



Solano County 2025

Index of Economic and Community Progress

County of Solano and Solano Economic Development Corporation

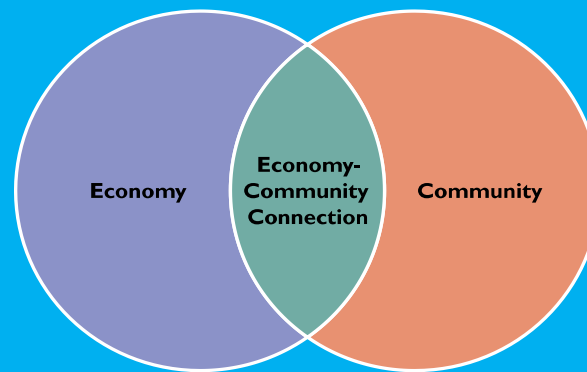
June 2026

Solano County 2025

Index of Economic and Community Progress

The *Solano County Index of Economic and Community Progress* is a project launched in 2007 after a series of economic summits identified a need for more fact-based information to guide public- and private-sector leaders in expanding Solano County's economy and supporting 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 2025 editions include an objective analysis by Dr. Robert Eyler of 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:

Solano County is proud to present the 18th annual Solano County Index of Economic and Community Progress. For nearly two decades, the Index has served as an important resource for understanding the trends shaping our county and helping guide informed decision-making for local government, businesses, and community partners. We are grateful to continue our partnership with Dr. Robert Eyler, President of Economic Forensics and Analytics, whose leadership and analysis make this report possible.

This year's Index reflects a County that continues to move forward despite ongoing economic uncertainty. Solano County experienced continued employment growth, modest improvements in housing affordability, and new residential and commercial development activity. At the same time, many residents and families continue to face financial pressures related to the rising cost of living and broader economic challenges seen across California and the nation.

The Index also reflects the evolving role Solano County plays within the broader Northern California economy. As communities across the region continue to adapt to changes in workforce trends, housing patterns, infrastructure demands, and business investment, Solano County remains positioned to support balanced growth while maintaining the character and strengths of its local communities. The Index provides valuable insight into how these regional and statewide trends are shaping opportunities and challenges locally.

The Index highlights the importance of collaboration across Solano County. Partnerships among the County of Solano, Solano Economic Development Corporation (Solano EDC), the Solano Workforce Development Board, local cities, educational institutions, and private-sector employers continue to support workforce development, economic opportunity, infrastructure investment, and long-term community resilience. Progress in educational outcomes, sustainable energy initiatives, transportation improvements, and economic development efforts all contribute to strengthening our local economy and improving quality of life for residents.

Most importantly, this year's Index underscores that Solano County's future depends on continued partnership, thoughtful planning, and data-informed leadership. While challenges remain, the County remains committed to investing in people, supporting local communities, and building an economy that creates opportunity across every part of Solano County.

Sincerely,



Monica Brown
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



2025 Population (January 1, 2026)	Population
Benicia	26,074
Dixon	20,567
Fairfield	121,389
Rio Vista	10,345
Suisun City	29,720
Vacaville	103,195
Vallejo	122,702
Unincorporated	18,058
County Total	452,050

Population Change: 2025 to 2026 (Jan 1) **-1,529**

Solano County 2030 Population Est. **455,499**
(DOF estimate as of March 2026)

Top 6 Employment Sectors (2025 year-end)

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

Jobs at Local Employers (2025 Annual) 147,600

Employment to Housing Units (Jan 1, 2026) 87.5%

Employment to Housing Units (Jan 1, 2020) 89.1%

Educational Attainment (2020–24 Avg.), %

Less than high school	11.4%
High school graduate only	24.3%
Some college, no degree	25.0%
Associate's degree	10.5%
Bachelor's degree	19.7%
Graduate or Professional degree	9.1%

Age Distribution of Pop (2020–24 Avg.), %

Under 5 years old	5.6%
5 to 19	18.5%
20 to 44	33.8%
45 to 64	24.7%
65 and older	17.4%

Ethnic Composition of Pop (2020–24 Avg.), %

White	33.2%
Hispanic	29.6%
Asian	15.9%
African-American	12.3%
Other (incl. mixed race/Pacific Islander)	9.0%

Building Permits Issued, New Housing Units

(Fiscal Year 2024–25) **1,180**

Sources and Notes:

1. Population and housing data come from California Department of Finance (www.dof.ca.gov), as of May 2026.
2. Employment data from California Employment Development Department (www.edd.ca.gov), as of April 2026.
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 2026.
5. Building Permits data provided in April 2026 by the County of Solano, fiscal year 2023-24, ending June 30, 2025.

