in the 2022 to 2024 period, but likely no declared recession in the United States; California's economy is likely to grow more slowly than the national economy in 2025.

Housing Prices Continued to Increase in 2024

As 2024 ended, the median price of a single-family home in Solano County was approximately \$602,000 (+1.1 percent for 2024 versus 2023) compared to \$804,500 in California on average (+3.2 percent growth from 2023 to 2024). Housing price forecasts for Solano County and the Bay Area are pessimistic through April 2026, with median prices generally forecasted to fall between -2.0 and -4.5 percent from April 2025 (the latest data). Solano County median rents increased 2.1 percent in 2024 to \$2,451 (good examples of units at median rental prices are two-bedroom apartments in either Fairfield or Vacaville). Rents have steadily increased across the Bay Area's nine counties and Sacramento's region.

Zillow™ Research predicted Solano County home prices to fall by 3.2 percent between April 2025 and April 2026 after rising by 26.5 percent from April 2020 to April 2025.

Building permits in Solano County increased for the fiscal year 2023-24 by 1,670 versus 1,100 units in 2022-23. Fairfield had more permitted new units than any of the other six cities (+559 units), with all

Commercial real estate concerns remain in 2025 in terms of long-term vacancy in office space and continued growth of new construction. Industrial space should remain a market where demand is stable or rising slowly toward 2030.

cities in Solano County seeing more permitted units receive approval. Dixon had 376 more units permitted. New commercial square footage permitted surged in fiscal year 2023-24 by 564,930 square feet compared to over 3.3 million square feet permitted in fiscal year 2022-23. Colliers International provided data that suggests office space in Solano County saw vacancy rates increase again in 2024 to 18.0 percent versus 24.5 percent as 2024 ended, following regional trends.

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Office lease rates, in contrast, increased again to \$2.29 per square foot (sq ft) in 2024 from \$2.42 in 2023 for Class A space.

Solano County: Continued Jobs Growth in 2024 for Employers, Residents Rising

Solano County's employers continued hiring in 2024.

The regional labor force also increased; Solano County's labor force from county residents **increased** by 2,300 workers, now 800 more than year-end 2019, our pre-pandemic benchmark.

**Comparison of Solano County Labor Force Components, 2019 to 2024
Number of Workers and Percent Change Based on Annual Averages**

	Number of Workers			Change to 2024	
	2019	2023	2024	2019	2023
Labor Force	215,500	214,000	216,300	+800	+2,300
Employed Residents	207,400	204,600	205,600	-1,800	+1,000
Unemployment Residents	8,000	9,400	10,800	+2,800	+1,400
Industry Employment	143,400	144,100	145,700	+2,300	+1,600

Source: EDD (<http://www.labormarketinfo.edd.ca.gov>), Labor Market Information, Annual Averages; a new benchmark of 2024 was set with some revisions (as of April 2025).

Employed residents of Solano County grew in 2024, with an estimated 1,000 more residents working, but the total remains below the pre-pandemic level by 1,800 working residents. Accordingly, Solano County's unemployment rate in 2024 rose to 5.0 percent versus 4.4 percent in 2023. Hiring will likely be slower in 2025 for Solano County's employers after hiring 1,600 more workers in 2024. A mix of new federal policies, specifically tariffs and deportations, may affect hiring across the county and region in 2025.

Industry Employment

Economic development efforts in Solano County since 2023 have focused on the following targeted industries due to daily efforts by the Solano Economic Development Corporation (Solano EDC):

- Fruit and Vegetable Preserving and Specialty Food manufacturing;
- Support Activities for Crop Production;
- Pharmaceuticals and Medicine Manufacturing;
- Beverage Manufacturing; and
- Architectural and Structural Metals Manufacturing.

The table here shows the largest industry employers in 2024, with growth (or decline) since 2019, the pre-pandemic benchmark. We continue to watch jobs in Solano County since 2019 because some key industries remain at employment levels below 2019 levels as of year-end 2024.

**Solano County Employment, Sorted by Changes in 2024
Annual Gains and (Losses) of Jobs since 2019 and 2023**

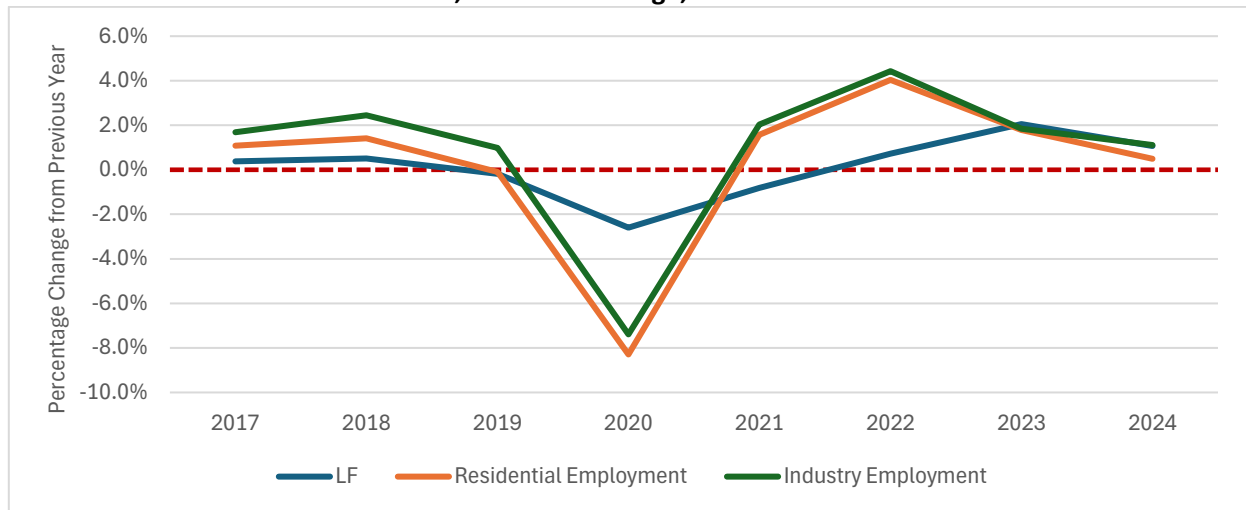
Industry	2019	2023	2024	Change, 2019-24	Change, 2023-24
Health Care and Social Assistance	26,900	27,900	29,100	2,200	1,200
Retail Trade	17,800	17,500	17,300	-500	-200
Restaurants	12,500	12,800	12,400	-100	-400
Manufacturing	11,100	11,200	11,400	300	200
Construction	12,300	11,800	11,100	-1,200	-700
Public Education	9,300	8,900	9,300	0	400
Administrative and Waste Services	5,600	6,200	6,400	800	200
Other Private-Sector Services	4,700	4,900	4,900	200	0
All Others	43,200	42,900	43,800	600	900
Totals	143,400	144,100	145,700	+2,300	+1,600

Source: EDD (<http://www.labormarketinfo.edd.ca.gov>), Labor Market Information, Annual Data, Chg. = Change

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Labor force participation rates decreased in 2024 for Solano County, following the national and state labor markets, though Solano County's rate remains larger than the national and state rates.

**Solano County Labor Force (LF), Residential Employment and Industry Employment
2017–2024, Annual % Change, Number of Workers**



Source: EDD (<http://www.labormarketinfo.edd.ca.gov>), Labor Market Information, Annual Averages

Gross product data for 2023 (the latest data available) showed an increase for Solano County after inflation undermined the 2022 growth rate from 2021. Inflation continued to increase, but at a slower pace in 2023, alongside continued jobs and income growth. The share of incomes from goods-producing industries (agriculture, construction, and manufacturing) employers fell versus services industries, again continuing a post-pandemic trend, including government.

**Sector Shares of Gross Product at the County, State, and National Levels
Percent of Total Gross Product in 2017 Dollars, 2019 to 2023, Selected Years**

Year	Goods-Producing			Services-Producing			Public Sector		
	Solano County	CA	US	Solano County	CA	US	Solano County	CA	US
2019	45.4%	16.9%	17.4%	41.0%	72.0%	70.6%	13.6%	11.1%	12.0%
2020	46.2%	16.7%	17.1%	40.5%	72.3%	70.7%	13.3%	11.0%	12.2%
2021	45.6%	16.4%	16.8%	41.5%	73.3%	71.5%	12.9%	10.3%	11.7%
2022	41.1%	15.5%	16.1%	45.4%	74.2%	72.3%	13.5%	10.3%	11.6%
2023	40.9%	15.2%	16.2%	46.0%	74.5%	72.4%	13.1%	10.3%	11.4%

Source: Bureau of Economic Analysis (<http://www.bea.gov/regional/index.htm>); 2022 data are the latest available.

Standards of Living Increased in Solano County in 2023, as Inflation Persisted.

In the 2023 data (the latest available), inflation remained an issue regarding rising living standards for Solano County. Standard of living measures include income levels in real (inflation-adjusted) terms by household or per person (per capita). When the population increases, income rises are necessary to increase per-person measures; inflation rising quickly may further reduce that growth. Examples include median household income, gross product per person, and personal income per capita. The 2024 data likely show gains due to inflation continuing to grow

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more slowly. Equity market gains in 2023 (and continued in 2024) help increase personal and median household income measures, not necessarily gross product measures. In Solano County, real (2017 dollars) personal income per person was \$2,418 more than in 2019 and \$786 more than in 2022 (the latest data available are 2023 data). The gap between Solano County and the national average fell slightly to \$4,260 in 2023 from \$4,377 in 2022. Median household income (MHI) fell in Solano County in 2023 by \$843 from 2022 to \$80,441 after inflation adjustments, but remained above the state average by almost \$2,944 per household. In 2023, gross product per person decreased by \$6 for Solano County from 2022 levels. Inflation and slower incomes outside of wages changed these living standards in 2022.

**Standard of Living Measures at the County, State, and National Levels
2019, 2022, and 2023 (latest available data), in 2017 Dollars (Inflation Adjusted)**

Place	Gross Product per Person			Personal Income per Person			Median Household Income		
	2019	2022	2023	2019	2022	2023	2019	2022	2023
Solano County	\$68,223	\$65,994	\$65,989	\$49,481	\$51,113	\$51,899	\$78,116	\$81,284	\$80,441
California	\$74,396	\$78,539	\$79,906	\$61,574	\$64,451	\$65,366	\$72,136	\$76,985	\$77,496
United States	\$62,541	\$65,367	\$66,584	\$53,278	\$55,490	\$56,159	\$60,254	\$62,950	\$60,454

Sources: Bureau of Economic Analysis (<http://www.bea.gov>) and Census Bureau (<http://data.census.gov>); changes in benchmarking make these data different from previous Index editions for the same year and place. The 2023 data are the latest available.

Social Equity Metrics and Looking Toward 2030

We include “social equity” metrics in this Index to provide ways to monitor socioeconomic progress. In 2023 (the latest available data), five-year average poverty rates increased in Solano County across all races and ethnicities, and homeownership increased for all communities except for Hispanic households versus renting a home in Solano County. Median household income (MHI) decreased for African-American and Hispanic households in 2023 from 2022, likely due to inflation (as MHI is measured in inflation-adjusted terms or 2017 Dollars). Due to subsiding inflation and continued pressure on rental markets, the 2024 data may see gains across these social equity metrics.

Community Indicators

Data from the California Department of Finance can be used to compare population estimates in California’s counties to those in the annual census. In 2024, Solano County’s population **decreased** by an estimated 127 residents (as of May 2025). This slight reversal suggests little population change in Solano County during 2024, but is a sharp change from the previous two years (+4,696 new residents in 2022 and 2023 combined). As 2025 began, Solano County’s population was estimated at 449,839 residents. California gained population overall (+108,438), continuing to gain back population lost after 2020. The Solano County and statewide populations remain below pre-pandemic levels (January 1, 2020) as of January 2025.

Measures of population components (the reasons why population changes over time) show Solano County attracting more residents from other parts of the county and around the world, while births and deaths have slowed simultaneously in fiscal year 2023-24 (the latest data).

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Solano County's graduation rate fell slightly to 87.7 percent in academic year 2023-2024

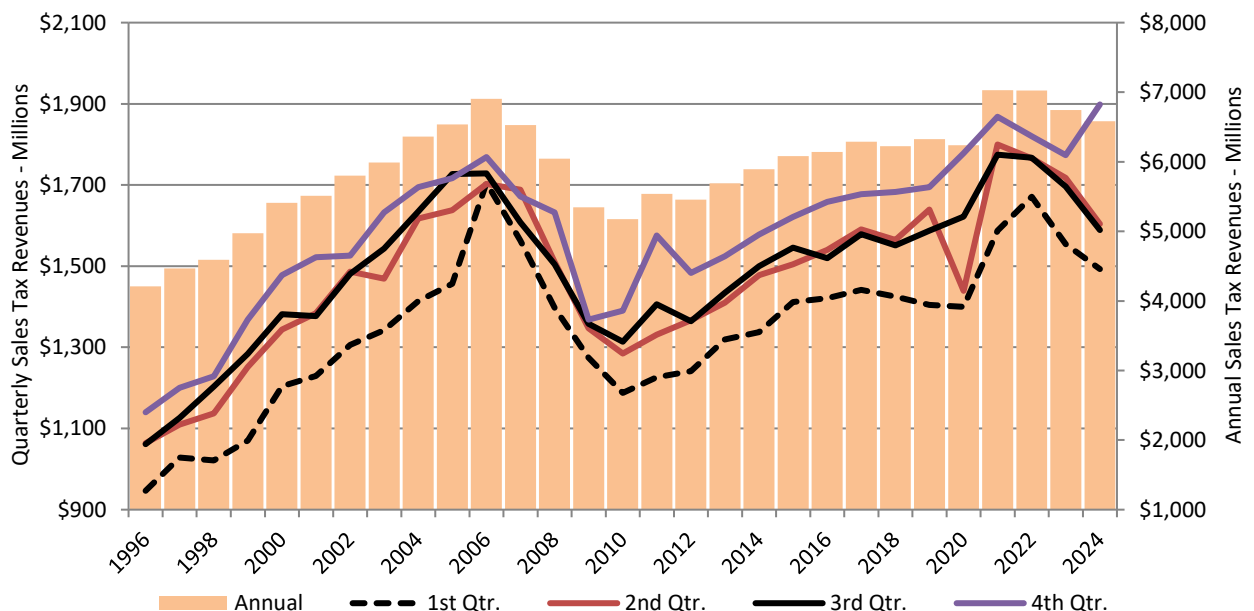
Solano County's graduation rate increased to 87.7 percent of eligible students in the 2023-24 academic year (the latest data available) from 86.6 percent in the 2022-23 academic year. California's average also increased, but to just 86.4 percent in the 2023-24 academic year from 86.2 percent in the 2022-23 academic year. Solano County graduates ready for study at University of California (UC) or California State University (CSU) campuses were 42.1 percent in academic year 2023-24, versus 52.4 percent of high-school graduates for California on average.

Graduation rates and the percentage of graduates in Solano County who were CSU-UC eligible both fell in academic year 2023-24, where graduation rates were above the state average, and the percentage of UC/CSU eligible students in Solano County was below the state average.

Taxable sales after inflation fell in 2024 due to slower spending and lingering inflation.

Taxable sales after inflation fell in 2024 for Solano County to \$6.58 billion, or 2.3 percent less than in calendar year 2023. Nominal taxable sales (actual dollars without inflation adjustments) in 2024 were 0.53 percent more than 2023 taxable sales, an increase of just \$55,250. Alongside regional unemployment rates, credit-card and auto-loan delinquencies increased in 2024. The first four months of 2025 included changes in regional tourism regarding visitor spending, overnight stays, and other actions that can slow down taxable sales in Solano County.

Solano County Taxable Sales, Q1 1996 to Q4 2024
Quarterly and Annual (2024 Q4 Latest Data), 2017 Dollars



Source: California Department of Tax and Fee Administration (CDTFA),

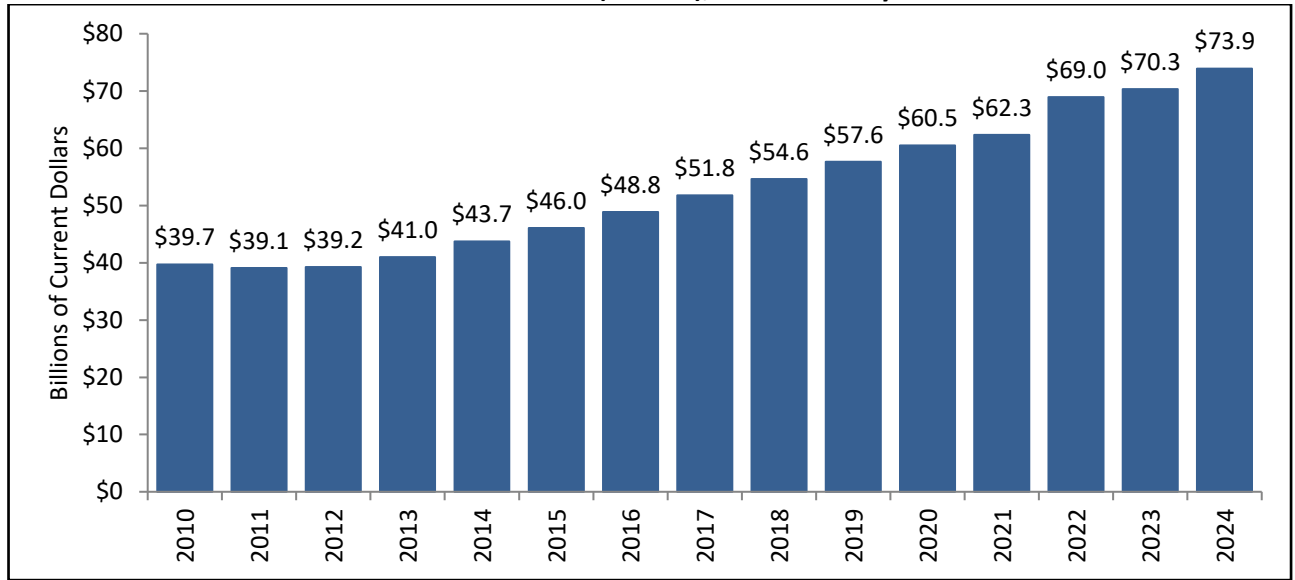
(<https://www.cdtfa.ca.gov/dataportal/catalog.htm?category=Taxable%20Sales%20in%20California>)

Housing values grew very slowly in calendar year 2024 (+0.1 percent), but rose by 27.6 percent since 2020. The Solano County Assessor's Office updates the yearly property tax roll based on transactions, improvements, and other revaluation reasons. As of fiscal year 2023-24, assessed

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property values in Solano County aggregated to approximately \$73.9 billion, another year of property value increase. Housing markets may see slow price growth again in 2025, but assessed property values should continue to increase based on property values as the current fiscal year (2024-25) ends.

Assessed Value for Property Tax Purposes, Fiscal-Year End 2010 to 2024
Current Dollars (Billions), Solano County



Source: Solano County Assessor's Office (current assessed value at fiscal year-end)

Geographic Comparisons

Unless stated otherwise, the 2024 Index continues grouping comparison counties into the following three areas in California. In some cases, individual counties are the basis of comparison when appropriate.

- Bay Area Other: San Francisco, Santa Clara, Alameda, San Mateo, Contra Costa counties;
- North Bay: Sonoma, Marin, and Napa counties;
- Sacramento Metropolitan Statistical Area (MSA): Sacramento, Placer, El Dorado, and Yolo counties.

The Longer View

As in past editions, the 2024 Index provides brief "TAKEAWAY" sections to help readers draw possible conclusions from each central data point. These comments help county policymakers, employers, or residents consider opportunities or challenges regarding each topic.

In the 2024 Index, we use a "Toward 2030" section that considers what each major data point may imply from the past or the future to give the reader further perspective. The 2024 Index starts with a look at Solano County's economy, followed by community indicators.