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Key Highlights from the 2025 Index

Our Changing Economy

- Solano County employers hired 1,100 more workers (farm and non-farm) in 2025, a +0.8 percent change from 2024, to 147,600 payroll workers.
- Solano County's labor force increased by 4,500 workers in 2025, a 2.1 percent gain from 2024.
- 209,100 Solano County residents were employed in 2025, 2,800 more than in 2024 after data revisions.
- Solano County's unemployment rate was up slightly to 5.3 percent for 2025 on average (unemployment was 5.0 percent on average in 2024 after data revisions in May 2026).
- Job gains in 2025 from 2024 were primarily in healthcare, leisure and hospitality, and construction jobs; manufacturing and retail jobs decreased.
- Industry jobs focused on customers outside Solano County ("base" industries) fell by approximately 1,159 jobs in Quarter 2 (Q2) 2025 compared with Q2 2024; locally-serving jobs increased by 3,249.
- Based on the most recent data, inflation-adjusted (2017 dollars) gross product in Solano County increased by 6.0 percent in 2024 (the latest data), faster than the state and national economies after negative growth in 2023 based on revised data.
- Solano County's personal income per capita increased in 2024 by \$1,063 (+4.6 percent) as inflation continued to fall in 2024; median household income fell in 2024 versus 2023 as a five-year average to \$77,223 in 2017 dollars (-4.0%).
- Solano County median wages for local workers increased in 2025 from 2024 by \$0.63 per hour to \$0.18 more than the statewide median wage.
- Poverty rates among Solano County residents increased slightly in 2024 (the latest data) based on five-year averages, to approximately 10.0 percent of residents (9.7 percent in the 2023 data).
- Cost of living in Solano County was estimated to rise by 0.3 percent in 2024 (the latest data), showing a faster rate of price increase than state and national averages.
- Agricultural values for Solano County farmers decreased slightly in 2024 (the latest data) by 4.9 percent to just over \$437.9 million.
- Social equity metrics in 2024 saw gains for African-American, using five-year average data.

Our Changing Community

- Solano County's population decreased by 1,529 in 2025 (-0.34 percent from 2024) to 452,050 after data revisions as reported in April 2026.
- Solano County's population forecast for 2050, as estimated in March 2026 is 507,104, revised significantly lower from 2025 estimates.
- In the 2024-2025 academic year (AY), Solano County's high-school graduation rate increased from the previous AY to 89.1 percent; Solano County's graduation rate remained slightly higher than the state average (which also increased).
- In 2025, Solano County's median housing price decreased by 3.1 percent to \$577,800; housing affordability in Solano County increased in 2025.
- As of March 2026, housing prices were forecast to fall approximately 2.8 percent in Solano County through March 2027.
- 1,180 building permits were issued for new houses in fiscal year 2024-25, slower growth than fiscal-year 2023-24, but continued progress toward regional goals.
- Approximately 156,720 square feet of new commercial space was permitted during fiscal year 2024-25, also slower growth than previous fiscal year.
- Estimated commuting time to work in 2024 (the latest data) was 31.0 minutes, 0.8 minutes less than 2023 using five-year averages; Solano County was 46th of 58 state counties in 2024 for longest commute time (was 49th in 2023).
- The total assessed property value in Solano County increased to over \$78.0 billion in fiscal year 2024-25, while taxable sales decreased after inflation adjustments in calendar year 2025 by 3.1 percent.

The 2020s at Midpoint:

While 2025 was a mixed year for Solano County's economy and communities overall, job growth continued and economic mobility since the pandemic shock began to spread to all Solano County residents. In the 2020s second half, we should expect slower growth of jobs and home prices, slower growth of population and taxable sales, as inflation and geopolitical uncertainty remain. For Solano County, economic development efforts on manufacturing look promising.

Solano County Economy: Slowing Down, Adjusting, and Stronger

The American job market showed continued resilience in 2025. Gross domestic product after inflation (real GDP) grew by 2.1 percent in 2025, similar to annual outcomes after 2021 on average. The Federal Reserve continued to reduce short-term interest rates in 2025, but inflation struggled to maintain its decline in trend from 2023 to 2025. Forecasts in 2026 suggest continued reductions in inflation through 2028; geopolitical changes affecting energy markets have put some upward pressure on inflation in early 2026. Hiring in the United States during 2025 increased by 116,000 jobs, a growth rate of just 0.07 percent. American equity markets continued a “bull market” trend in 2025, with some volatility throughout the year. Financial markets' reactions to ongoing economic and geopolitical uncertainty, especially with midterm elections approaching in November 2026, are critical to maintaining investor confidence and California's state budget strength, a budget that remains dependent on personal income and capital gains taxes for revenues. Any shocks there have direct and indirect effects on the County of Solano.

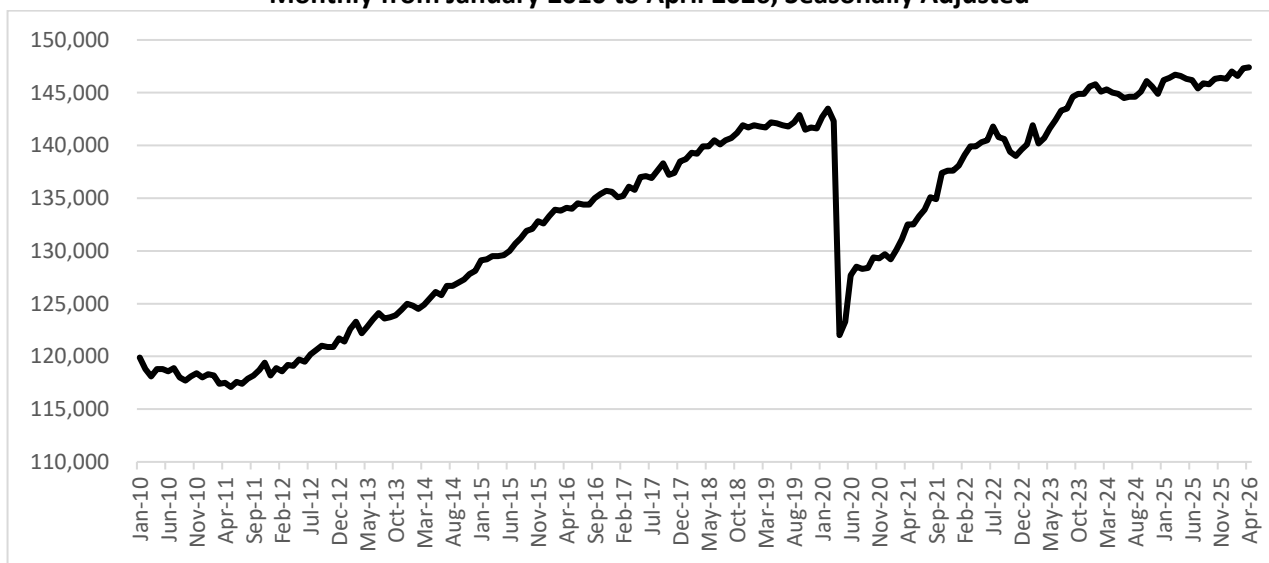
For California, economic forecasts remain mixed but optimistic for 2026. That optimism extends into 2030 for now. The California state budget has an optimistic outlook in its May 2026 revised form (at the time of this writing in May 2026), perhaps through fiscal year 2027-28. In 2025, California's labor market grew slowly, adding 42,300 jobs (+0.2 percent), or just over one-quarter of the annual job growth in 2024. The state's labor force grew by 131,000 California residents (+0.7 percent), with growth of employed Californians rising by 87,800 workers (+0.5 percent); statewide unemployment increased to 5.5 percent from 5.3 percent as a result in 2025.