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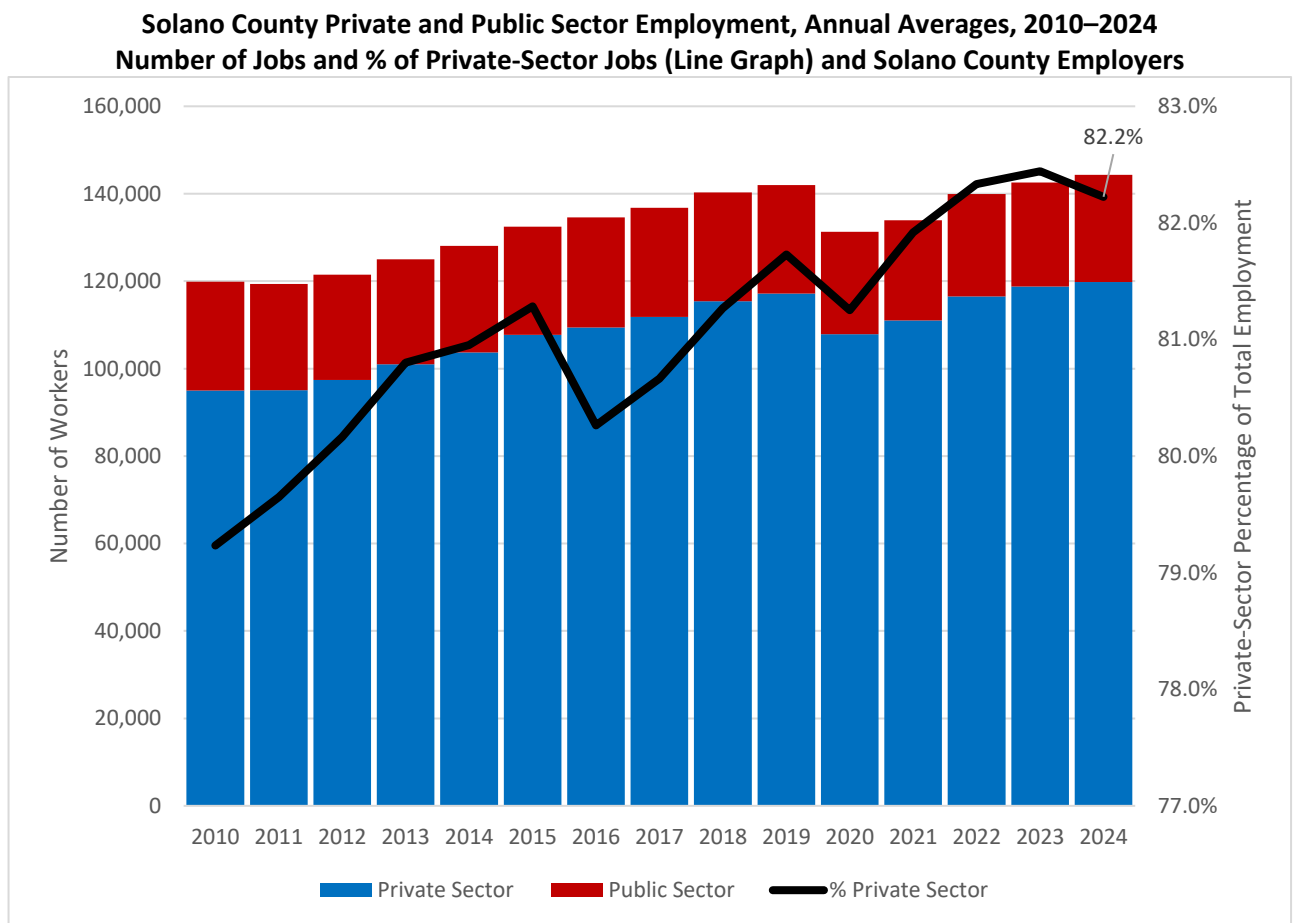
Our Changing Economy

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Labor Markets

Annual Local Industry Employment

Solano County employers increased hiring to 145,700 (+1,600 workers) as 2024 ended from 144,100 in 2023 (total revised in new data from April 2025). Private-sector employment increased by 900 workers (+0.84 percent growth and 82.2 percent of the total), and government employment increased by approximately 700 workers. The gains to government workers in 2024 were outside education and mainly spread across state and local government hiring; total government workers in Solano County are still 1.2 percent below the pre-pandemic benchmark in 2019. Travis AFB (TAFB) employs approximately 2,000 full-time equivalent workers, including civilians working at TAFB as of 2024.



Source: California Employment Development Department (<https://www.labormarketinfo.edd.ca.gov/data/industries.html>), 2024 the latest data

TAKEAWAY: Solano County employers continued to hire in 2024, to 2,300 workers at local employers above 2019 levels.

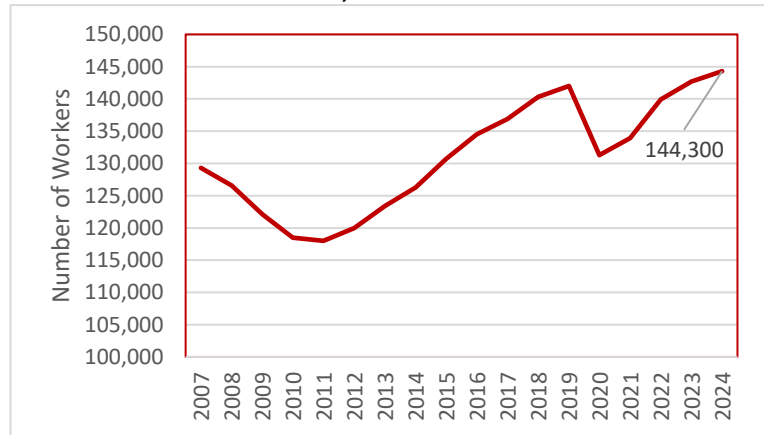
Toward 2030: Regional labor markets show more workers becoming available and either entering or re-entering the regional workforce across multiple counties. As a result, this continued growth of jobs is happening at a time with rising unemployment; new entrants are not being hired regionally as fast as they appear available.

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Non-Farm Employment

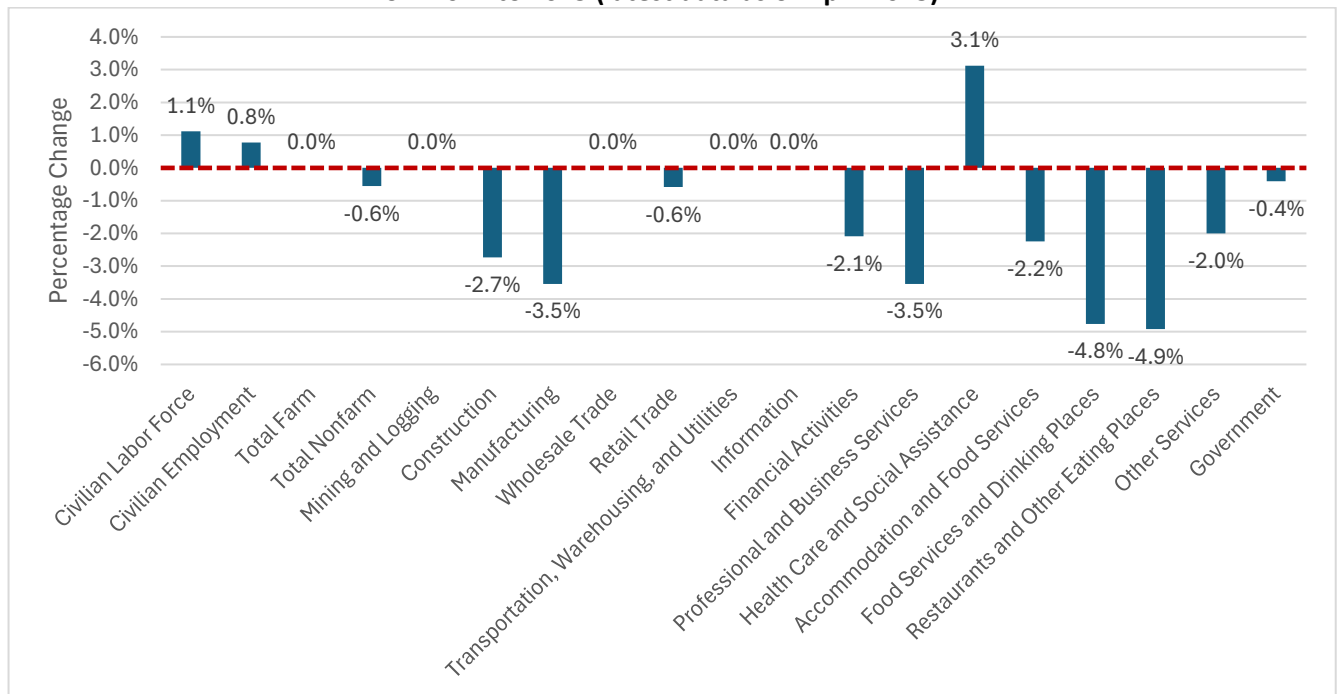
Solano County's labor markets grew across most major industry sectors in 2024, with construction, retail, wholesale, and leisure and hospitality jobs decreasing from 2023 levels. Non-farm jobs at Solano County employers were estimated at 144,300 as 2024 ended, with 1,600 (+1.1%) more non-farm workers (workers in agriculture fell by approximately 100 workers). Solano County employers primarily hired more service-sector workers in 2024, but manufacturing jobs grew by 200 (+1.8 percent).

Solano County Non-Farm Employment, 2007–2024,
Annual Data, Number of Workers



Source: California EDD (www.edd.ca.gov), Annual Labor Market Data, 2024 latest data

Solano County, Percent (%) Change in Average Industry Employment Annually
From 2024 to 2025 (latest data as of April 2025)



Source: California Employment Development Department (www.edd.ca.gov), Employment by Industry Data

TAKEAWAY: Non-farm employment in Solano County grew again in 2024 (+1,700 jobs); county jobs have expanded since 2020, and the sharp recession due to the pandemic.

Toward 2030: Jobs in agriculture slipped again in 2024, now estimated at a similar level as in 2011. Recent California Department of Finance (DOF) forecasts for California overall in April 2025 suggest slower but positive job growth annually to 2028; Solano County should follow the state closely and only experience job contraction if the state economy does also.

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Employment Levels and Unemployment Rate Comparisons

The data below consider regional comparisons on labor-force measures or how Solano County's working residents (the labor force) are working or actively seeking work (unemployed). Solano County's unemployment rate increased to 5.0 percent in 2024 from a revised 4.4 percent in 2023. More than 2,300 Solano County residents (+1.07 percent) entered the workforce in 2024; however, only 1,000 more Solano County residents were employed in 2024, +0.5 percent more residents working. California residents with a job increased in 2024 by 49,100 statewide, while the state's labor force increased by 173,100. The counties we call "Bay Area Other," which are the Bay Area's core urban counties, saw more residents hired in 2024, as did the North Bay counties, with more labor-force entrants resulting in a slow ascension of each county's/region's unemployment. The growth of working residents in Sacramento MSA counties continued in 2024, more than in other comparison areas.

Percent Change in Employed Residents, Changes from 2019, 2022, 2023, and 2024

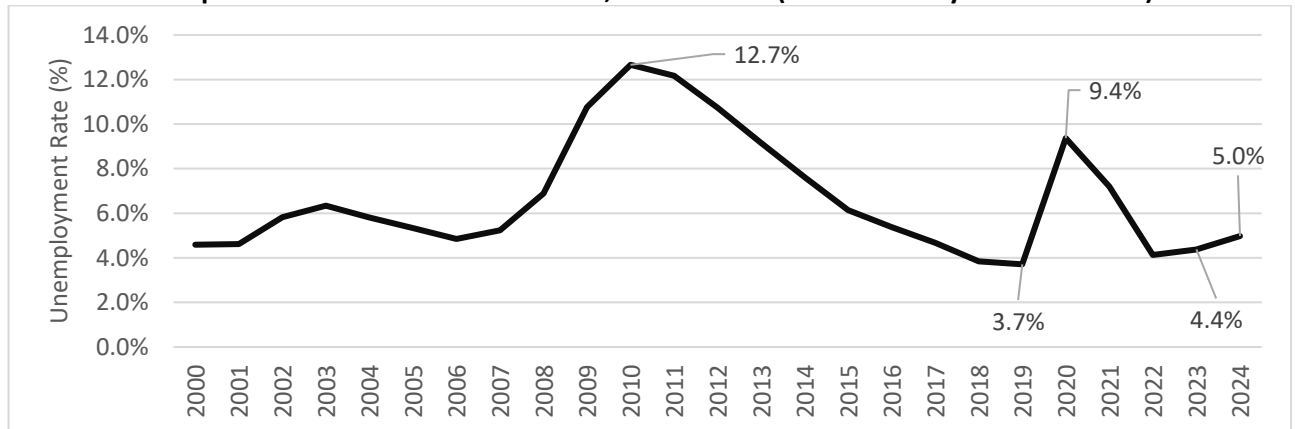
Employed Residents	2023-24	2022-24	2019-24
Solano County	0.5%	2.3%	-0.9%
California	0.3%	1.1%	-0.1%
Sacramento MSA	1.0%	2.6%	3.9%
Bay Area Other	-0.9%	-0.8%	-3.4%
North Bay	-0.2%	0.7%	-4.3%

Source: California Employment Development Department (<http://www.edd.ca.gov>), Annual Labor Market Data (latest data is 2024)

California's unemployment rate also increased from 4.7 percent in 2023 to 5.3 percent in 2024; the national unemployment rate was 4.0 percent on average during 2024.

Unemployment Rate (%), 2000–2024

Comparisons Between Selected Areas, Annual Data (Solano County in 2024 = 5.0%)



Source: California Employment Development Department (<http://www.edd.ca.gov>), Annual Labor Market Data (as of April 2025)

TAKEAWAY: like the state and national economy and its regional neighbors, Solano County had more residents get jobs while more residents entered the workforce in 2024.

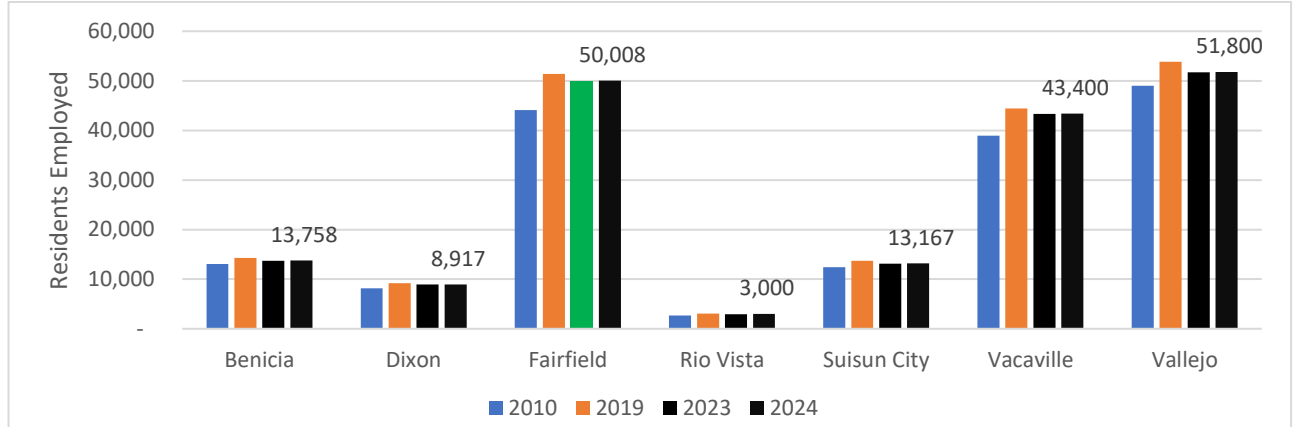
Toward 2030: The latest forecast for California is for continued increases in the statewide unemployment rate, with continued job growth. Solano County should expect continued job growth and more residents looking for work at the same time as 2028.

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Cities Overview: Labor Markets

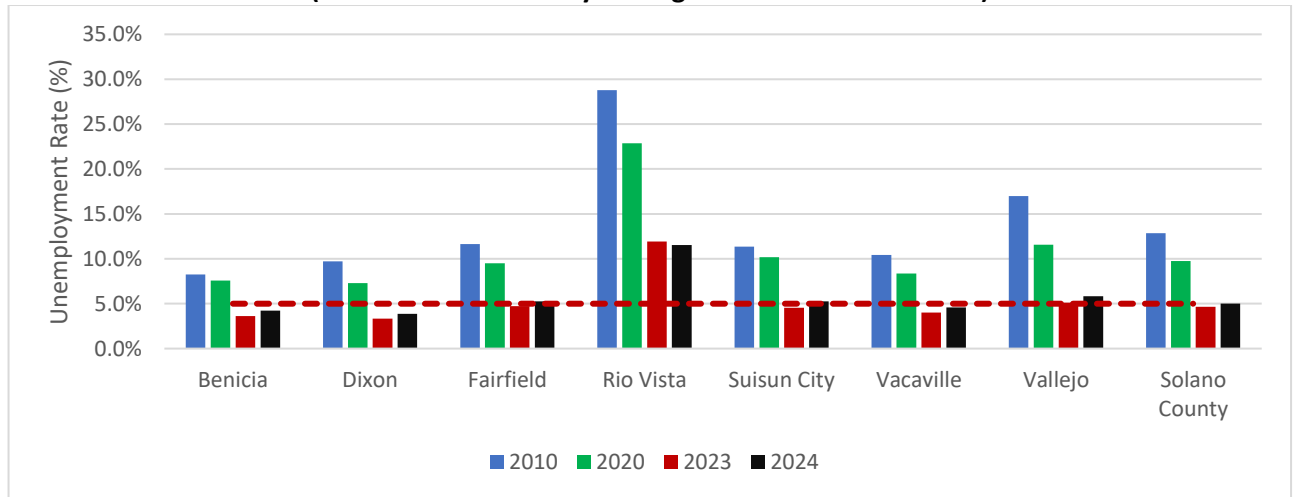
Benicia and Suisun City had a few working residents lose work or move away from those cities, while the other five Solano County cities showed job growth in 2024. We do not have data to distinguish worker migration or changes in the local labor force from jobs for local residents. City unemployment rates increased in all seven cities except Rio Vista. Solano County's unemployment rate had an annual average of 5.0 percent in 2024.

Solano County Employed Residents by City (Number of Workers); 2010, 2019, 2023, and 2024



Source: California EDD (www.edd.ca.gov), Data for All Sub-County Areas, 2024 is the latest annual data.

**Solano County Unemployment Rate (% of Labor Force) by City, 2010, 2019, 2023, 2024
(5.0% as Solano County Average at dotted line for 2024)**



Source: California EDD (www.edd.ca.gov), Data for All Sub-County Areas, 2024 is the latest annual data.

TAKEAWAY: Solano County's residents continue to return to work as the pandemic's shadow fades from regional labor markets. More residents are looking for work, and unemployment rates are slightly increasing.

Toward 2030: Solano County's cities are generally following the state in terms of the slow uptick in labor force and employed residents. Changes due to site closures or new industrial opportunities are most likely in the seven cities than in Solano County's unincorporated areas.

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Employment in Base Industries and Locally-Serving Industries

Solano EDC's continued economic development efforts are on industries serving global markets that would help support locally-serving businesses. Attracting and expanding such "base" industries creates jobs with larger "multiplier" effects or economic impacts on Solano County's economy than businesses primarily serving Solano County's residents. Base industries also serve visitors, with local businesses "exporting" experiences in Solano County. As of Quarter 2 2024 (the latest official data available as of March 2024), Solano County base industry jobs increased by 248 workers since Quarter 2 2019 and 1,308 since Quarter 2 2023.

Locally-serving jobs make up the rest in Solano County. As of Quarter 2 2024, locally-serving jobs are estimated to have increased by 2,831 since Quarter 2 2023 in Solano County. However, locally-serving industries still had 2,267 fewer jobs than in Quarter 2 2019 (pre-pandemic).

Solano County Base versus Locally-Serving Industry Employment, Number of Workers, Second Quarter (Q2) Data, 2019, 2022, 2023, and 2024

	2019 Q2	2023 Q2	2024 Q2	Change 2023-24	Change 2019-24	% Chg. 2019-24
Base Industries Totals	39,926	38,866	40,174	+1,308	+248	0.6%
Agriculture	1,572	1,520	1,589	69	17	1.1%
Mining	524	310	227	(83)	(297)	-56.7%
Wholesale Trade	4,212	3,965	4,025	60	(187)	-4.4%
Information	237	269	243	(26)	6	2.5%
Finance and Insurance	1,070	865	970	105	(100)	-9.3%
Real Estate, Rental and Leasing	316	344	388	44	72	22.8%
Prof., Sci, Technical Services	283	229	269	40	(14)	-4.9%
Management/Consulting	763	618	566	(52)	(197)	-25.8%
Arts, Entertainment and Rec	3,520	2,367	2,545	178	(975)	-27.7%
Hotels, Bars and Restaurants	4,700	4,790	5,000	210	300	6.4%
Federal government	3,579	3,233	3,343	110	(236)	-6.6%
State government	5,982	5,046	5,221	175	(761)	-12.7%
Manufacturing	9,559	11,036	11,310	274	1,751	18.3%
Retail Trade	680	630	650	20	(30)	-4.4%
Transport and Warehousing	2,929	3,644	3,828	184	899	30.7%
Locally-Serving Ind Totals	97,605	92,507	95,338	+2,831	(2,267)	-2.3%
Utilities	593	676	695	19	102	17.2%
Construction	12,679	11,596	10,993	(603)	(1,686)	-13.3%
Information	933	599	665	66	(268)	-28.7%
Finance and Insurance	2,347	1,964	1,864	(100)	(483)	-20.6%
Real Estate and Rental and Leasing	1,412	1,465	1,520	55	108	7.6%
Professional, Scientific, and Technical Services	3,580	3,740	3,656	(84)	76	2.1%
Administrative and Support and Waste Management Services	5,387	5,848	6,257	409	870	16.1%
Educational Services	2,034	1,921	2,109	188	75	3.7%
Health Care and Social Assistance	25,914	23,015	24,347	1,332	(1,567)	-6.0%
Local Portion of Food Services	8,842	8,799	8,401	(398)	(441)	-5.0%
Local Government	15,847	15,325	16,057	732	210	1.3%
Local Portion of Retail Trade	17,009	16,621	16,408	(213)	(601)	-3.5%
Local Portion of Transportation and Warehousing	1,028	938	2,366	1,428	1,338	130.2%
Jobs in industries unassigned	6,635	8,245	8,495	250	1,860	28.0%

Sources: Bureau of Labor Statistics (www.bls.gov) and its Quarterly Census of Wages and Employment (QCEW), Calculations by Author, Latest Data Quarter 2 2024 as of March 2025, () = negative ("Unassigned" jobs in industries that serve a mix of local and export markets). We slightly revised how "unassigned" are counted to assign more jobs to the categories above.

TAKEAWAY: Solano County's base industries increased hiring in 2024 versus locally-serving services, as manufacturing increased its hiring primarily. Base jobs remain a focus of Solano County's economic development efforts.

Toward 2030: Recent tariffs and concerns about manufacturing as a focus of the American economy may help Solano County expand its manufacturing employment toward 2030. Still, continued pressures on tourism (hotels and restaurants mainly) may offset those gains.