Another key concern throughout California is housing costs. Housing prices in California **decreased** by 2.1 percent (-\$18,510 at the median) in 2025, following forecasts throughout 2025 of downward pressure on home prices. The statewide median price as 2025 ended was \$776,650. California's housing forecast for 2027 remains slightly negative (-0.5 percent from March 2026 to March 2027, the latest forecast at the time of this writing). The North Bay and Bay Area forecasts remain more pessimistic than the statewide average forecast. Construction costs are rising, especially with higher energy costs and increased tariff rates; continued insurance market pressures are expected to affect housing demand, as are slowly rising mortgage rates. For Solano County, housing prices are forecasted to fall from March 2026 to March 2027 by 2.8 percent (the latest data as of April 2026). Median home prices in Solano County were \$580,100 as 2025 ended, \$18,400 lower than in 2024, a -3.1 percent decline.

As 2025 ended, the number of Solano County residents working or looking for work was 5,300 above 2019 levels, a +2.5 percent increase; 1,900 more Solano County residents found work in 2025. Unemployment rates in Solano County increased to 5.3 percent in 2025 from 5.0 percent in 2024, a similar increase to changes in neighboring counties, which also experienced higher unemployment rates in 2025. In short, the economic situation for Solano County remains good, with headwinds from rising prices and labor force growth outpacing the pace at which regional labor markets can absorb job seekers.

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**Employment Levels, Workers Hired at Solano County Employers
Monthly from January 2010 to April 2026, 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 147,600 in 2025

On an annualized basis, total jobs at Solano County’s employers grew by 0.75 percent (+1,100 jobs) in 2025 from 2024; farm jobs fell by 100 in 2025, another year of slowdown for county agricultural jobs. Healthcare employers continued hiring as an industry (+5.4 percent) in 2025, along with leisure and hospitality jobs (+1.3 percent), supporting residents and visitors to Solano County; construction jobs also increased (+0.9 percent). Manufacturing, retail, and transportation/logistics jobs retreated in 2025.

In 2025, Solano County unemployment increased slightly due to labor force growth outpace county residents finding work. Solano County employers continue hiring workers, with 1,100 more hired across all sectors in 2025.

State and National Economic Updates: Continued Growth Amidst Uncertainty

Forecasts for job and income growth through 2030 remain optimistic as of Quarter 1 2026, as wage and job gains are expected to outpace potential inflation pressure. However, continued pressures on inflation may undermine those forecasts if not resolved in 2026.

The US economy showed income resilience in 2025, with gross domestic product (GDP) growing by 2.1 percent after inflation, despite rising inflation. The US economy generated small job gains in 2025, with non-farm jobs up just 0.5 percent, slower than the 2024 job growth of 1.2 percent. In California, job growth increased by just 0.2

percent, or 42,300 jobs, in a labor market of 18,429,700 workers, on average, for 2025. In the three years between 2022 and 2025, California had net job growth of 341,200 workers or +1.8 percent (national growth over the same time was +3.8 percent). In 2025, California’s labor force grew by 0.7 percent, while the number of state residents hired grew by only 0.5 percent, increasing statewide

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unemployment. Inflation in California remains more stubborn to cure than national inflation, as measured in April 2026 by the California Department of Finance and the federal Bureau of Labor Statistics. California consumer price inflation was estimated to rise by 3.1 percent, versus +2.7 percent nationally. We should expect slower economic growth in 2026 and 2027 than in the 2022 to 2024 period. At the regional and county levels, the cost of living is driven by housing costs.

Housing Prices Decreased in 2025

As 2025 ended, the median price of a single-family home in Solano County was approximately \$577,900 (-3.1 percent) for 2025 versus 2024, almost exactly as predicted in the last Index edition. California, on average, ended 2025 at \$776,200 (-2.1 percent since 2024). Housing price forecasts for Solano County and the Bay Area are slightly pessimistic to the end of Quarter 1 2027, with median prices generally forecasted to fall between -1.5 and -2.8 percent from April 2026 (the latest data). Solano County median rents for one- or two-bedroom apartments increased by \$20 per month on average in 2025 to \$2,356 (from \$2,336 at the end of 2024), representing +0.8 percent growth.

Zillow™ Research predicted Solano County home prices to fall by 2.8 percent between March 2026 and March 2027; however, Solano County median home prices increased by 27.6 percent from 2019 to 2025.