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Long-Term Jobs Forecast: 2024 to 2030

The data below show a forecast from 2024 (the latest data from California Employment Development Department, or California EDD) to 2030 (forecasted). Jobs in leisure and hospitality (hotels and restaurants primarily) are seen as surging upward on average in Solano County versus California; information technology, healthcare, and transportation will also drive Solano County job growth. Base industries such as manufacturing, construction, and agriculture are forecasted to fall in Solano County by 2030. For California, the percentage growth of jobs is predicted to be less than that of Solano County to 2030 (+8.7 percent versus +7.4 percent).

Solano County Estimated Percentage Change (%) in Jobs by Industry Sector, 2024 to 2030 Compared to California (sorted by Solano County Annual Average Change in New Jobs)

	Solano County Annual Change	California Annual Change	Solano County CAGR	California CAGR
Healthcare	491	54,364	1.69%	1.93%
Transportation/Warehousing	208	10,282	3.60%	1.23%
Hotels and Restaurants	147	14,327	1.06%	0.85%
Construction	95	9,245	0.76%	0.96%
Employment and Waste Services	57	11,191	0.94%	0.91%
Prof Services	54	18,845	1.17%	1.24%
Retail	39	2,473	0.22%	0.15%
Arts/Entertainment	32	4,127	1.34%	1.26%
Other Private Services	32	3,827	0.67%	0.66%
Manufacturing	24	2,227	0.21%	0.17%
Wholesale	15	1,164	0.35%	0.17%
Private Education	15	3,945	0.73%	0.99%
Information/Tech	12	3,918	1.27%	0.62%
Government	8	6,482	0.04%	0.25%
Utilities	5	418	0.82%	0.65%
Ag/Farm	(1)	9	-0.06%	0.00%
Natural Resources	(5)	(173)	-1.44%	-1.03%
Finance/Real Estate	(16)	2,236	-0.35%	0.26%

Sources: California EDD (www.edd.ca.gov) and California Department of Finance (<https://dof.ca.gov/forecasting/economics/economic-forecasts-us-and-california/>), Note: CAGR = Compound Annual Growth Rate

TAKEAWAY: Solano County, based on the current industry mix and economic development efforts, is likely to see growth in healthcare, logistics, tourism support, construction, and various other services jobs.

Toward 2030: Efforts from Benicia and Vallejo to Dixon are to diversify the local economy, leaning more toward manufacturing, life sciences, and healthcare jobs where possible, given the current employers, available commercial spaces, and potential new construction for commercial use.

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Solano County Estimated Percentage Change (%) in Jobs by Occupational Sector, 2024 to 2030 Compared to California

Occupational Category	Solano County Annual Change	California Annual Change	Solano County CAGR	California CAGR
Total	1,275	157,827	0.8%	0.8%
Community and Social Service	259	30,373	1.3%	1.4%
Office and Administrative Support	242	16,409	-0.2%	-0.2%
Computer and Mathematical	151	12,564	1.1%	1.4%
Building and Grounds Cleaning and Maintenance	113	14,145	0.9%	1.4%
Sales and Related	97	8,755	0.0%	0.1%
Healthcare Support	87	13,082	2.1%	2.3%
Installation, Maintenance, and Repair	65	7,345	0.7%	0.7%
Farming, Fishing, and Forestry	54	4,136	-0.3%	-0.1%
Production	50	4,964	0.2%	0.0%
Arts, Design, Entertainment, Sports, and Media	41	8,764	0.9%	0.7%
Management	39	5,691	0.8%	0.8%
Transportation and Material Moving	36	9,591	1.7%	0.9%
Food Preparation and Serving Related	20	11,736	1.0%	0.8%
Personal Care and Service	18	3,627	1.2%	1.0%
Protective Service	15	-45	-0.2%	0.6%
Healthcare Practitioners and Technical	14	3,018	1.1%	1.4%
Construction and Extraction	12	2,164	0.9%	1.0%
Educational Instruction and Library	5	1,955	0.8%	0.7%
Architecture and Engineering	-2	1,309	0.8%	0.8%
Legal	-4	-400	1.3%	1.1%
Business and Financial Operations	-9	2,773	0.5%	0.7%
Life, Physical, and Social Science	-25	-4,182	0.7%	0.9%

Sources: California EDD (www.edd.ca.gov) Long-Term Industry and Occupational Projections and California Department of Finance (<https://dof.ca.gov/forecasting/economics/economic-forecasts-u-s-and-california/>). Note: CAGR = Compound Annual Growth Rate

TAKEAWAY: This forecast shows that the status-quo forecast for Solano County to 2030 is consistent, with annual growth at a slightly slower pace than California on average regarding hiring and about the same pace regarding skills hired.

Toward 2030: The status-quo forecast, as with much of California, for Solano County is driven by hiring in healthcare, transportation and warehousing, restaurants, and construction. It is important to recognize that these forecasts do not consider industry-focused economic or workforce development efforts; they consider trends, state, and national data and forecasts.

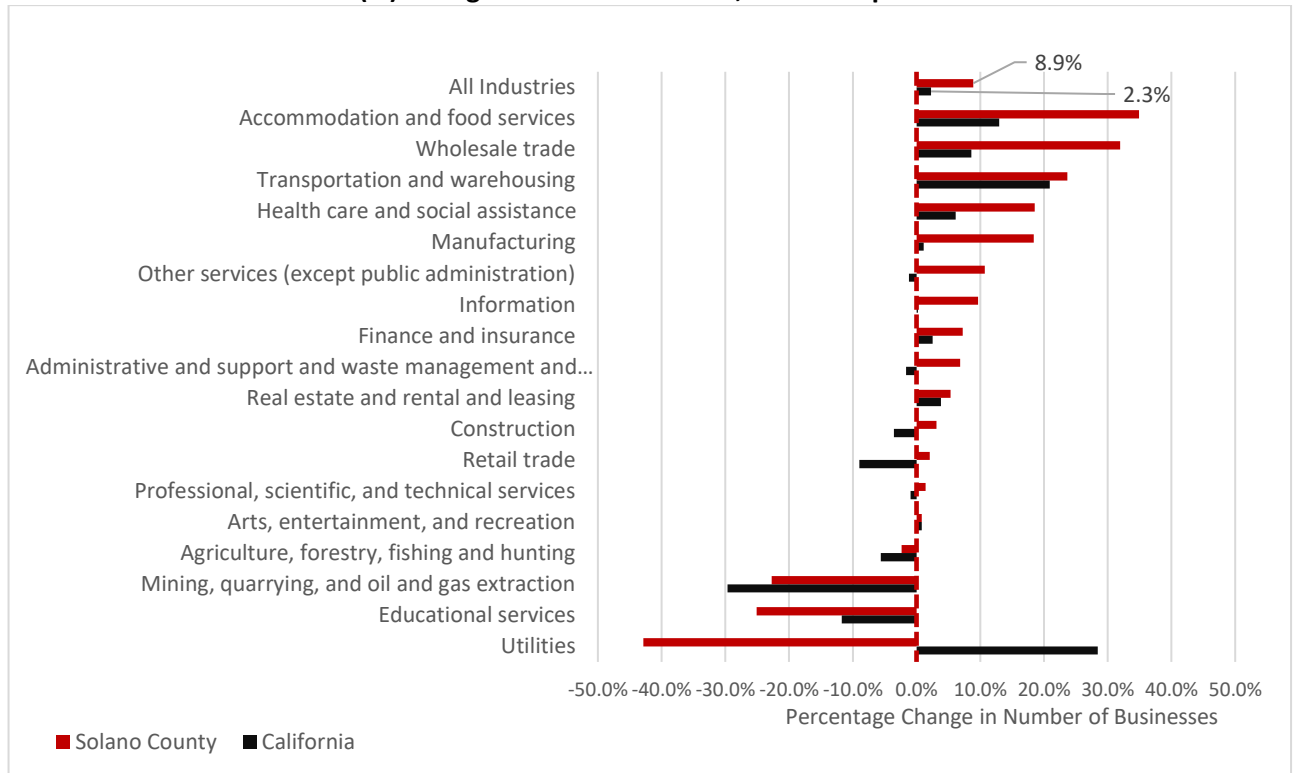
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Businesses and Incomes

Non-Employer Businesses

The federal Census Bureau provides data on self-employed businesses that do not submit regular payroll due to having no payroll workers (“non-employer”), but do submit income taxes for their business. From that information, with a one- to two-year lag, information about Solano County’s non-employer businesses in 2023 (the latest data) versus 2019 is shown here with comparisons to California’s average outcomes. Between 2019 and 2023, approximately 142 more “workers” became self-employed in Solano County (+0.5 percent), but revenues derived from all Solano County self-employed businesses fell by just over \$29 million (-2.0 percent). At the state level, revenues fell by one-tenth of one percent, while the number of firms grew by 0.9 percent.

**Solano County Self-Employed Businesses, Estimated
Percent (%) Change in Number of Firms, 2023 Compared to 2019**



Source: Census Bureau (<https://www.census.gov/programs-surveys/nonemployer-statistics/data/tables.html>)
(2023 is the latest data from the Census Bureau on Non-Employer Firms)

TAKEAWAY: Solano County remains a place where self-employed businesses were born in 2023 (the latest data), but it may be growing in lower-revenue businesses versus those that fade away. This dynamic is also happening at the state level on average.

Toward 2030: Solano EDC and resources such as Small Business Development Center (SBDC) support new businesses. Including local financial options, Solano County must watch how it supports residents’ opportunities to start a new business.

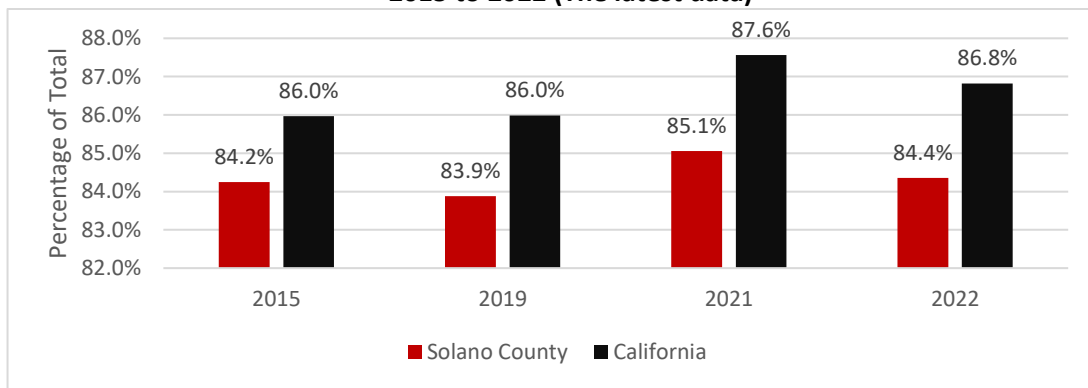
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Small Businesses

In this 2024 Index edition, we consider small businesses in Solano County. In the 2023 edition of this Index, we looked at advanced manufacturing businesses, an industry that has grown in Solano County over the last 15 years. Employers considered “small” businesses are those with fewer than 20 employees. Here, we compare the number of these employers, wages paid, and the number of employees versus total jobs in Solano County and compare it to California overall.

The latest data describing ownership demography, industry, and revenues by county comes from the 2022 Economic Census, released during the first quarter of 2025. The data suggest a large concentration of employers with fewer than 20 employees; hence, economic development and chambers of commerce tend to focus on assistance for such employers due to their relative volume.

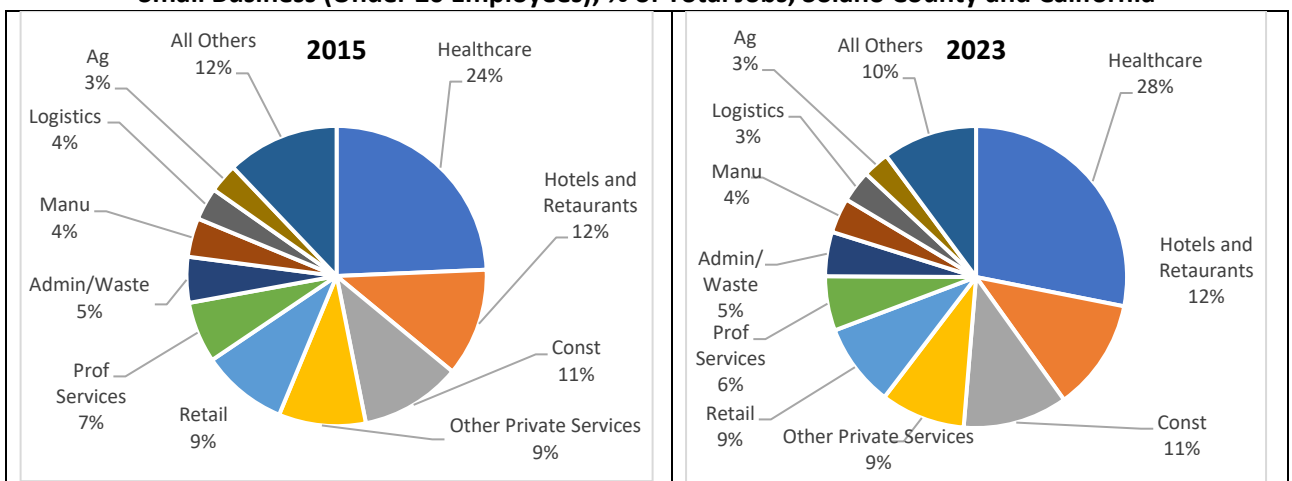
Proportion of Employers (%) with less than 20 Employees, Solano County and California, 2015 to 2022 (The latest data)



Source: Census Bureau, County Business Patterns (<https://www.census.gov/programs-surveys/cbp.html>) 2022 the latest data

The number of jobs at small businesses in Solano County was 46 percent in 2015 and 48 percent in 2023 (the latest data). California’s small business concentration was 47.7 percent in 2015 and 48 percent in 2023, similar to that of Solano County. These data are through 2023 annually as of May 2025.

Jobs and Industry Mix in Solano County, 2015 Compared to 2023, Small Business (Under 20 Employees), % of Total Jobs, Solano County and California

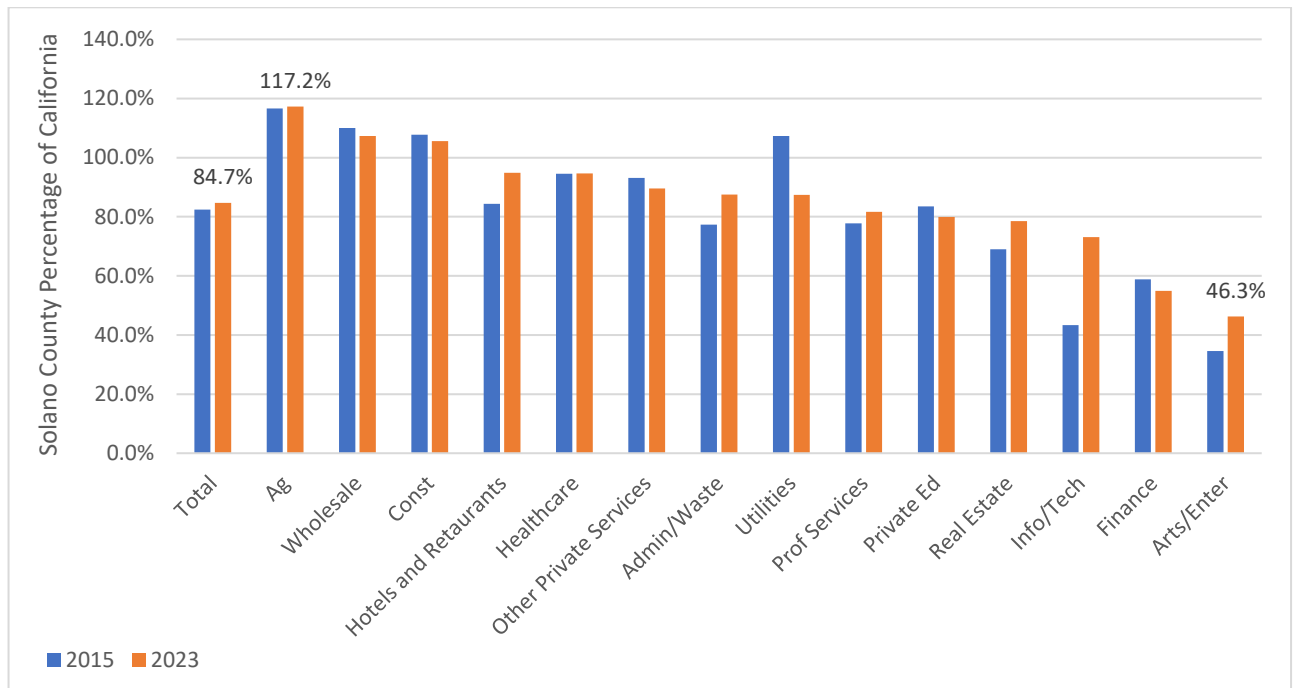


Source: Census Bureau, County Business Patterns (<https://www.census.gov/programs-surveys/cbp.html>) 2023 the latest data

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Healthcare, restaurants, construction (const), retail, and other private services were standout industry sectors where small businesses create a foundation in Solano County for potential jobs and income generation. As shown here, wages paid by small businesses are generally less than 100 percent of the average wages paid statewide on average. However, some standout industries include farms, construction, wholesale/distributors, with hotels/restaurants and healthcare close to the statewide averages for small businesses. These data also come from the Census Bureau Quarterly Workforce Indicators (QWI), based on employer size. We use 2015 as a base year here due to the economic census data limitations, and try to match the dates as best as possible.

Solano County Average Wages Paid by Small Businesses by Industry Sector
% of Statewide Average Wages for Small Businesses 2015 Compared to 2023,
Small Business (Under 20 Employees), Sorted by 2023 Comparisons



Source: Census Bureau, Quarterly Workforce Indicators (<https://ledextract.ces.census.gov/>), the latest data are from 2023

TAKEAWAY: Small businesses are a large concentration of employers in Solano County, not quite as much as the state on average, but a critical economic-development focus supporting Solano County's economy.

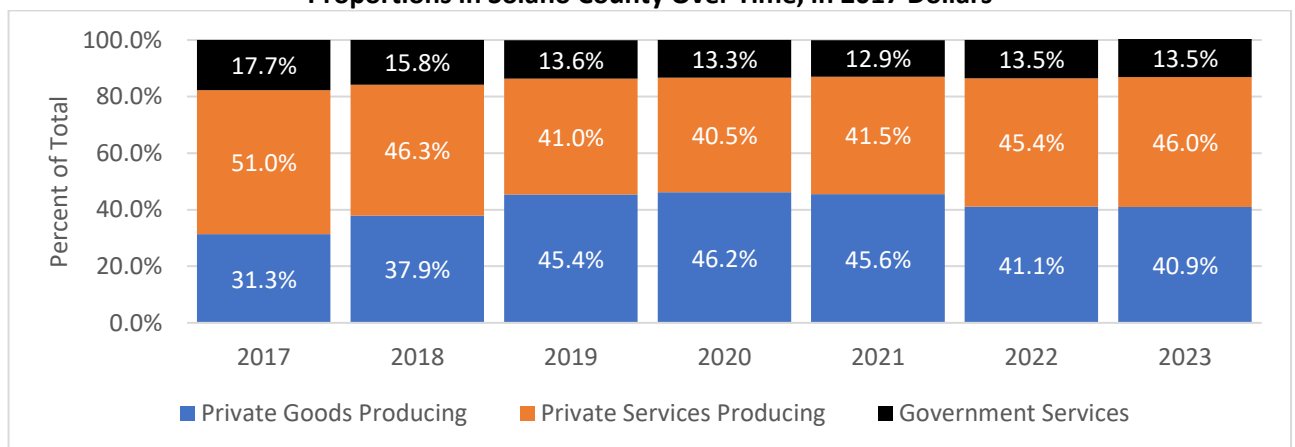
Toward 2030: Wages rising for small businesses can act like a regressive tax (primarily if driven by minimum wage or similar legislation), offsetting the benefits of wage increases to local workers. As inflation rates linger relatively high, wage growth and the mix of small businesses should be monitored, especially in downtown areas where smaller businesses concentrate in Solano County's cities.

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Gross Product Change by Industry Sector and Overall Growth Rate

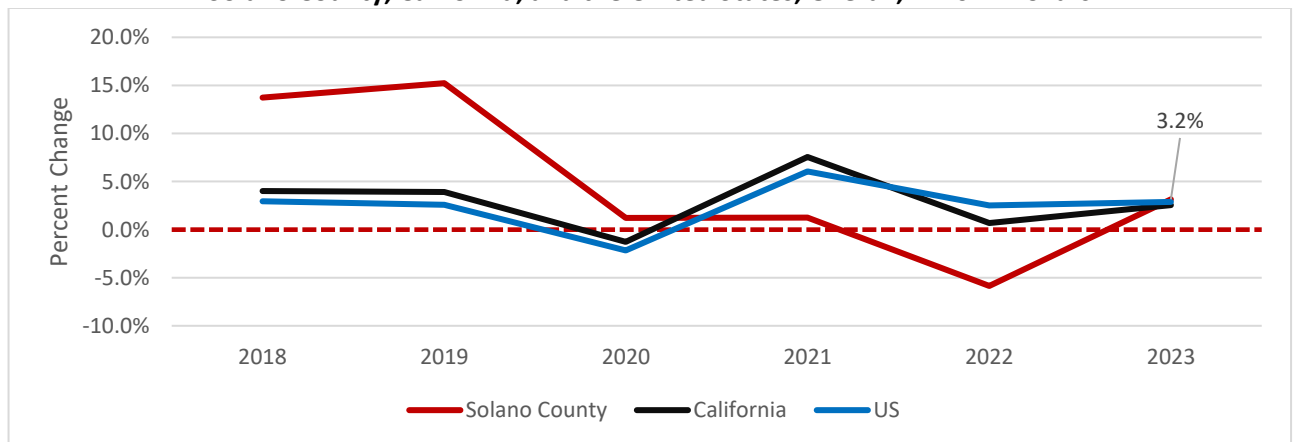
Gross product (GP) at the national or county level measures how income created by regional businesses remain in the local area. This idea of “value-added” income tries to capture how local workers who live in other places take their incomes home and how residents who work outside Solano County bring those incomes home. The data shown here are inflation-adjusted. Three categories allow comparisons: private-sector firms that produce goods or services, and the public sector. Continued job growth is the most direct way for Solano County to enhance its gross regional product. However, environments with lower interest rates and new company investments can also increase the incomes produced faster than job growth.

Gross Product Share (%) by Major Industry Sector, 2017 to 2023
Proportions in Solano County Over Time, in 2017 Dollars



Source: Bureau of Economic Analysis (www.bea.gov). The latest data come from 2023

Gross Product Growth Annually After Inflation, 2018 to 2023, Percent (%) Growth
Solano County, California, and the United States, Overall, in 2017 Dollars



Source: Bureau of Economic Analysis (www.bea.gov), the latest data come from 2023

TAKEAWAY: Gross product growth increased in 2023, driven by job growth and slower inflation rates, rising with state and national changes.

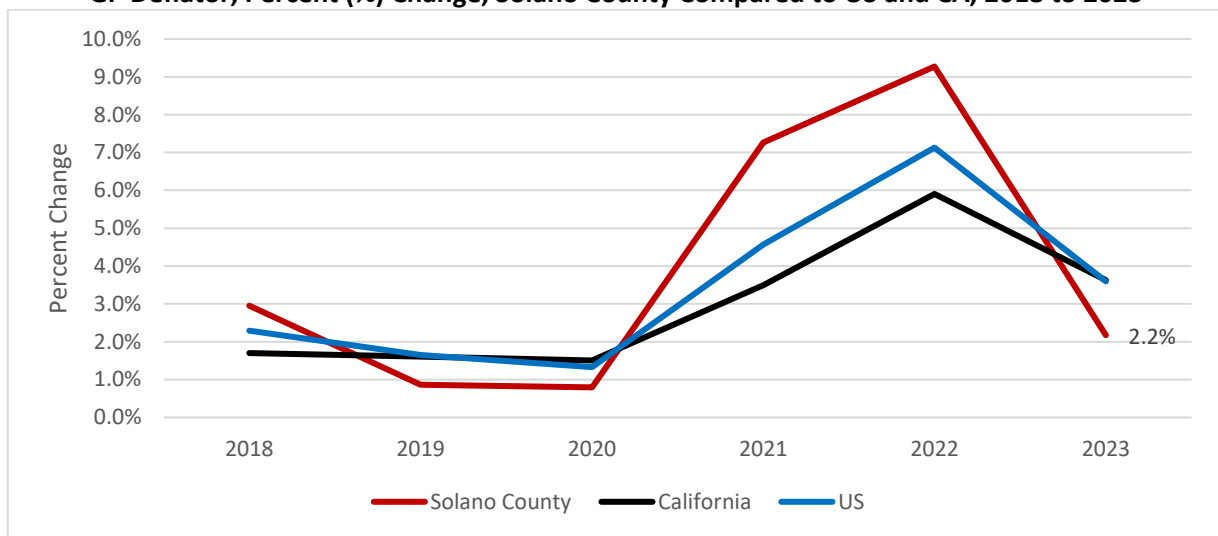
Toward 2030: Solano EDC’s strategic focus on goods-producing industries to generate more value-added income (gross product) for Solano County through their multiplier effects should help boost gross product and enhance Solano County’s economy, driven by such industries, toward 2030.

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Gross Product Deflator and Solano County's Local Cost of Living

Local inflation fell from recent high levels in 2023 (the latest data available), following state and national outcomes. We use the Gross Product Deflator (GP Deflator) to measure inflation, which is calculated annually by the Bureau of Economic Analysis (www.bea.gov). The GP Deflator is the ratio of nominal (incomes generated in Solano County in current dollars in 2023) to real (inflation-adjusted dollars using 2017 as a base year) value-added income, a price index meant to measure all value-added goods and services delivered by workers and employers, including government, in one year. The GP Deflator can proxy for local prices and inflation regarding prices' percentage change, similar to the Consumer Price Index (CPI). The updated information below shows prices continuing to rise but at a slower pace (disinflation).

GP Deflator, Percent (%) Change, Solano County Compared to US and CA, 2018 to 2023



Source: Bureau of Economic Analysis, Regional Data (<http://www.bea.gov/regional>); the latest data are from 2023
 California Department of Finance tracks a CPI analog for California that is unavailable at the county level.
 (see <https://dof.ca.gov/forecasting/Economics/economic-forecasts-u-s-and-california/>)

TAKEAWAY: The slowdown in inflation during 2023 was welcome news for consumers and businesses, gross product and wage growth in terms of purchasing power all reflect those changes.

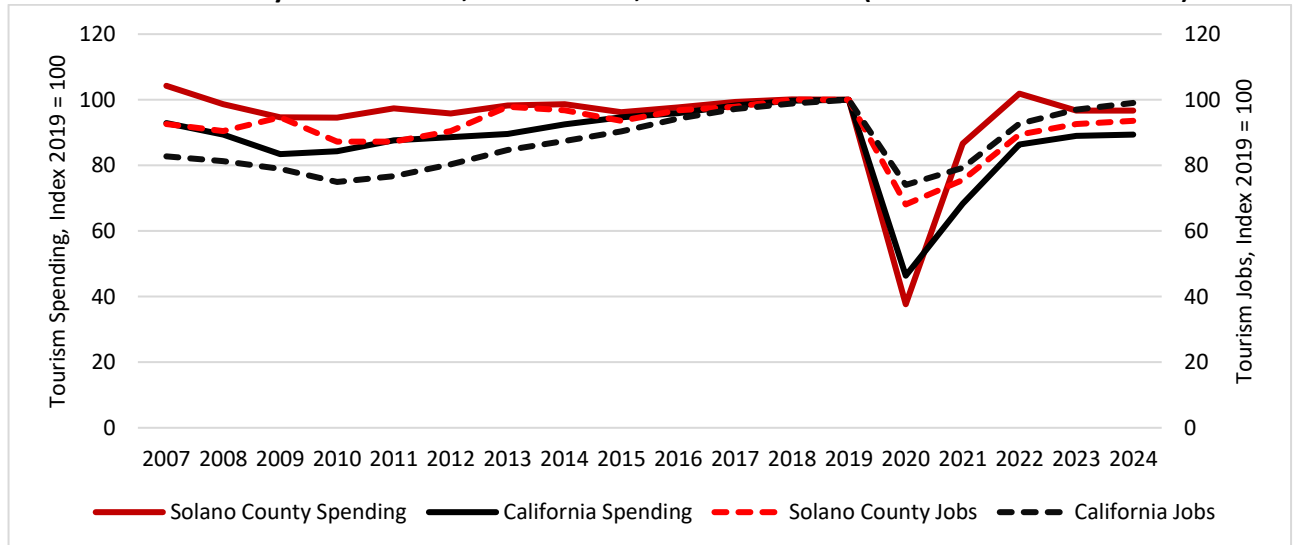
Toward 2030: Inflation remains elevated from pre-pandemic levels generally, and pressure remains on lower- to middle-income households and smaller businesses, where inflation can be a regressive tax depending on what consumers purchase and how employers source inputs. Tariff environments may also exacerbate those price pressures without rising incomes.

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Tourism Industry: Supporting Visitors

Visitor-supporting industries in Solano County saw jobs increase, but spending fell in current dollars for 2024. Both expenditures and jobs increase across California as a whole. For Solano County, job growth was 1.1 percent; for California, 2.1 percent more people worked in tourism-supporting services in 2024. According to Dean Runyan Associates, Solano County had approximately 8,900 jobs serving visitors, or just over 6.0 percent of total employment in Solano County in 2024 (2023 jobs supporting visitors were adjusted down to 8,700 in the 2024 Dean Runyan report for Solano County). Competition continued from regional and international destinations. San Francisco and the Bay Area, Other counties have all come to a post-pandemic rhythm in terms of occupancy rates and average daily rates (hotel prices) as 2024 ended.

**Tourism Spending and Jobs, Visitor-Support Industries, 2017 Dollars for Visitor Spending
Solano County and California, 2007 to 2024, Index 2019 = 100 (the latest data from 2024)**



Source: Dean Runyan Associates (<http://www.deanrunyanassociates.com>),
2024 Report Available at <https://industry.visitcalifornia.com/research/economic-impact>

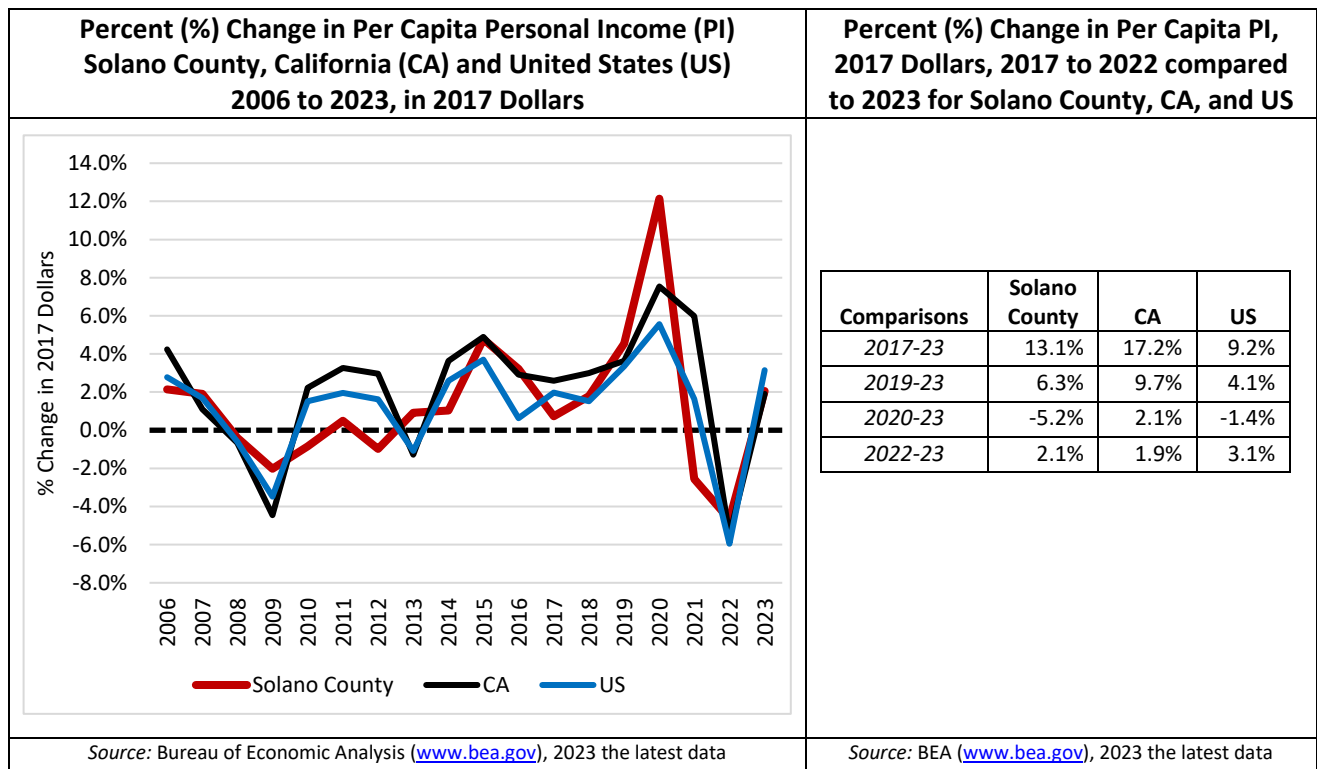
TAKEAWAY: Tourism jobs and spending increased in 2024, as inflation continued to subside, suggesting real income gains for local hotels, restaurants, and visitor-serving businesses in Solano County.

Toward 2030: California's forecast for 2025 and beyond is somewhat turbulent; tariff and deportation policies in the United States have shifted visitor demand away from the United States through May 2025 (the time of this writing) such that there have been two revisions of the original October 2024 California travel forecast by Tourism Economics in February and May 2025 respectively. Solano EDC and city-level visitor organizations should watch regional and national travel data closely to see if that trend continues through summer and fall 2025.

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Personal Income

Solano County's personal income per person increased by \$1,063 or +2.1 percent in 2023 (the latest data available) compared to per capita incomes in 2022 after inflation adjustments for Solano County. Since 2020, per-capita personal incomes adjusted for inflation have decreased by 5.2 percent. The national and California economies had per-capita income growth in 2023, as inflation subsided and wage income and equity market growth continued to provide income gains. As in past Index editions, personal-income estimates in Solano County are the sum of wages and salaries, social transfer payments from all levels of government, investment income (dividends, interest, and rents), income from owning a business (proprietor's income), and other income sources for Solano County's residents. Sources of personal income are smaller from self-employment in Solano County than at the state and national levels.



TAKEAWAY: Per capita incomes grew in Solano County, California, and the United States after inflation in 2023. The slower inflation rates than in 2021 or 2022, as well as rising wages and equity market prices, help increase personal income per capita after inflation in 2023

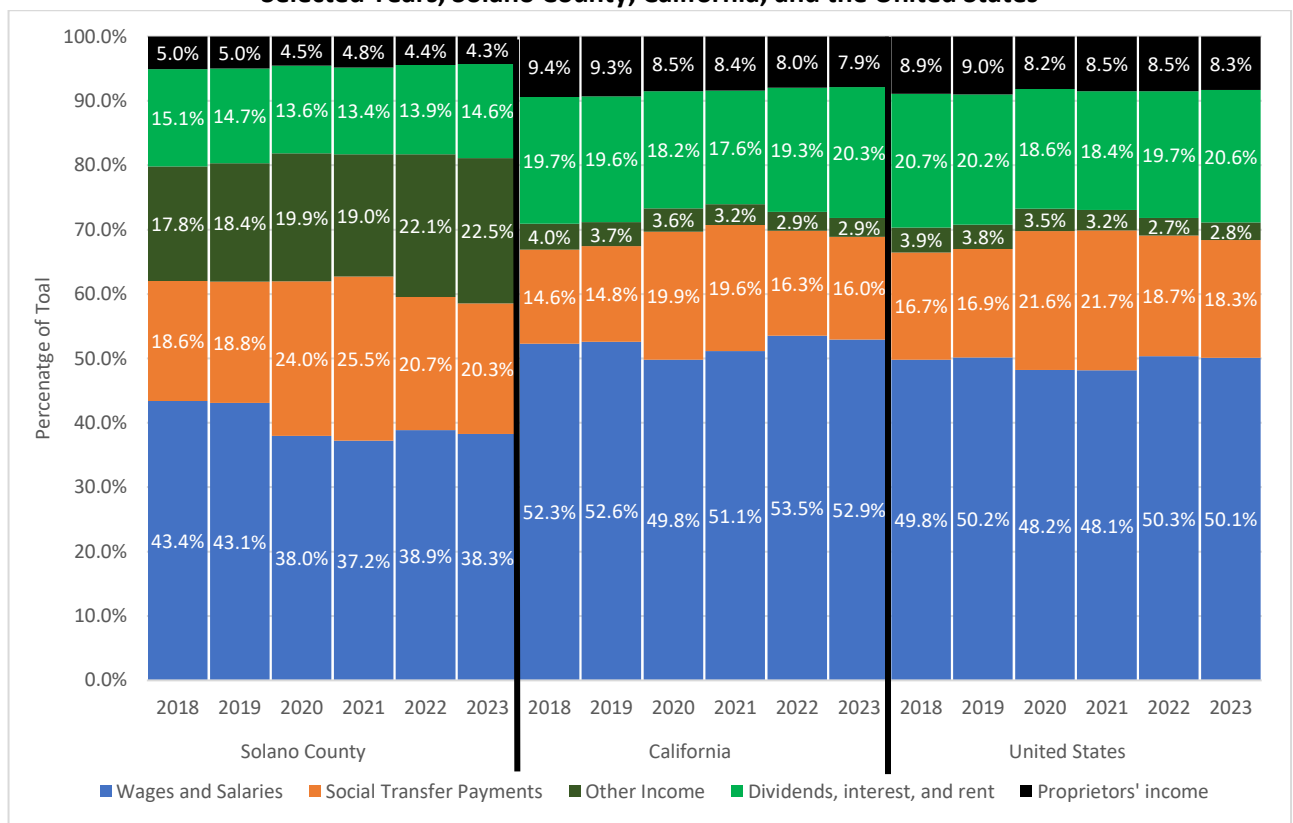
Toward 2030: Per capita income is also a function of population growth. With inflation perhaps increasing due to new tariff rates and a slower economic outlook into 2026, population change may provide some relief regarding this metric, but not necessarily in terms of economic mobility or gains for Solano County residents.

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Sources of Personal Income

The years 2020 and 2021 show a shift in how Solano County's residents generated income; California and the United States had similar shifts in the proportion of social transfers. This shift came from increased unemployment insurance payments, federal stimulus, and other government payments as income assistance. In 2023 (the latest data available), the state and national economies bounced back, shifting sources of income back toward wages and salaries. Solano County followed some of that recovery, a positive outcome of rising employment levels as the county economy recovered. The "Other" income category includes cross-county earnings based on commute patterns, and earnings from other counties brought back where working residents live.

Sources of Personal Income (Percent (%) of Total), 2018 to 2023, in 2017 Dollars, Selected Years, Solano County, California, and the United States



Source: Bureau of Economic Analysis (www.bea.gov), 2023 the latest data

TAKEAWAY: While wages and salaries as a proportion of personal income per person in Solano County slipped slightly in 2023, social transfer payments also fell versus investment income for Solano County's residents.

Toward 2030: The relative size of Solano County's proportion of social transfer payments to total personal income per capita remains a concern for local policymakers. However, compared to California's other 57 counties, Solano County is the 37th highest per capita in social transfers as personal income (similar to San Luis Obispo and Los Angeles counties). Trinity County is the highest in 2023 (the latest data) at 41.7 percent of personal income as social transfers from some level of government.

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Business Affordability: Wages

Inflation fell during 2024 across the United States, while wages continued to rise. Solano County's median wage of \$27.49 in March 2025 increased from 2024's median wage of \$25.73 in current-dollar terms (+\$1.76 per hour or +6.8 percent since 2024). The purchasing power after inflation is +3.9 percent since 2019 (+26.6 in nominal terms), using inflation as measured by the California CPI estimated by the California Department of Finance. To remain consistent, we show wages in current dollars and not inflation-adjusted measures as in previous Index versions. Healthcare, public safety, and construction jobs all pay more at the median wage than in California on average; the numbers in green below pay more in Solano County, including the median wage overall in 2025.

Solano County 2025 Wages by Occupational Categories, Wage Data in 2025 Dollars, and Percent (%) of Median Wages (\$/hour) in California, Selected Areas also compared

<i>Occupational Categories</i>	<i>CA</i>	<i>Solano County % of CA</i>	<i>Solano County</i>	<i>Napa County</i>	<i>Sonoma County</i>	<i>Sacramento MSA</i>	<i>San Jose MSA</i>	<i>San Francisco MSA</i>
Total all occupations	\$27.38	100.4%	\$27.49	\$25.36	\$26.51	\$28.31	\$39.65	\$35.56
Management Services	\$66.78	91.2%	\$60.92	\$62.33	\$59.39	\$60.11	\$100.08	\$83.72
Business and Financial Operations	\$45.21	91.5%	\$41.37	\$40.67	\$40.22	\$40.00	\$59.86	\$52.97
Computer and Mathematical	\$65.40	76.0%	\$49.70	\$46.30	\$48.43	\$54.57	\$84.99	\$79.69
Architecture and Engineering	\$57.44	91.7%	\$52.70	\$48.23	\$56.58	\$58.80	\$78.05	\$62.95
Life, Physical, and Social Science	\$46.28	101.1%	\$46.78	\$35.69	\$41.56	\$45.55	\$56.67	\$60.67
Community and Social Services	\$30.41	111.9%	\$34.03	\$30.37	\$30.75	\$32.13	\$37.43	\$34.76
Legal Services	\$62.16	73.2%	\$45.50	\$51.26	\$50.71	\$64.79	\$96.15	\$75.42
Education, Training, and Library	\$31.56	100.2%	\$31.61	\$31.88	\$31.33	\$31.64	\$37.49	\$35.30
Arts, Design, Entertainment, Sports, Media	\$37.26	72.8%	\$27.13	\$30.63	\$30.15	\$32.27	\$44.41	\$44.08
Healthcare Practitioners and Technical	\$57.69	112.2%	\$64.72	\$61.46	\$62.96	\$62.84	\$76.79	\$66.00
Healthcare Support Services	\$17.24	101.5%	\$17.49	\$18.42	\$18.28	\$16.24	\$17.75	\$17.66
Protective Services	\$26.68	168.6%	\$44.99	\$28.07	\$27.41	\$29.96	\$26.78	\$27.16
Food Preparation and Serving-Related	\$18.05	101.4%	\$18.31	\$18.77	\$18.61	\$17.87	\$20.95	\$20.24
Building and Grounds Maintenance	\$19.89	105.0%	\$20.88	\$21.95	\$20.79	\$20.18	\$21.44	\$22.00
Personal Care and Services	\$18.10	99.2%	\$17.95	\$18.86	\$18.74	\$17.60	\$21.06	\$20.86
Sales and Related Services	\$21.21	88.7%	\$18.81	\$22.32	\$21.52	\$19.78	\$25.56	\$24.09
Office and Administrative Support	\$25.05	107.5%	\$26.94	\$27.24	\$26.15	\$25.30	\$30.05	\$29.37
Farming, Fishing, and Forestry	\$17.38	121.6%	\$21.13	\$21.77	\$21.52	\$17.99	\$21.12	\$22.81
Construction and Extraction	\$34.23	106.3%	\$36.37	\$36.17	\$35.99	\$34.69	\$38.05	\$37.98
Installation, Maintenance, and Repair	\$30.55	115.9%	\$35.40	\$31.15	\$30.67	\$30.19	\$36.47	\$36.00
Production Jobs	\$22.53	107.1%	\$24.12	\$25.22	\$23.18	\$22.82	\$25.87	\$25.16
Transportation and Material Moving Services	\$21.78	101.8%	\$22.17	\$22.74	\$22.26	\$21.82	\$23.03	\$23.71

Source: Bureau of Labor Statistics (www.bls.gov/oes), as of May 2025

Wages in **GREEN** are for occupations where Solano County median wages are more significant than California wages.