On the supply side, Solano County had 1,180 building permits pulled for new housing units during fiscal year 2024-25 (the latest fiscal-year data), down from 1,670 in fiscal year 2023-24. Vacaville led the way with permits for 509 more units, with Dixon, Fairfield, and Vallejo combining for 583 more permits. New commercial square footage slowed in fiscal year 2024-25, with only 156,700 square feet permitted, compared to 564,950 square feet in fiscal year 2023-24. In terms of built space, Colliers International reported that office space in Solano County saw its vacancy rate decrease to 11.4 percent in 2025, down from 18.0 percent at the end of 2024. Office lease rates increased to \$2.35 per square foot (sq ft) in 2025, up from \$2.29 in 2024, as a countywide/market average.

Commercial real-estate concerns decreased in 2025 in terms of long-term vacancy for office space, though continued growth of new construction continues to slow down.

Solano County: Rising Labor Force Faster than Residents Employed

We saw earlier that Solano County's employers hired approximately 1,100 workers in 2025. Solano County's labor force also increased by 2,800 workers, bringing it to 5,300 more than year-end 2019, our pre-pandemic benchmark.

**Comparison of Solano County Labor Force Components, 2019 to 2025
Number of Workers and Percent Change Based on Annual Averages**

	Number of Workers			Change to 2025	
	2019	2024	2025	2019	2024
Labor Force	215,500	218,000	220,800	5,300	2,800
Employed Residents	207,500	207,200	209,100	1,600	1,900
Unemployment Residents	8,000	10,800	11,700	3,700	900
Industry Employment	143,400	146,500	147,600	4,200	1,100

Source: EDD (<http://www.labormarketinfo.edd.ca.gov>), Labor Market Information, Annual Averages; a new benchmark of 2025 was set with some revisions (as of May 2026).

Employed residents of Solano County grew in 2024, with an estimated 1,900 more residents working, 1,600 over the revised, pre-pandemic employment level by 1,600 working residents. Accordingly, Solano County's

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unemployment rate in 2025 rose to 5.3 percent from 5.0 percent in 2024. Solano County's labor markets are likely to remain slow-growing, with more labor force entrants than hired county residents in 2026.

Industry Employment

Solano County economic development efforts continue to focus on targeted industries through 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;
- Architectural and Structural Metals Manufacturing;
- Ship Building and Repair.

Healthcare hiring was a driving force behind the 1,100 net new jobs in Solano County in 2025. The data shown here compares changes from 2024 to 2025 and from 2019 to 2025, showing that some industries (construction and retail, as a standout) may still have fewer workers than before the pandemic.

**Solano County Employment, Sorted by Changes in 2025, 2019 to 2025
Annual Gains and (Losses) of Jobs since 2019 and 2024 (to 2025)**

Industry	2019	2024	2025	Change, 2019-25	Change, 2024-25
Health Care and Social Assistance	26,900	29,600	31,200	4,300	1,600
Retail Trade	17,800	17,300	17,200	-600	-100
Restaurants	12,100	12,100	12,200	100	100
Construction	12,300	11,100	11,200	-1,100	100
Manufacturing	11,100	11,400	11,100	0	-300
Professional and Business Services	10,200	11,200	11,100	900	-100
Public Education	9,800	9,600	9,600	-200	0
All Others	43,200	44,200	44,000	800	-200
Totals	143,400	146,500	147,600	+4,200	+1,100

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

Labor force participation rates in Solano County increased slightly in 2025 to 63.2 percent of the working-age population (ages 18 and above), following national and state labor market trends. Gross product data, adjusted for inflation, for Solano County in 2024 (the latest data available) surged by 6.0 percent. This was the fastest growth since 2021. Inflation slowed down in 2024 as incomes increased. The share of income from goods-producing industries (agriculture, construction, and manufacturing) fell relative to services industries, again continuing a post-pandemic trend, including government.

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Solano County Labor Force (LF), Residential Employment and Industry Employment 2017–2025, Percentage Change from Previous Year, Number of Workers



Source: EDD (<http://www.labormarketinfo.edd.ca.gov>), Labor Market Information, Annual Averages, 2025, the latest data

Sector Shares of Gross Product at the County, State, and National Levels
Percent of Total Gross Product in 2017 Dollars, 2019 to 2024, Selected Years

Year	Goods-Producing			Services-Producing			Public Sector		
	Solano County	CA	US	Solano County	CA	US	Solano County	CA	US
2019	47.2%	16.9%	17.3%	39.6%	72.1%	70.6%	13.2%	11.2%	12.2%
2020	46.8%	16.7%	17.2%	40.1%	72.3%	70.6%	13.1%	11.0%	12.2%
2023	39.2%	14.8%	16.2%	47.1%	74.9%	72.7%	13.7%	10.4%	11.1%
2024	40.4%	14.5%	16.3%	46.5%	75.2%	72.6%	13.1%	10.4%	11.1%

Source: Bureau of Economic Analysis (<http://www.bea.gov/regional/index.htm>); 2024 data are the latest available.