TAKEAWAY: Solano County's wages increased during 2024, such that Solano County's overall median wage is above the statewide median wage, a change from the previous year when Solano County's median wage was the same as the statewide median.

Toward 2030: It is important for workers to receive a wage that keeps pace or moves faster than inflation in percentage terms to maintain a standard of living. However, rising wages and changing minimum wage legislation act like a regressive tax. They are felt by smaller businesses more than larger ones in Solano County when rising, creating some economic development challenges.

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Median Household Income (MHI) Comparisons

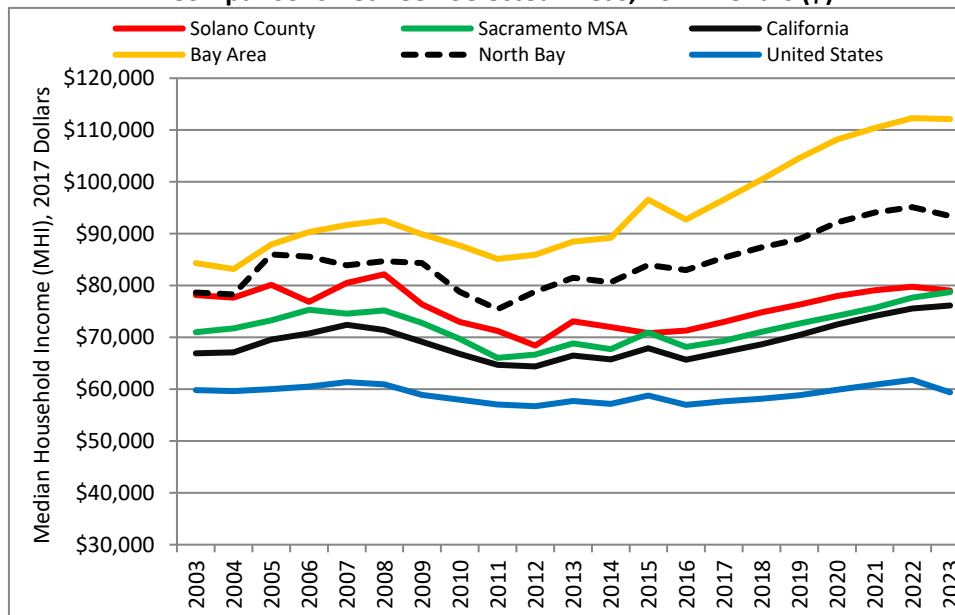
Median household income (MHI) reflects financial resources within an occupied housing unit; the number of households and occupied housing units in Solano County is the same. Inflation-adjusted, median household income (MHI) **decreased** in 2023 (the latest data) by just over \$746 from 2022 levels in Solano County. Sacramento's metro area and statewide gains occurred in 2023; other comparison areas slipped similarly to Solano County. The national figure fell by almost four percent in 2023.

TAKEAWAY: In 2023, Solano County's MHI in 2017 dollars was \$79,041, slightly lower than in 2022 (\$79,787 or -0.94%).

Toward 2030:

Inflation's persistence likely fuels both higher wages for Solano County's households; tariffs and other policies that may provide upward pressure on inflation can erode some income gains from creating more purchasing power.

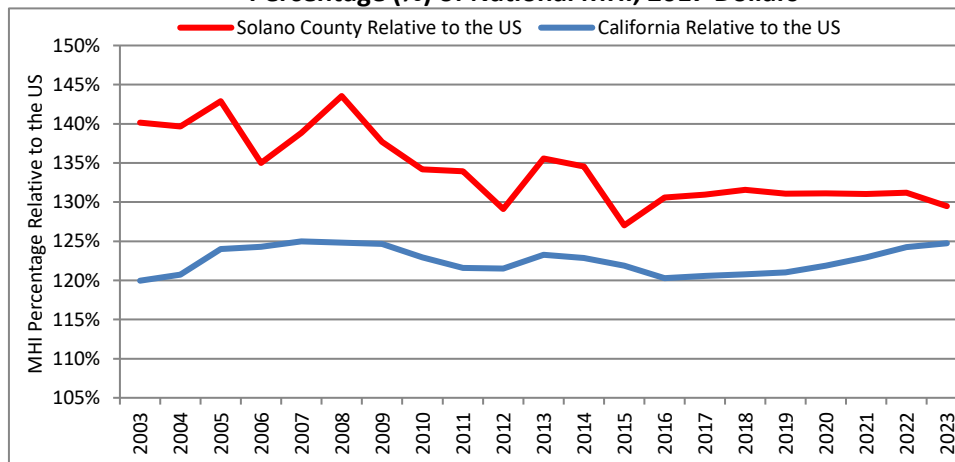
Median Household Income (MHI) 2003 to 2023, Comparisons Between Selected Areas, 2017 Dollars (\$)



Sources: Census Bureau (<http://data.census.gov>), the latest data are from 2023.

California Department of Finance ([CPI data](#)) will be converted to 2017 dollars.

Median Household Income (MHI) 2003 to 2023, Solano County and California, Percentage (%) of National MHI, 2017 Dollars



Sources: Census Bureau (<http://data.census.gov>), the latest data are from 2023.

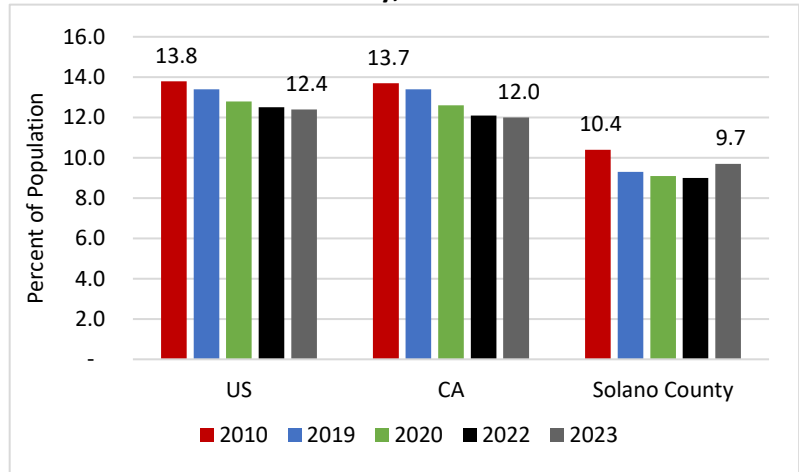
California Department of Finance ([CPI data](#)) will be converted to 2017 dollars.

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Poverty Rates

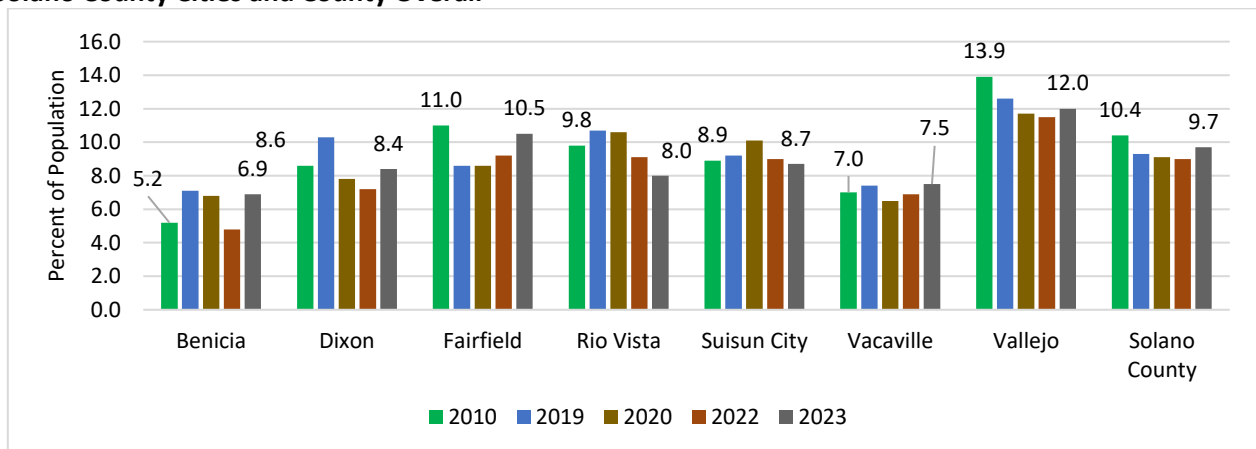
Continued job recovery in 2023 helped the national and statewide poverty rates slip, while Solano County's poverty conditions increased slightly. However, Solano County's poverty rates were mixed among the seven cities (only Suisun City and Rio Vista had poverty rates fall in 2023). Solano County had a poverty rate of 9.7 percent in 2023 (from 9.0 percent in the 2022 data, where these data are five-year averages ending in 2023). Vallejo and Fairfield had poverty rates above 10 percent. Lower poverty rates reflect a combination of strong labor markets and residential wealth. The American Community Survey (ACS) of the Census Bureau tracks poverty rates, defined as the percent of local residents with annual incomes below the federal poverty line (for a family of four, the federal poverty level was an annual income of \$31,200 or less in 2023, matching the latest comparison data available from Census Bureau as of April 2025).

Poverty Rates, 2010, 2019, 2022, and 2023, Percent (%) of Residents in Solano County, California and United States



Source: American Community Survey (ACS) Table DP03, 2023 the latest data
5-Year Averages: <http://data.census.gov>

Poverty Rates in 2010, 2019, 2020, 2022, 2023, Percentage of Residents (%) Solano County Cities and County Overall



Source: American Community Survey (ACS) Table DP03: <http://data.census.gov>, 2023 the latest data

TAKEAWAY: Poverty rates increased in Solano County in 2023 to a level higher than the 2019 data, reflecting the pandemic's full shock on Solano County households.

Toward 2030: Job growth and mix can provide more income stability and opportunity for Solano County residents, a by-product of continued economic development efforts to attract and retain employers that pay wages and salaries that exceed the statewide average.

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Agriculture

Agricultural values increased significantly in 2023 for Solano County after a reclamation year in 2022 (the latest data are from 2023 per the Solano County Agricultural Commissioner Crop Report, released in 2024). Farmers are considered “base” employers, with markets primarily outside Solano County. The 2023 data show that gains in processed tomatoes, almonds, and winegrapes drove new heights in ag values during 2023.

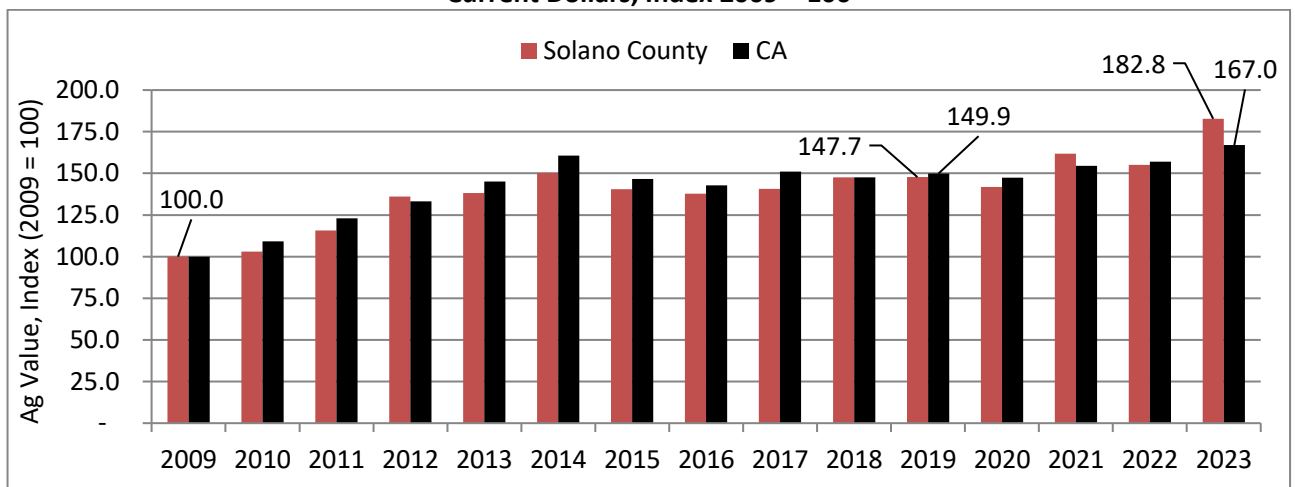
**Solano County Top 10 Agricultural Industry Revenues (Current Dollars)
2015, 2019, 2020, 2022, and 2023, Sorted by 2023 Values**

Agricultural Product	2015	2019	2020	2022	2023
Total Solano County	\$353,869,000	\$372,113,000	\$357,159,000	\$390,881,000	\$460,391,000
Tomatoes (Processed)	\$42,156,000	\$37,041,000	\$38,078,000	\$47,353,000	\$101,518,000
Almonds	\$23,603,000	\$55,312,000	\$50,700,000	\$21,290,000	\$43,779,000
Nursery Products	\$37,648,000	\$31,231,000	\$37,466,000	\$43,698,000	\$41,452,000
Cattle/Calves	\$27,556,000	\$36,967,000	\$36,069,000	\$36,218,000	\$40,461,000
Grapes	\$14,988,000	\$21,587,000	\$21,189,000	\$26,164,000	\$35,044,000
Alfalfa	\$34,821,000	\$27,159,000	\$26,142,000	\$30,946,000	\$19,617,000
Prunes	\$5,647,000	\$4,153,000	\$4,986,000	\$9,009,000	\$12,014,000
Walnuts	\$37,912,000	\$27,492,000	\$22,519,000	\$11,304,000	\$11,202,000
All Other Ag Products	\$121,204,000	\$123,566,000	\$111,023,000	\$146,485,000	\$155,304,000

Source: Solano County Agricultural Commissioner, 2023 the latest data

(http://solanocounty.com/depts/agriculture/crop_report/2009_2019.asp and
http://solanocounty.com/depts/agriculture/crop_report/2020_2029.asp)

**Total Agricultural Value, Solano County and California, 2009 to 2023
Current Dollars, Index 2009 = 100**



Sources: BEA (www.bea.gov) and Solano County Agricultural Commissioner, 2023 the latest data

TAKEAWAY: Solano County farmers in 2023 saw rising values in the aggregate, though nursery products and alfalfa fell slightly in value.

Toward 2030: Continued recovery of Solano County’s farmers provides more food and beverage manufacturing options within Solano County, where supply-chain closures can help multiple industries diversify the county economy and provide more local food resilience and capacity.

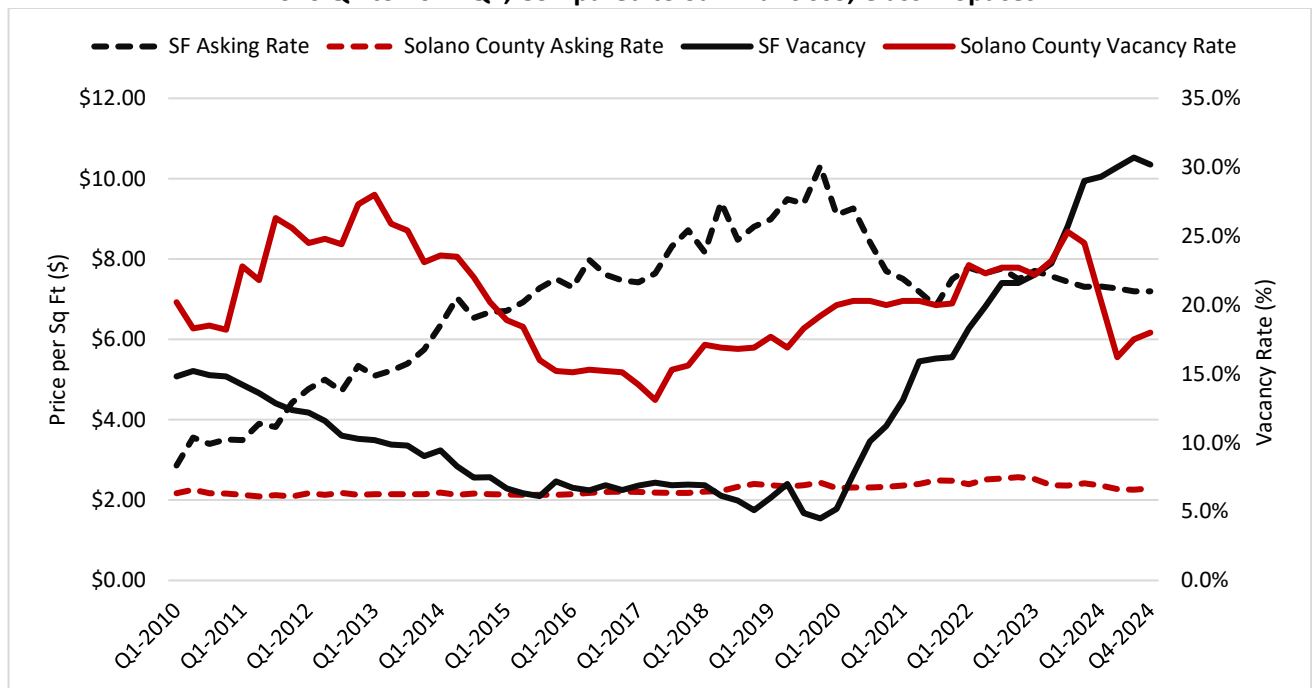
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Commercial RE and Building Permits

Commercial Real Estate Pricing and Vacancy

Commercial real estate markets in Solano County experienced lower vacancy in 2024 than in 2023. The data here focus on office spaces and a comparison to San Francisco. For Solano County, asking prices for office space fell slightly to \$2.29 per square foot on average, perhaps a stimulus to occupy space. Industrial space vacancy in Solano County increased to 7.2 percent in 2024 from 3.6 percent as 2023 ended. New space permitted in 2024 fell quickly, and some of the industrial vacancy is likely due to new space construction to be occupied in 2025 and beyond.

**Solano County Office Space Asking Lease Rates (\$)/Sq. Ft. and Vacancy Rates (%),
2010 Q1 to 2024 Q4, Compared to San Francisco, Class A Spaces**



Source: [Colliers International, Quarterly Reports](#), 2024 the latest data, Class A Space, most consistent data
Asking Price is indicated on the left-hand axis; Vacancy Rate is shown on the right-hand axis.

TAKEAWAY: Solano County remains competitive in the Bay Area office market and will likely see new commercial spaces, a mix of industrial and medical spaces, coming online. San Francisco is beginning to see the final stages of medium-term “work-from-home” policies becoming long-term office vacancies.

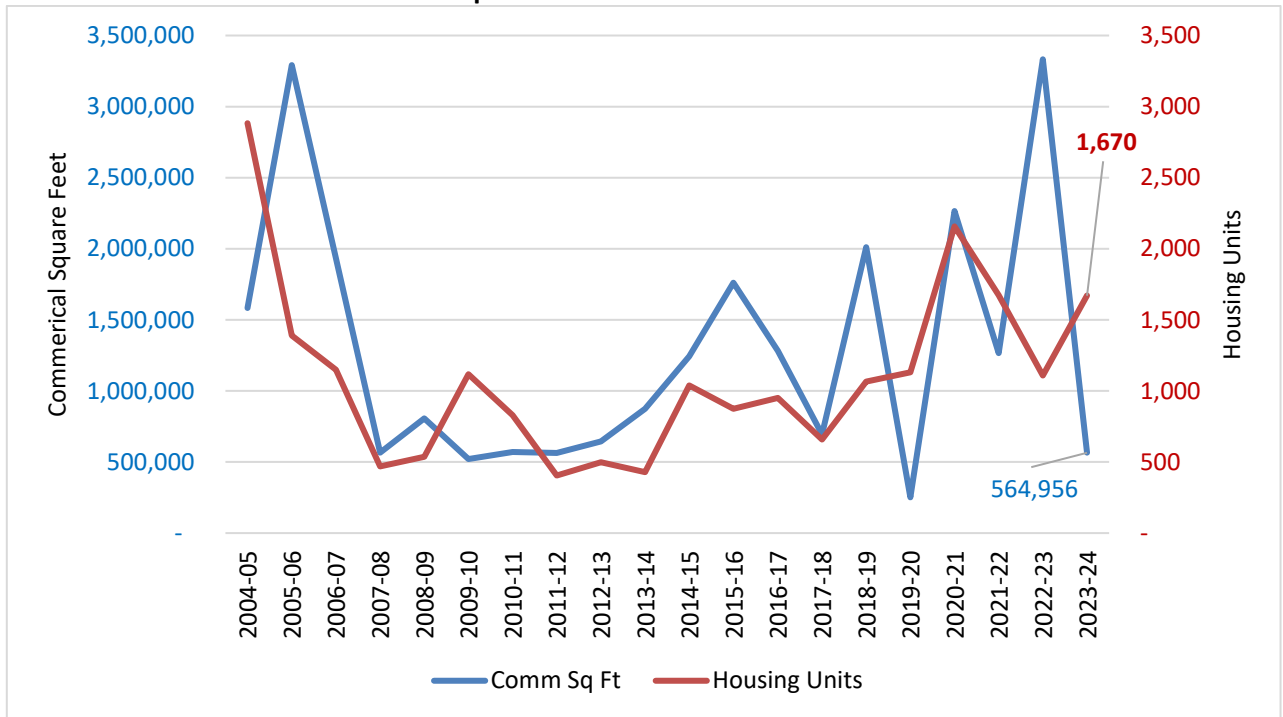
Toward 2030: For Solano County and the Bay Area generally, continued office vacancy creates economic and community development challenges (lack of demand for support businesses around downtown/financial district commercial spaces) and opportunities (rethinking use of office and thus the way downtowns and business parks are occupied and utilized) to 2030 and beyond.

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Building Permits

Building permits for new residential units in Solano County increased slightly faster in fiscal year 2023-24 than in fiscal year 2022-23. The number of new units was 1,670 permitted, similar to fiscal year 2021-22. Permitted commercial square feet grew slowly, with just under 565,000 new square feet of space permitted in fiscal year 2023-24.

Solano County Residential and Commercial Building Permits, Fiscal Years 2004-05 to 2023-24
Commercial Square Feet and Residential Units Permitted



Source: County of Solano, data provided by county staff, 2023-24 Fiscal Year, the latest annual totals

TAKEAWAY: While commercial space permitted slowed down, likely due to the recent surge and rising concerns over the 2024 election and interest rates remaining high, permitted housing units increased in fiscal year 2023-24 faster than the previous fiscal year.

Toward 2030: Solano County permitted 7,919 units from January 2020 to December 2024, according to the County of Solano. The California Department of Finance (DOF) provided estimated new housing units in Solano County, which are expected to change by 5,023 between December 2020 and December 2024. The pace of new housing units with rising home prices suggests demand continues to outpace supply in Solano County.

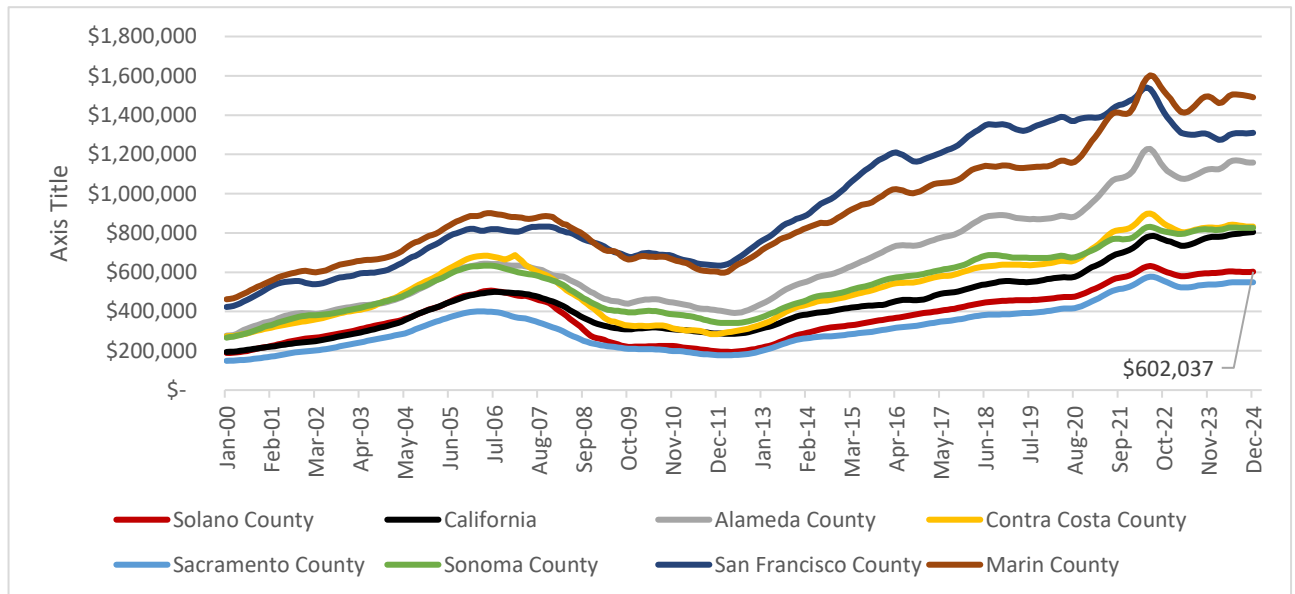
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Housing Markets

Median Home Prices and Affordability

Median home prices for Solano County increased by +1.1 percent in 2024. Forecasts expect reduced home prices toward 2026 (see below). California overall experienced +3.2 percent median home price growth in 2024. The statewide median home price was \$804,500 in December 2024, according to Zillow™ Research, versus just over \$602,000 in Solano County. Home prices in current dollars for selected places and California on average, compared to Solano County from January 2007 to December 2024.

Median Home Price, 2000 to 2024, Selected Area Comparisons in Current Dollars, Monthly



Source: Zillow® Research (<https://www.zillow.com/research/data/>)

Note: Sacramento and San Francisco counties are shown alone based on their size within their respective metro areas (MSAs).

Housing affordability picked up slightly for Solano County residents in 2024. The Housing Affordability Index (HAI) estimates the percentage of local households that can pay the cost of owning a home (mortgage, average cost of utilities and maintenance, etc.) based on current median household incomes, paying a maximum of 30 percent of monthly household income for ownership costs. Similar changes occurred across the Bay Area and Sacramento metro area counties, shown here.

Housing Affordability Index, 2010 Q4 to 2024 Q4, Selected Years
Percent (%) of Households That Can Afford a Median-Priced Home

Quarter	Solano	California	Alameda	Contra Costa	Marin	Napa	Sacramento	San Francisco	Santa Clara	Sonoma
2010 Q4	71%	50%	33%	26%	25%	47%	70%	22%	35%	44%
2017 Q4	44%	29%	20%	34%	18%	25%	43%	12%	15%	23%
2018 Q4	39%	28%	20%	33%	19%	25%	42%	15%	18%	23%
2019 Q4	47%	31%	27%	39%	22%	30%	45%	18%	22%	30%
2020 Q4	45%	27%	23%	34%	22%	29%	43%	20%	22%	28%
2021 Q4	42%	25%	20%	33%	23%	24%	39%	21%	22%	28%
2022 Q4	27%	17%	18%	25%	18%	16%	28%	20%	20%	17%
2023 Q4	25%	15%	16%	23%	16%	16%	23%	20%	18%	15%
2024 Q4	26%	15%	18%	24%	18%	18%	25%	21%	18%	18%

Source: California Association of REALTORS® (<http://www.car.org/marketdata/data/haitraditional/>),

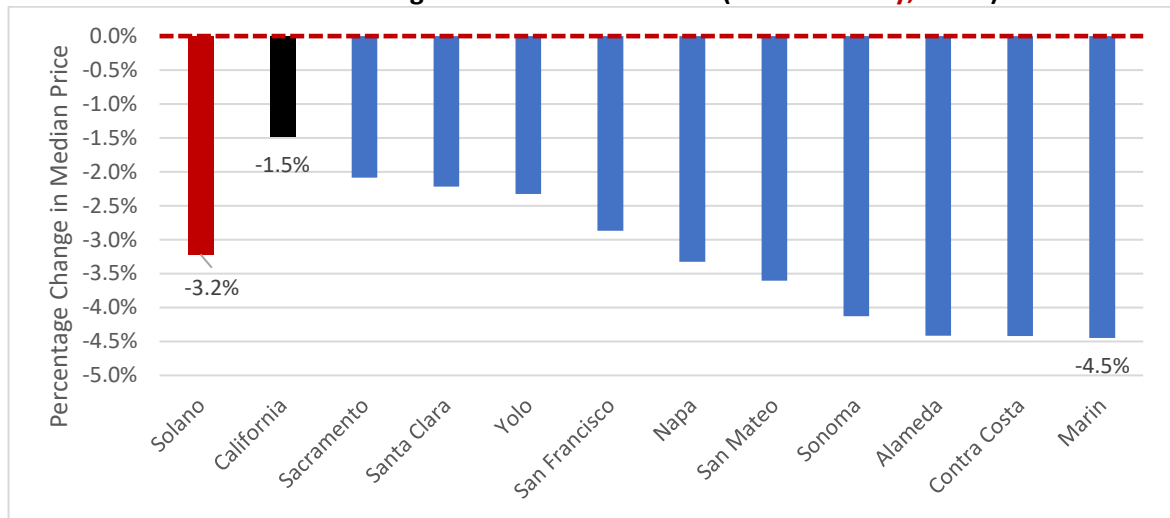
Quarter 4 2024 is the latest data point as of March 2024

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Median Home Price Forecasts

Solano County is forecasted for a year of median home prices slightly **declining**. The latest forecast (as of May 2025) per Zillow™ Research is -3.2 percent for Solano County from April 2025 to April 2026. California's statewide housing market is predicted to fall by 1.5 percent by April 2026. The figure below shows a relatively flat to pessimistic outlook for most of California's counties. Mortgage interest rates remained relatively stable in 2024, and have slightly increased during the first two quarters of 2025, primarily due to enhanced inflation risk.

Housing Forecast, April 2025 to April 2026, California and Selected California Counties, Forecasted % Change in Median Home Price (Solano County, -3.2%)



Source: Zillow® Research (<https://www.zillow.com/research/data/>)
April 2025 to April 2026 Forecast, latest available as of May 2025

TAKEAWAY: Solano County housing markets had positive home price gains in 2024; statewide markets outperformed on average. Housing affordability increased slightly in 2024, with mixed results for some races and ethnicities (see below). Housing forecasts to 2026 are more pessimistic than in 2025.

Toward 2030: Solano County housing prices have increased by 27.6 percent since January 2020, with rents rising 24.0 percent. Housing affordability is likely to be relatively low toward 2030, with continued pressures on lower- to middle-income working households that rent, given low housing inventories continue, and housing permit data do not forecast a fast increase in new units.

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Social Equity Metrics: Baseline for Monitoring in Solano County

This section shows social equity metrics (SEM) that provide a lens on socioeconomic progress by race or ethnicity. Data are through 2023 and are five-year averages for each area; for Census Bureau data, “ethnicity” is split between Hispanic and non-Hispanic; race includes those identifying as Hispanic or not across classic racial categories: white, African American, Asian-American, and other races. We show median household income (MHI) based on head of household race/ethnicity, population poverty rates by race/ethnicity (percent of population), and homeownership by race/ethnicity (percent of households that do not rent based on race or ethnicity of the head of household. Median household income data are inflation-adjusted to 2017 dollars.

Median Household Income, 2020, 2022 and 2023, 2017 Dollars, Solano County, California and United States, Head of Household

2020			
Race/Ethnicity	US	CA	Solano County
Hispanic	\$51,742	\$54,086	\$71,537
White	\$67,095	\$83,378	\$83,425
African-American	\$41,364	\$50,652	\$61,365
Asian-American	\$86,920	\$93,406	\$93,739

2022			
Race/Ethnicity	US	CA	Solano County
Hispanic	\$54,389	\$61,271	\$73,000
White	\$67,041	\$80,463	\$83,703
African-American	\$43,029	\$52,036	\$64,231
Asian-American	\$90,154	\$97,694	\$95,745

2023			
Race/Ethnicity	US	CA	Solano County
Hispanic	\$55,419	\$62,259	\$70,360
White	\$67,401	\$82,229	\$83,797
African-American	\$42,993	\$53,249	\$59,451
Asian-American	\$90,989	\$98,925	\$95,870

Source: American Community Survey, 5-Year Average, Census Bureau, (<http://data.census.gov>), 2019-23 the latest 5-Year data available as of April 2025

Median household Income (MHI) increased in the five-year averages between 2019 and 2023 for white and Asian-American households, but fell for Hispanic and African-American households in Solano County. In contrast, California had gains across all groups in 2023; nationally, African-American households slipped slightly. Poverty rates increased for all communities in Solano County, but only for African-Americans across California on average. Like MHI data, the poverty data comparisons shown here are from a five-year average of survey data from the Census Bureau.

Nationally, poverty fell across all races and ethnicities compared to here.

Poverty Rates, 2020, 2022, and 2023, Percent of Population Below Annual Poverty Threshold Solano County, California, and the United States

Race/Ethnicity	2020			2022			2023		
	US	CA	Solano County	US	CA	Solano County	US	CA	Solano County
Hispanic or Latino origin	18.3%	16.2%	10.8%	17.2%	15.1%	10.3%	16.9%	14.7%	11.7%
White/Caucasian	10.6%	11.4%	7.8%	10.1%	10.6%	7.5%	9.9%	10.1%	8.1%
African-American	22.1%	19.6%	15.8%	21.5%	19.0%	16.7%	21.3%	19.1%	17.4%
Asian-American	10.6%	10.0%	5.8%	10.1%	9.8%	5.4%	9.9%	9.7%	5.7%

Source: American Community Survey, 5-Year Average, Census Bureau, (<http://data.census.gov>), 2018-22, the latest data as of April 2024

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Homeownership is generally considered a measure of social progress, assuming that homeownership is a goal for current renters. While homeownership gains continued in Solano County in 2023 for all but Hispanic households, all compared races and ethnicities experienced homeownership gains in the 2023 data (the latest data available from the Census Bureau).

Owner versus Rental, Percentage of Occupied Households by Race or Ethnicity of Head of Household, Years 2020, 2022, and 2023, Solano County, California, and United States

Owner					Renter			
2020					2020			
Race/Ethnicity	US	CA	Solano County		Race/Ethnicity	US	CA	Solano County
Hispanic	48.6%	44.9%	54.7%		Hispanic	51.4%	55.1%	45.3%
White	70.1%	59.4%	66.4%		White	29.9%	40.6%	33.6%
African-American	42.4%	35.5%	43.6%		African-American	57.6%	64.5%	56.4%
Asian-American	60.0%	59.7%	70.8%		Asian-American	40.0%	40.3%	29.2%
2022					2022			
Race/Ethnicity	US	CA	Solano County		Race/Ethnicity	US	CA	Solano County
Hispanic	50.1%	45.7%	56.5%		Hispanic	49.9%	54.3%	43.5%
White	71.1%	60.7%	67.7%		White	28.9%	39.3%	32.3%
African-American	43.1%	35.6%	43.8%		African-American	56.9%	64.4%	56.2%
Asian-American	61.6%	60.7%	72.3%		Asian-American	38.4%	39.3%	27.7%
2023					2023			
Race/Ethnicity	US	CA	Solano County		Race/Ethnicity	US	CA	Solano County
Hispanic	50.6%	45.9%	55.6%		Hispanic	49.4%	54.1%	44.4%
White	71.7%	61.6%	68.5%		White	28.3%	38.4%	31.5%
African-American	43.6%	36.0%	45.4%		African-American	56.4%	64.0%	54.6%
Asian-American	62.4%	61.2%	72.5%		Asian-American	37.6%	38.8%	27.5%

Source: American Community Survey, 5-Year Averages ending in stated year.
2019-23 the latest 5-Year data available as of April 2025, Census Bureau (<http://data.census.gov>)

TAKEAWAY: Inflation continued to weigh on median household income and poverty across African-American and Hispanic households versus white and Asian-American households in Solano County, versus the national and state economies. Homeownership continued to rise across all races and ethnicities considered here.

Toward 2030: Based on MHI data, if inflation lingers and job growth slows in Solano County and California through 2030, lower- to middle-income households with relatively lower MHI levels pay more of that “tax” as a percentage of their income than higher-income groups. This can quickly affect those emerging from poverty and slow the path to homeownership.

We now look at community indicators for Solano County.

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Our Changing Community

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People

Recent Population Growth and Projections to 2050

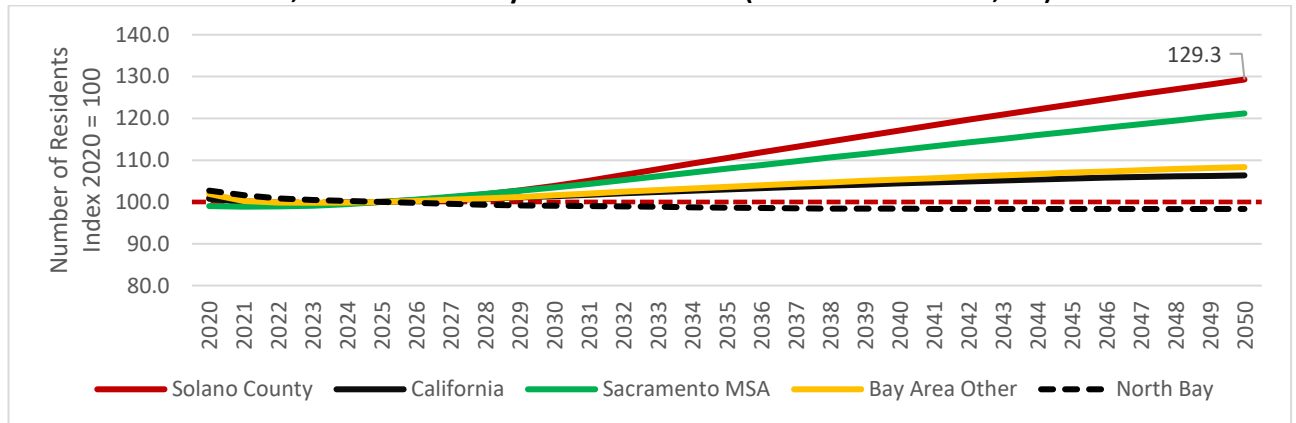
The population slightly decreased in Solano County (-127) and increased statewide (+108,438) in 2024. Regionally, especially in the Bay Area and North Bay, population change was mixed; Sacramento's metro area grew slightly faster than Solano County, while the North Bay counties' populations fell. Solano County's population decreased by 0.03 percent in 2024 to a total of 449,839 (2024's population was re-estimated to be 449,966 in 2025). The Bay Area Other and North Bay counties have lost over 105,000 residents since 2020 (pre-pandemic levels). California's population increase in 2024 leaves the state just over 9,100 people short of the pre-pandemic population.

Change in Total Population, compared to January 1, 2025 (estimates for January 1 for each year shown) Number of People and Percent (%) Change, Solano County and Selected Comparison Areas

Place	Change in Population Compared to 2025				Percentage Change Compared to 2025			
	2020	2022	2023	2024	2020	2022	2023	2024
Solano County	(3,652)	2,168	2,428	(127)	-0.81%	0.48%	0.54%	-0.03%
California	(9,122)	349,421	300,657	108,438	-0.02%	0.89%	0.77%	0.28%
Sacramento MSA	45,012	44,909	38,869	10,957	1.88%	1.87%	1.62%	0.45%
Bay Area Other	(89,616)	50,774	12,819	2,482	-1.40%	0.81%	0.20%	0.04%
North Bay	(15,681)	(46)	3,326	1,314	-1.76%	-0.01%	0.38%	0.15%

Source: California Department of Finance, Demographic Research Unit (www.dof.ca.gov), Census 2020 Benchmark, Jan 1, 2025 Data from May 2025

Population Growth, Selected Areas, 2020–2050, Index 2020 = 100, 2024 to 2050 Forecasted, 579,798 Solano County Residents in 2050 (2025 Estimate = 448,445)



Source: California Department of Finance, Revised April 2025 (<https://dof.ca.gov/forecasting/demographics/projections/>)

TAKEAWAY: Solano County's population decreased slightly in 2024, as the state population continued to grow based on recent demographic data revisions and updates.

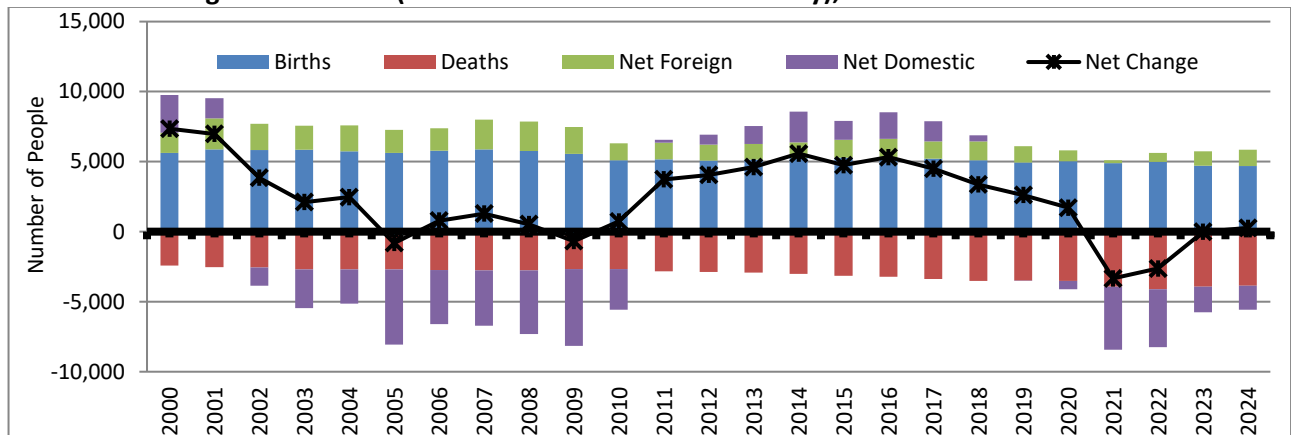
Toward 2030: Solano County is set to be a place of population growth for the Bay Area region, growing at about the same speed as Sacramento's MSA counties on average (Yolo, El Dorado, Placer, and Sacramento combined), and then rising more quickly to 2050.

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Components of Population Change

Solano County's population is also estimated on a fiscal-year basis. The fiscal-year 2023-24 estimate was that Solano County's population increased by +265 residents, primarily due to a slowdown in outbound migration to other parts of the United States ("Net Domestic" change in the data below). More foreign immigrants in net ("Net Foreign") to Solano County increased slightly in fiscal year 2023-24, while births and deaths were somewhat lower.

Solano County Components of Population Change (People) from Previous Fiscal Year (July 1 to June 30) and Net Change in Residents (+265 in 2023-24 for Solano County), Fiscal Years 1999-2000 to 2023-24



Source: California Department of Finance, Demographic Research Unit (www.dof.ca.gov). Fiscal Year 2023-24 Data from Dec 2024

Net migration includes all legal and unauthorized foreign immigrants, residents who left the state to live abroad (Foreign), and hundreds of thousands of people moving to and from California from within the United States (Domestic).

Solano County Change in Population Compared to Fiscal Year 2023-24, Number of People

Fiscal Year End	Births	Deaths	Net New Residents from other Countries (Net Foreign)	Net New Residents from the United States (Net Domestic)	Net New Residents to Solano County
2010-24	70,646	-47,739	+14,849	-3,267	+34,489
2019-24	24,309	-19,350	+3,793	-12,767	-4,015
2020-24	19,289	-15,822	+3,003	-12,189	-5,719
2023-24	4,682	-3,849	+1,160	-1,728	+265

Source: California Department of Finance, Demographic Research Unit (www.dof.ca.gov). Fiscal Year 2023-24 Data from Dec 2024

TAKEAWAY: Solano County's population slightly increased in fiscal year 2023-24, though recent calendar-year estimates suggested a slight decrease (see above). Immigration to Solano County from other places in the United States helped boost the population, as did more babies than those who passed on in Solano County.

Toward 2030: Political changes and new policies at the federal level in 2025 may reduce foreign immigration into Solano County toward 2030 and drive more people away. A key workforce and economic development issue is how such change affects available workers in Solano County.

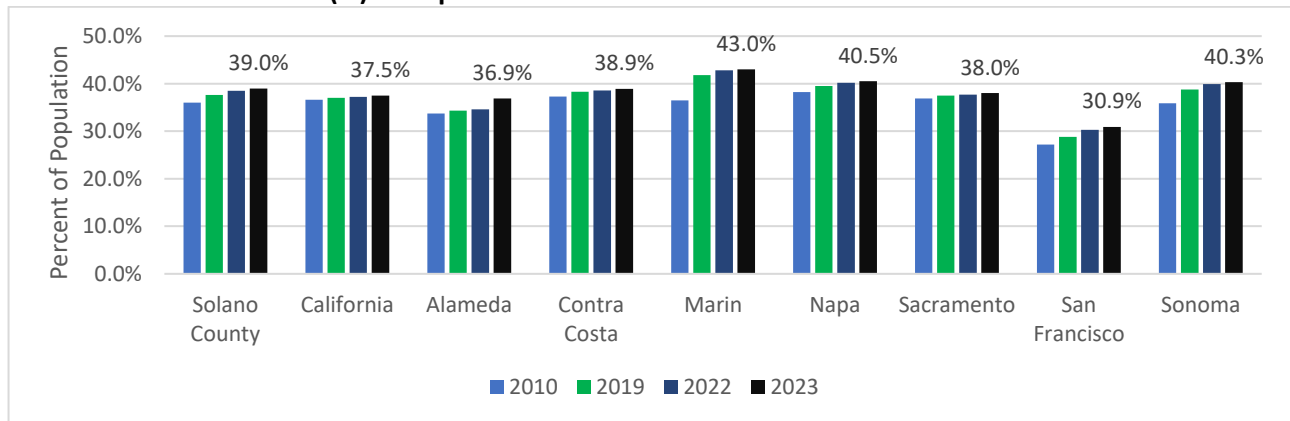
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Workforce Readiness and Supply

Dependency Ratio

Solano County's total dependency ratio increased slightly over the five years between 2019 and 2023 (the latest data). The dependency ratio is the percentage of an area's residents 65 and older and children under 18 (seen as "dependent" due to a lower likelihood of working and a higher likelihood of drawing from government resources). Solano County's ratio was 39.0 percent in 2023 (the latest data available). Solano County's dependent population has increased three percentage points since 2010, faster than the statewide average, but slower than the Bay Area region's counties. All comparison areas showed an increase in this ratio in the 2023 data.

Total Dependency Ratio, Selected Areas, 2010, 2019, 2022, 2023
Percent (%) of Population Under 18 Years Old and 65 Years and Older



Source: Census Bureau (www.census.gov) at <http://data.census.gov>. 2023 the latest data

TAKEAWAY: Solano County's dependency ratio increased by 0.5 percentage points from 2022 to 2023 (the latest data). Statewide, the dependency ratio also increased (+0.3 percentage points).

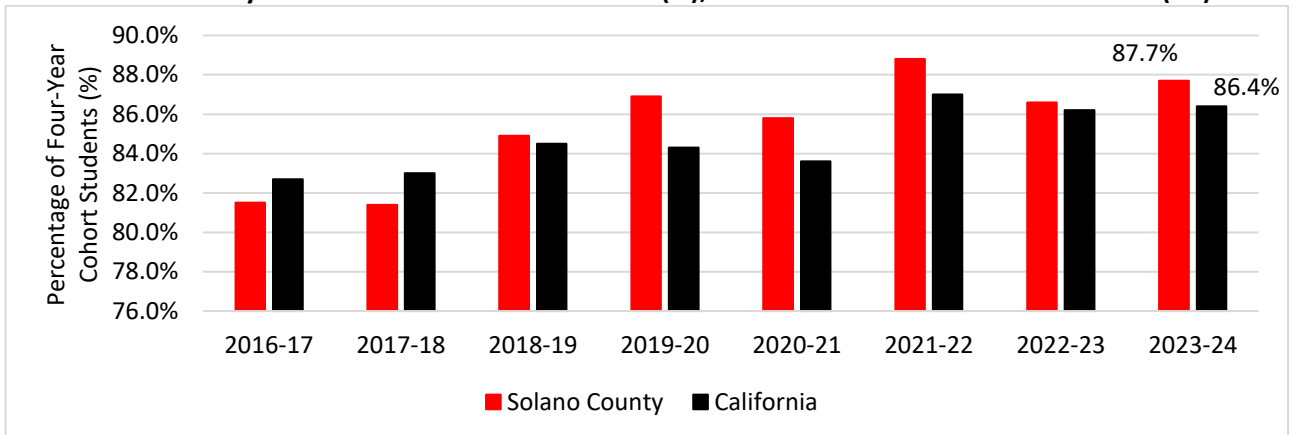
Toward 2030: Rising dependency rates can mean more people on government assistance, depending on household income growth and the level of homeownership among those over 65 years of age. Solano County's population forecast for growth (see above) should mean more children, which can help support public schools and community programs.

High-School Graduation Rates and CSU/UC Readiness

Solano County's graduation rate **decreased** to 87.7 percent in academic year (AY) 2023-24 (the latest data available) versus academic year 2022-23 (86.6 percent). California's graduation rate also increased slightly, but remained below Solano County's graduation rate. Solano County's percentage of college-ready graduates fell from 44.5 percent to 42.1 percent during the 2022-23 academic year compared to the previous school year. California, on average, had its college-ready graduates increase to 52.2 percent in the academic year 2022-23 from 51.4 percent in the academic year 2021-22.

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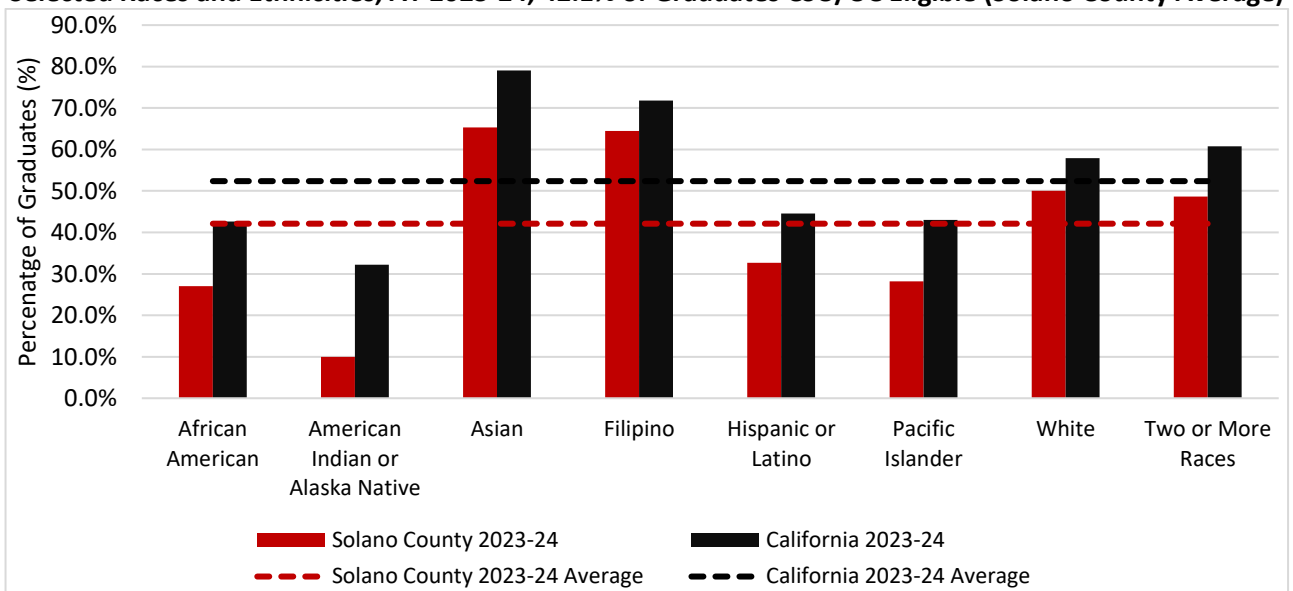
Solano County and California Graduation Rates (%), 2016-17 to 2023-24 Academic Years (AY)



Source: California Department of Education (www.cde.ca.gov), Academic Year 2023-24 the latest data

Note: There was a methodological change at the Department of Education that does not allow a comparison before 2016-17 academic year with the most recent data.

Comparisons of Percentages (%) of UC/CSU-Ready Solano County High-School Graduates Selected Races and Ethnicities, AY 2023-24, 42.1% of Graduates CSU/UC Eligible (Solano County Average)



Source: California Department of Education (www.cde.ca.gov), Academic Year 2023-24 the latest data

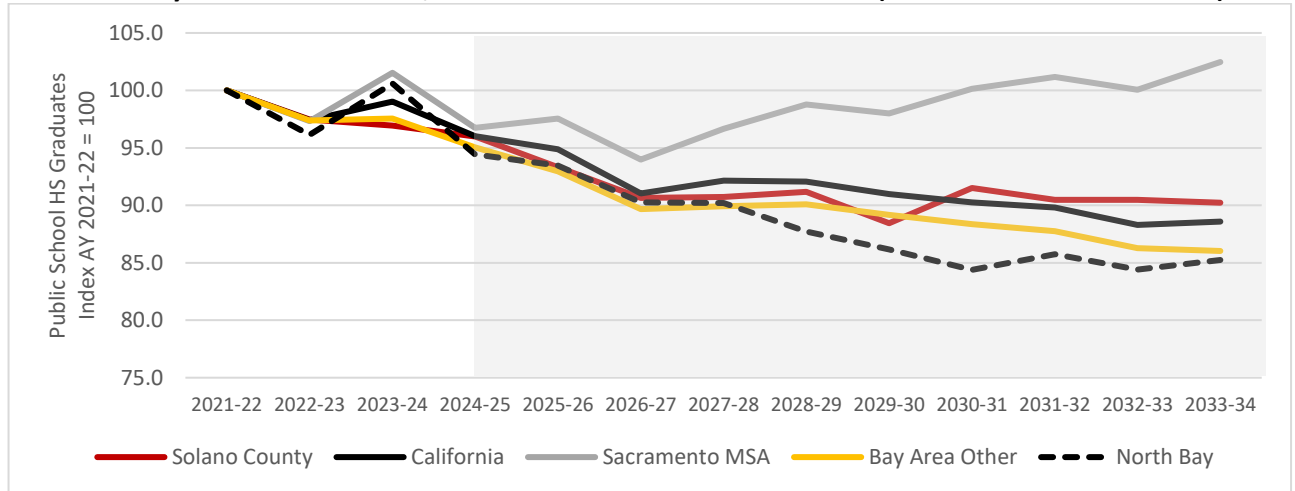
Note: There was a methodological change warning at the California Department of Education against comparisons before AY 2016-17 with the most recent data.

High School Graduates and K-12 Attendance: The Outlook to 2033-34

These data are updates (from October 2024) to original, dismal forecasts for K-12 attendance levels throughout California for selected areas. The forecast update continued to imply a less dramatic drop for Solano County. Such declines represent an older population with more households with fewer children than past residents on average, and labor-force levels decreasing over time. Some changes in public school attendance are due to the demand for private schools, but that is a minor shift compared to demographic changes.

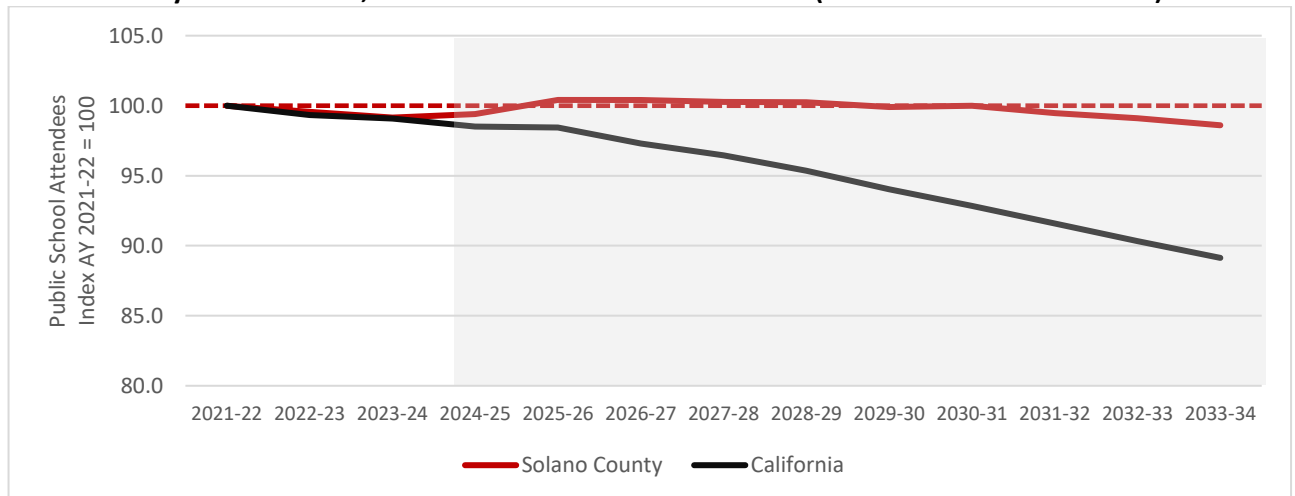
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Public High School (HS) Graduates, Academic Years 2023-24 to 2033-34, Shaded Area = Forecasted Solano County and Selected Areas, Index 2021-22 Academic Year = 100 (2021-22 to 2023-24 Actuals)



Source: [California Department of Finance](https://www.cdf.ca.gov/) and California Department of Education (www.cde.ca.gov), Shaded Area = Forecasted Years, October 2024

**Public School Attendance Levels, Grades K-12, Academic Years 2021-22 to 2033-34
Solano County and California, Index 2021-22 Academic Year = 100 (2021-22 to 2023-24 Actuals)**



Source: [California Department of Finance](https://www.cdf.ca.gov/) and California Department of Education (www.cde.ca.gov), Shaded Area = Forecasted Years, October 2024

TAKEAWAY: Solano County's graduation rate for high-school students increased in the 2023-24 academic year (AY), remaining above the also-falling statewide average. On average, California maintained a higher proportion of high-school students being prepared for CSU and UC admission than Solano County; the gap widened in AY 2023-24.

Toward 2030: With optimistic population growth forecasts, the California Department of Finance predicts fewer students in Solano County's public schools through AY 2033-34 as of October 2024. These data suggest that Solano County will continue to age, and school districts will be under more financial pressure toward 2030 unless some reversal is general across Solano County's seven cities.

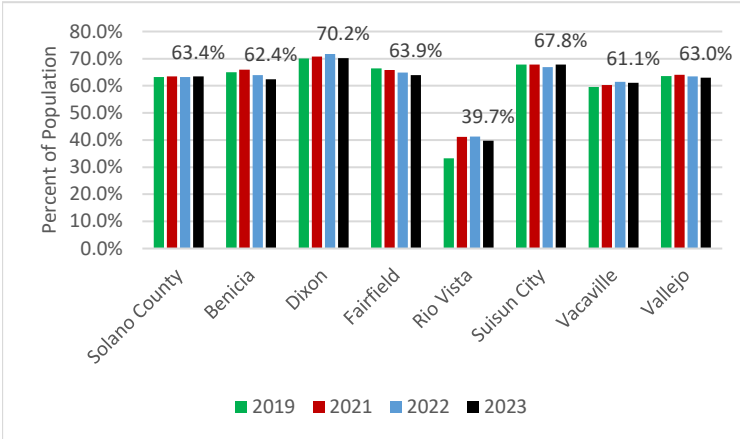
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Labor Force Participation Rates

Labor force participation rates are a key metric in tracking the full recovery from the pandemic's shock to worker availability and how migration patterns may have changed the local population regarding resident workers versus just residents. The local population of 16 years or older who are employed or actively seeking work makes up the maximum available labor pool. Those counted in the labor force are a subset of that population, the participation rate. For Solano County's cities, labor-force participation decreased in 2023 by

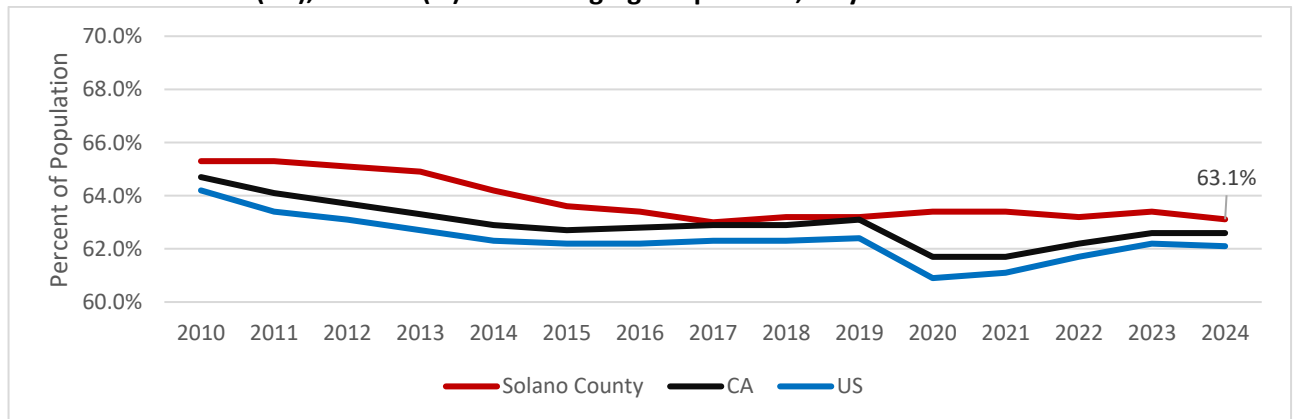
0.2 percentage points from 2022 to 63.4 percent (the exact percentage point change was estimated from 2021 to 2022). The 2023 data are the latest official data for these areas as of April 2025. Preliminary estimates for 2024 show Solano County's labor force participation falling to 63.1 percent. The data below show the national and statewide rates increasing, but still less than Solano County.

Labor Force Participation Rates (%), Workers 16 Years and Older in Labor Force, 2010, 2019, 2022, and 2023 Solano County and its Incorporated Areas (2023 percentages shown)



Source: Census Bureau (<http://data.census.gov>), Latest Data from 2023

Labor Force Participation Rates, 2010 to 2024, Solano County (2024 preliminary), California (CA) and United States (US), Percent (%) of Working Age Population, 16 years or Older in Labor Force



Sources: Federal Reserve (California and United States), Census Bureau, and California Department of Finance (Solano County) where 2024 estimates are the latest official estimates for Solano County as of May 2025.

TAKEAWAY: In 2024, residents in Solano County over 16 worked 63.1 percent of the time, 1.0 percentage points above California's average, with a closing gap reflecting some population changes.

Toward 2030: Estimates in 2024 from the [Census Bureau's Quarterly Workforce Indicators](#) of worker age suggest that 9.0 percent of workers are over 65 years of age in Solano County. That level was 4.9 percent in 2010 and 7.0 percent in 2019.

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City Overview: Education, Housing, and Income

Solano County continues to age (as do most of the suburban Bay Area counties, such as Marin, Napa, and Sonoma), but is showing improvements in occupied housing units, new residential construction, and education achievement levels across its seven cities. These data are five-year averages (data for years 2019 to 2023 is the latest data available from the Census Bureau).

**Median Age (Years) in Solano County and Its Cities
2010, 2017, 2019, 2020, 2022, and 2023**

<i>Place</i>	<i>2010</i>	<i>2017</i>	<i>2019</i>	<i>2020</i>	<i>2022</i>	<i>2023</i>
Solano County	36.5	37.7	38.1	38.3	38.8	39.1
United States	36.9	37.8	38.1	38.2	38.5	38.7
California	34.9	36.1	36.5	36.7	37.3	37.6
Benicia	45.0	44.9	46.1	46.1	45.3	45.1
Dixon	32.3	35.0	34.0	32.3	33.5	34.2
Fairfield	32.8	34.8	34.8	35.0	35.8	36.8
Rio Vista	55.8	62.3	64.4	63.6	64.6	64.7
Suisun City	32.7	33.7	34.4	34.7	36.0	35.5
Vacaville	36.7	37.4	37.5	37.8	37.3	38.1
Vallejo	37.5	37.8	38.4	39.1	40.4	40.0

Source: American Community Survey, Census Bureau (<http://data.census.gov>), 5-year averages (latest data 2019-23)

**Housing and Occupancy, 5-Year Averages Ending in Stated Year: 2019, 2022, and 2023
(Homes that exist, percentage (%) are occupied or vacant.)**

<i>Place</i>	<i>Total Housing Units</i>			<i>Occupied (%)</i>			<i>Vacant (%)</i>		
	<i>2019</i>	<i>2022</i>	<i>2023</i>	<i>2019</i>	<i>2022</i>	<i>2023</i>	<i>2019</i>	<i>2022</i>	<i>2023</i>
Solano County	157,800	162,513	163,455	95.0%	95.4%	95.3%	5.0%	4.6%	4.7%
United States	137,428,986	140,943,613	142,332,876	87.9%	89.2%	89.6%	12.1%	10.8%	10.4%
California	14,175,976	14,424,442	14,532,683	92.0%	92.3%	92.4%	8.0%	7.7%	7.6%
Benicia	11,786	11,341	11,454	95.8%	95.9%	95.3%	4.2%	4.1%	4.7%
Dixon	6,389	6,726	6,985	94.9%	96.5%	96.3%	5.1%	3.5%	3.7%
Fairfield	38,372	39,346	39,608	95.8%	95.5%	95.8%	4.2%	4.5%	4.2%
Rio Vista	5,130	5,286	5,164	93.4%	97.0%	99.0%	6.6%	3.0%	1.0%
Suisun City	9,650	9,925	9,825	96.5%	97.3%	97.3%	3.5%	2.7%	2.7%
Vacaville	34,176	35,518	36,173	95.7%	94.9%	95.1%	4.3%	5.1%	4.9%
Vallejo	44,543	46,253	46,395	94.4%	95.4%	94.7%	5.6%	4.6%	5.3%

Source: American Community Survey, Census Bureau (<http://data.census.gov>), 5-year averages (latest data 2019-23)

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Income, Household Size, and Education: 2019, 2022, and 2023, Five-Year Averages

Place	Median Household Income (2017 Dollars)			Average Household Size (People/Housing Unit)			Percent (%) of Residents 25 Years or Older with HS Diploma or Better			Percent (%) of Residents 25 Years or Older with a Bachelor's Degree or Better		
	2019	2022	2023	2019	2022	2023	2019	2022	2023	2019	2022	2023
Solano County	\$76,311	\$79,787	\$79,041	2.82	2.84	2.83	88.4%	88.9%	88.9%	26.9%	28.2%	28.4%
United States	\$60,253	\$62,943	\$63,181	2.67	2.57	2.54	88.0%	89.1%	89.4%	32.1%	34.3%	35.0%
California	\$70,469	\$75,568	\$76,148	2.93	2.89	2.86	83.3%	84.4%	84.6%	33.9%	35.9%	36.5%
Benicia	\$96,862	\$102,266	\$98,839	2.50	2.48	2.46	96.8%	95.4%	95.5%	44.7%	45.7%	45.5%
Dixon	\$77,339	\$75,759	\$78,096	3.11	2.94	2.84	80.1%	85.5%	83.9%	19.7%	22.3%	24.3%
Fairfield	\$79,200	\$81,284	\$80,881	2.99	3.13	3.11	87.4%	87.0%	87.1%	28.3%	27.9%	26.7%
Rio Vista	\$65,195	\$68,688	\$68,746	2.12	1.96	1.96	93.4%	93.8%	92.1%	33.6%	37.9%	35.4%
Suisun City	\$78,042	\$78,437	\$76,740	3.13	3.02	3.04	88.8%	89.3%	89.1%	21.9%	20.3%	21.1%
Vacaville	\$82,259	\$87,785	\$85,828	2.69	2.83	2.79	89.1%	91.4%	91.5%	23.6%	26.3%	27.6%
Vallejo	\$65,008	\$70,804	\$70,743	2.80	2.79	2.79	88.0%	87.1%	87.5%	25.8%	27.5%	27.9%

Source: American Community Survey, Census Bureau (<http://data.census.gov>), 5-year averages (latest data 2019-23)

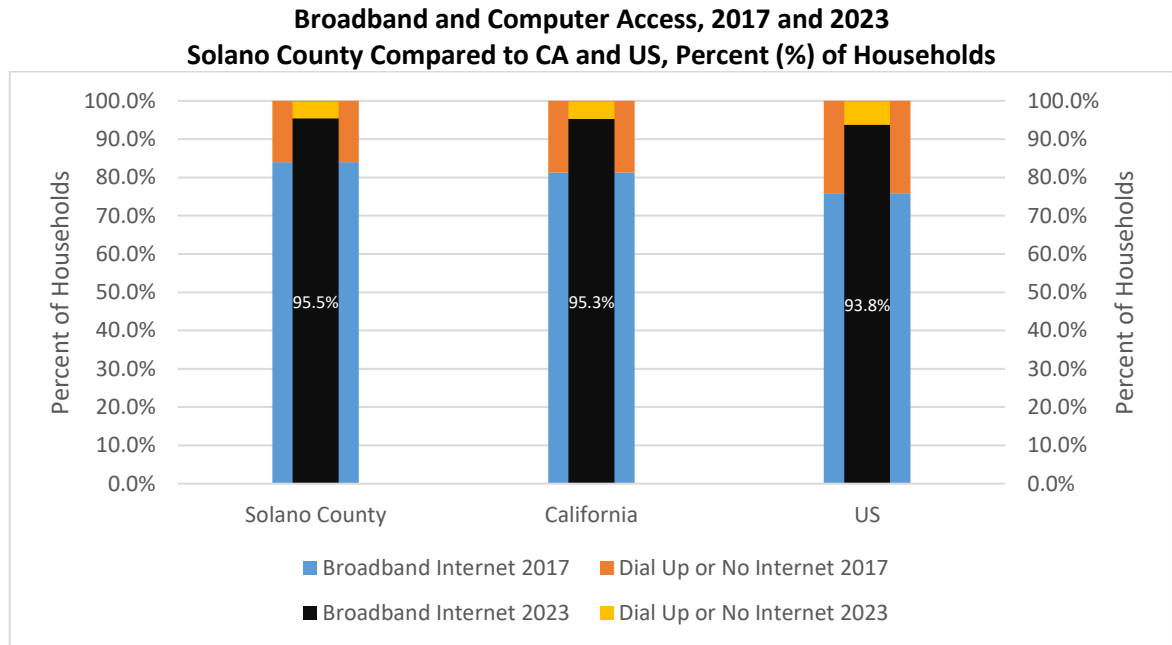
TAKEAWAY: According to the latest data, Solano County's median household incomes have slowed across the cities (2023). Inflation during the pandemic dragged down purchasing power for Solano County's cities, except Rio Vista. Educational attainment increased slightly, not as fast as California overall, in 2023.

Toward 2030: Solano County is a suburban set of smaller cities; even Vallejo is more like a suburban city than a core urban city in the Bay Area. These data show how different some of Solano County's cities are from each other (Fairfield and Vacaville are similar in population and housing unit size but have different industry and population mixes). For economic development professionals, each of Solano County's seven cities presents both challenges and opportunities, somewhat based on the above data.

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Broadband and Computer Access

Internet access, especially WiFi, faster connection speeds, and the ability to use video communications are considered like electricity for both households and businesses. Solano County is compared to state and national households in 2017 and 2023 through five-year averages (2013 to 2017 and 2019 to 2023) in these data. These changes show the pace of connecting California's households, where Solano County is an example of a connected area in California.



Source: American Community Survey, 5-year Averages (<http://data.census.gov>), 2023 the latest data

TAKEAWAY: Solano County residents remain as connected or more connected than the statewide average to broadband internet, allowing continued services expansion into Solano County homes, including telehealth and education.

Toward 2030: We monitor connectivity to understand the growth of households connected and those that remain unconnected. Some of that lack of a broadband connection/subscription is aging residents who may be less technically proficient. Toward 2030, providing basic, affordable broadband can help households across Solano County, with a focus on those not connected to date.

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Quality of Place Index

In conclusion, some “quality of place” metrics for Solano County versus California (or San Francisco regarding housing prices) are now considered. When ranked, these metrics compare Solano County to the 58 California counties. Current data include high-school graduation rates (to academic year 2023-24), commute times (2023), air quality (2024), educational attainment (2023), home purchase and rental prices (2024), and taxable sales per person (2024). Brief takeaways are provided for each.

Quality of Place Elements, 2020 to 2023 (data from 2023 are the latest available in some cases)

Element and Rank for California include			Key Takeaway
Graduation Rates, High School (Academic Year)			The increase in graduation rates in Solano County moved it closer to the median graduation rate in California in AY 2023-24.
2021-22 23 rd in CA	2022-23 35 th in CA	2023-24 32 nd in CA	
Commute Times			
2021 52 nd in CA	2022 53 rd in CA	2023 49 th in CA	As regional workers began to return to the office, Solano County commuting did not react as quickly as other parts of California.
Air Quality			Solano County's air quality is now in the top 10 counties, likely a mix of less road travel, more electric cars, and less commuting than other areas.
2022 16 th in CA	2023 15 th in CA	2024 9 th in CA	
Educational Attainment: % of Pop, 25 years old or more, BA min			
2021 26 th in CA	2022 27 th in CA	2023 27 th in CA	Educational attainment of Solano County's residents remained stable in comparison to the other 58 counties in the most recent data.
Home and Rental Prices (as a % of San Francisco County (SF) in December)			Housing prices remained relatively stable in 2024, where San Francisco is slowly returning to pre-pandemic prices, while Solano County home prices fell slightly in 2024.
2022 Rent: 68% of SF Buy: 45% of SF	2023 Rent: 74% of SF Buy: 46% of SF	2024 Rent: 74% of SF Buy: 45% of SF	
Taxable Sales/Capita			
2022 103.4% of State Median	2023 105.4% of State Median	2024 109.0% of State Median	Solano County saw an increase in taxable sales compared to California overall, likely due to rising incomes in Solano County and slower taxable sales in other parts of the state.

Sources: California Department of Education; American Community Survey; Zillow™ Research; California Air Resources Board; California Board of Equalization and County of Solano, <https://www.epa.gov/outdoor-air-quality-data/air-quality-index-report>
Quality of Place indicators suggest **opportunities** in green and **challenges** for policymakers and the community when in red.

OVERALL TAKEAWAY: Solano County continues to improve in air quality, commute times, taxable sales per capita, and graduation rates. Educational attainment among Solano County's population remains stable, as do home and rental prices. Broader attributes about the local economy beyond jobs and income may create headwinds or tailwinds for economic development efforts within Solano County.

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Data Sources and Methodology

Solano County Key Facts

Area

The Solano Economic Development Corporation (EDC) and the County of Solano provided data.

Population

Data are from the [California Department of Finance](#) (DOF) for Solano County as part of DOF's estimates for all counties in California. Estimates available in May 2025 are through January 1, 2025.

Jobs

The California Employment Development Department (EDD) provides Solano County employment data. The industry data may include employees who live outside the county. Data from 2024 are preliminary estimates, and data before 2024 are official as of April 2025.

Population Components

Data are from the [E-6: Population Estimates and Components of Change by County – July 1, 2020–June 30, 2024](#) report by the California Department of Finance and are for Solano County, the Bay Area Other (including Alameda, Contra Costa, San Francisco, San Mateo, Santa Clara counties), the North Bay (Marin, Napa, and Sonoma counties), and for California overall. Estimates through fiscal year 2023-24 are preliminary as of April 2025. Net migration estimates include all legal and unauthorized foreign immigrants, residents who left the state to live abroad, and the balance of people moving to and from California from within the United States.

Adult Educational Attainment, Age Distribution and Ethnic Composition

Data were provided by the [U.S. Census Bureau American Community Survey](#) (Table DP05) in December 2024 (the latest data were extracted in March 2025), generally using a five-year average of survey data for all areas or just a one-year sample when specified.

Taxable Sales and Assessed Property Value

Data for taxable sales are from the State of [California Department of Fee and Tax Administration](#) and the Solano County Department of Finance. The latest data are through calendar year 2024 for taxable sales as of May 2025. Data

on the assessed value of land parcels are from the Solano County Assessor's office. The latest data available is through the end of fiscal year 2023-24 as of March 2025.

Our Changing Economy

Annual Employment

The California Employment Development Department (EDD) provides Solano County employment data. The industry data reflects the number of jobs in the county that may pay employees who live outside of the county through calendar year 2024 as of May 2025.

<https://www.labormarketinfo.edd.ca.gov/data/industries.html>

Change in Annual Jobs

The California Employment Development Department (EDD) provides Solano County employment data. The industry data reflect the number of jobs in the county that may pay employees living outside the county. The data are as of March 2024 and are estimates; see

<https://labormarketinfo.edd.ca.gov/data/employment-projections.html>.

Total Employed Residents and Total Unemployed Residents

The California Employment Development Department (EDD) Local Area Unemployment Statistics (LAUS) provides Solano County resident employment data. The data reflect the number of residents employed and unemployed in the county. Monthly data reports for Solano County and selected areas originate at the [Bureau of Labor Statistics](#) (labeled "Vallejo, CA" for Solano County's MSA) and [EDD reports](#) estimates after its analysis.

Non-Employer Data

Data on non-employer businesses, or those that are either self-employed or do not have payroll workers otherwise, by industry, are historically available from the [U.S. Census Bureau](#).

Median Household Income

Data for Median Household Income are from the 2010-2023 [American Community Survey data](#) (Table S1903) reports from the U.S. Census Bureau as of March 2025. All income values are inflation-adjusted and reported in 2017 dollars using the [California CPI](#) from the California Department of Finance. This California CPI is a weighted average of consumer price index (CPI) data that the Bureau of Labor Statistics (BLS) reports for the San Francisco, Los Angeles, and San Diego metropolitan areas.

Index of Economic and Community Progress

Tourism and Visitor Support

Estimated data on visitor spending, jobs that support visitors, and tax receipts generated from tourism and hotel stays are provided for all 58 California counties and the state overall by [Dean Runyan Associates](#). Data are from 2010 to 2023 (the latest data were released in May 2025).

Gross Product

Data are provided by the [U.S. Bureau of Economic Analysis](#) through 2023 as of March 2025. Values are inflation-adjusted and reported in 2017 dollars.

Personal Income

Total personal income and population data are from the [Bureau of Economic Analysis](#). Income values are inflation-adjusted and reported in 2017 dollars, using the California CPI from the [California Department of Finance](#). The latest personal income data are from 2023 as of March 2025.

Sources of Personal Income

Data are provided by the [Bureau of Economic Analysis](#) (BEA) through 2023. Data are from Personal Income by Major Source and Earnings by NAICS Industry through 2022 as of March 2024. Personal income has been adjusted into 2017 dollars using the California CPI from the California Department of Finance or the U.S. City Average Consumer Price Index (CPI) of all urban consumers, published by the Bureau of Labor Statistics, is based on national data.

Economic Base and Locally-Serving Industries: Moving Solano Forward Phase II

These data come from the Quarterly Census of Employment and Wages (QCEW), allowing for a look at employment, wages, and establishments data at the NAICS 4-digit level. The North American Industry Classification System (NAICS) analyzes major industry sectors. These data are the official estimates from the [Bureau of Labor Statistics](#), also available at [California EDD](#). Data were through Quarter 2 2024 as of March 2025.

Agriculture

Data on county agriculture and the industries within that sector come from the [Solano County Agricultural Commissioner](#) and the Bureau of Economic Analysis (BEA). The BEA tracks farm incomes, almost like an income statement, annually with a one-year lag. The latest data are from 2023 as of March 2025.

Poverty Rates

Poverty rates represent the percentage of households under the federal poverty level in terms of household income in a given year. The [American Community Survey of the Census Bureau](#) (Table 1701) provides five-year averages for Solano County. The latest data are from 2023 as of March 2025.

Wages by Occupation

Wage data are available from the California Employment Development Department ([www.edd.ca.gov](#)) and the U.S. Bureau of Labor Statistics ([www.bls.gov](#)) by occupation following the Standard Occupational Classification (SOC) codes. Wages are adjusted to 2017 dollars using the California CPI from the California Department of Finance or the U.S. City Average Consumer Price Index (CPI) of all urban consumers, published by the Bureau of Labor Statistics, is based on national data. These data are from May 2025 from the BLS only.

Commercial Real Estate

Solano County's commercial real estate data comes from the author's contact with [Colliers International's research department](#). The office space tracking, class A and B, and industrial space is from a proprietary survey instrument at Colliers. Other commercial real estate firms likely have different estimates, but no governmental source exists for these data. The latest data in March 2025 are from Quarter 4 2024.

Housing Estimates and Mix

Data on forecasted housing units must come from the California Department of Finance and the [Metropolitan Transportation Commission](#) (MTC). The California Department of Finance estimates housing type as part of its demographic research, and housing tenure (own versus rental) data comes from the Census Bureau's American Community Survey. Data estimates on housing stock and mix come from the California Department of Finance demography estimates, [Report E-4](#), Population Estimates for Cities, Counties, and the State, 2021-2024, with 2020 Census Benchmark.

Small Business

Data on small businesses in Solano County and California come from the Census Bureau's County Business Patterns and Economic Census; data are available through 2022 as of May 2025.

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Our Changing Community

Population Growth Components and Domestic and Foreign Immigration

Data are from Estimate E-6: Population Estimates and Components of Change by County, for fiscal years 1999-2000 to 2023-24 as reported by the [California Department of Finance](#). These reports cover all 58 counties in California. This Index compares Solano County, the Bay Area Other (including Alameda, Contra Costa, Marin, San Francisco, San Mateo, and Santa Clara counties), the North Bay (Napa and Sonoma counties), and California. Population projections data for 2025 to 2050 come from the [California Department of Finance](#). The latest estimates are as of May 2025.

Dependency Ratios

Data for the dependency ratios, which are the percentage of the population that is either under 18 years of age or over 65 years of age, come from the [American Community Survey](#) from the U.S. Census Bureau, including the decennial Census years of 2010 and 2020, with annual data to 2023, available as of December 2024.

High School Graduation Rates

Data for the 2023–24 academic year are the latest available from the [California Department of Education](#) DataQuest. The four-year graduation rate is a percentage estimate of students who graduated from those eligible in a four-year period, based on one year of data collected. There has been a recent change in methodology, so time periods before 2016-17 are not comparable to those after 2016-17.

High School UC/CSU-Readiness

Data for the 2023-24 academic year are the latest data available and also provided by the [California Department of Education](#). The methodology used is based on the number of students who graduate and also complete the so-called A through G requirements to qualify for admission to California State University or the University of California upon graduation. There has been a recent change in methodology such that time periods before 2016-17 are not comparable to those after 2016-17.

Home Prices and Housing Affordability

Rental and home price data were provided by [Zillow™ Research](#) for median home prices and forecasts as of April 2024. California Association of REALTORS® calculates a housing affordability index (HAI) published quarterly at <https://www.car.org/marketdata/data>.

Labor Force Participation Rates

This is a ratio of the population over 18 years old and younger than 65 who are employed or actively seeking work. The data shown in this Index 2024 combine population data from the Census Bureau and California EDD, as described above. The authors calculate from data available as of May 2025.

Broadband and Computer Access

The Census Bureau, in its [American Community Survey](#) (Table S2801), is now tracking the number of households with a computer, broadband access, or both. These data are shown here to compare Solano County versus the state and nation, and the ability to use tools at home to increase labor supply readiness and online learning opportunities. The latest data are from 2023 (five-year) and were made available in December 2024.

Building Permits

Building permit data are available from the County of Solano and the Census Bureau at the metropolitan statistical area (MSA) level. The County of Solano provided both residential permit counts and square footage of new commercial construction permitted through fiscal year 2023-24. The Census Bureau building permits database can be found at: <https://www2.census.gov/econ/bps/County/>. The latest data are through 2024 as of May 2025.

City Data: Economics and Demographics

Data on the cities and their demographics come from the [American Community Survey](#) (ACS) of the Census Bureau through 2023 (the latest data available as of April 2025). While this survey has some data limitations for smaller municipalities and the unincorporated portions of counties, it is the best current source of information on cities and towns between the ten-year Census dates. Data in this Index edition are five-year averages (2019-23 is the latest five-year average available).

Commuting Data and Time to Work

Data on commuting workers come from the Census Bureau to 2023 ([American Community Survey](#), Table S0801) and its partnership with the Bureau of Labor Statistics and the QWI called the [Longitudinal Employer-Household Dynamics](#) (LEHD) database. Data are annual and available from 2002 to 2022 as of May 2025.

The 2024 Solano County Index of Economic and
Community Progress can be found at:

www.solanocounty.com/economicindex

Economic Forensics and Analytics

Robert Eyler, PhD, President
PO Box 750641, Petaluma, CA 94975
(707) 318-0348 ♦ eyler@econforensics.com
www.econforensics.com

County of Solano

Matthew A. Davis, Senior Management Analyst / Public Communications Officer
675 Texas Street, Suite 6500, Fairfield, CA 94533
(707) 784-6100 ♦ madavis@solanocounty.com
www.solanocounty.com

Solano County Economic Development Corporation

Chris Rico, President and CEO
5050 Business Center Drive, Suite 200, Fairfield, CA 94534
(707) 864-1855 ♦ chris@solanoedc.org
www.solanoedc.org