Standards of Living Generally Increased in Solano County in 2024, With Some Inflation Effects

In the 2024 data (the latest available), inflation remained low but had not fully recovered from the post-pandemic surge. When the cost of living rises faster than regional incomes, the standard of living falls. Standard of living measures attempt to provide comparative assessments of economic mobility; this Index includes income levels in real (inflation-adjusted) terms, either by household or per person (per capita). Examples include median household income (MHI), gross product per capita (GP per capita), and personal income per capita (PI per capita). Equity market gains continued in 2024 (and, though more volatile, in 2025) to help increase personal income measures, not necessarily gross product measures. In Solano County, real (2017 dollars) personal income per person in 2024 was \$4,529 higher than in 2019 and \$2,111 higher than in 2023 (the latest available data for all three standard-of-living measures are for 2024). Gross product per person in Solano County grew by \$3,167 in 2024 from 2023, reflecting rising income generated by local businesses that remained in Solano County rather than paid to residents of other counties. Median household income (MHI) fell in Solano County in 2024 by \$3,218 from 2023 to \$77,232 after inflation adjustments, remaining above the state average by almost \$1,000 per household. Inflation was a key driver of this measure, but Solano County’s MHI fell faster than the statewide average, reaching a level below the 2019 MHI in 2017 dollars. We use 2017 dollars to match inflation-adjusted PI and GP measures at the national level.

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Standard of Living Measures at the County, State, and National Levels 2019, 2023, and 2024 (latest available data), in 2017 Dollars (Inflation Adjusted)

Place	Gross Product per Person			Personal Income per Person			Median Household Income		
	2019	2023	2024	2019	2023	2024	2019	2023	2024
Solano County	\$68,223	\$62,566	\$65,732	\$49,481	\$51,899	\$54,010	\$78,116	\$80,441	\$77,223
California	\$75,089	\$81,738	\$83,866	\$61,574	\$65,366	\$70,444	\$72,136	\$77,496	\$76,240
United States	\$62,732	\$67,468	\$68,679	\$53,278	\$56,159	\$58,095	\$60,254	\$60,454	\$63,086

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 2024 data are the latest available.

Social Equity Metrics: Solano County Progress

We include “social equity” metrics in this Index to monitor socioeconomic progress. In 2024 (the latest available data for the measures we use), five-year average poverty rates increased in Solano County across all races and ethnicities except African-American residents. Homeownership increased for African-American and Caucasian communities, but not for Hispanic residents, with Asian-American communities showing no change. Median household income (MHI) decreased for Caucasian and Asian-American households in 2024 compared with 2023, while Hispanic and African-American households experienced MHI gains. Due to rising inflation in 2025, gains across these social equity metrics may be smaller when those data arrive in December 2026.

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 2025, Solano County’s population **decreased** by an estimated 1,527 residents (as of May 2026). This reversal comes with data revisions and new estimates from the Census Bureau, but also suggests changes in immigration from other places and countries during the previous fiscal year (we show both calendar and fiscal-year estimates). Solano County’s population was estimated at 452,050 residents as 2026 began. California lost population overall in 2025 (-53,929), reversing recent trends.

Solano County’s graduation rate increased to 89.1 percent in academic year 2024-2025

Solano County’s graduation rate increased to 89.1 percent of eligible students in the 2024-25 academic year (the latest data available) from 87.7 percent in the 2023-24 academic year. This graduation rate is the highest in record since the California Department of Education made a methodological change for the 2016-17 academic year. California’s average also increased, to 87.5 percent in the 2024-25 academic year (from 86.4 percent the previous academic year). The percentage of Solano County graduates ready for study at University of California (UC) or California State University (CSU) campuses increased to 43.2 percent in academic year 2024-25, up 1.1 percentage points from the previous academic year, but remained below the statewide average of 53.9 percent.

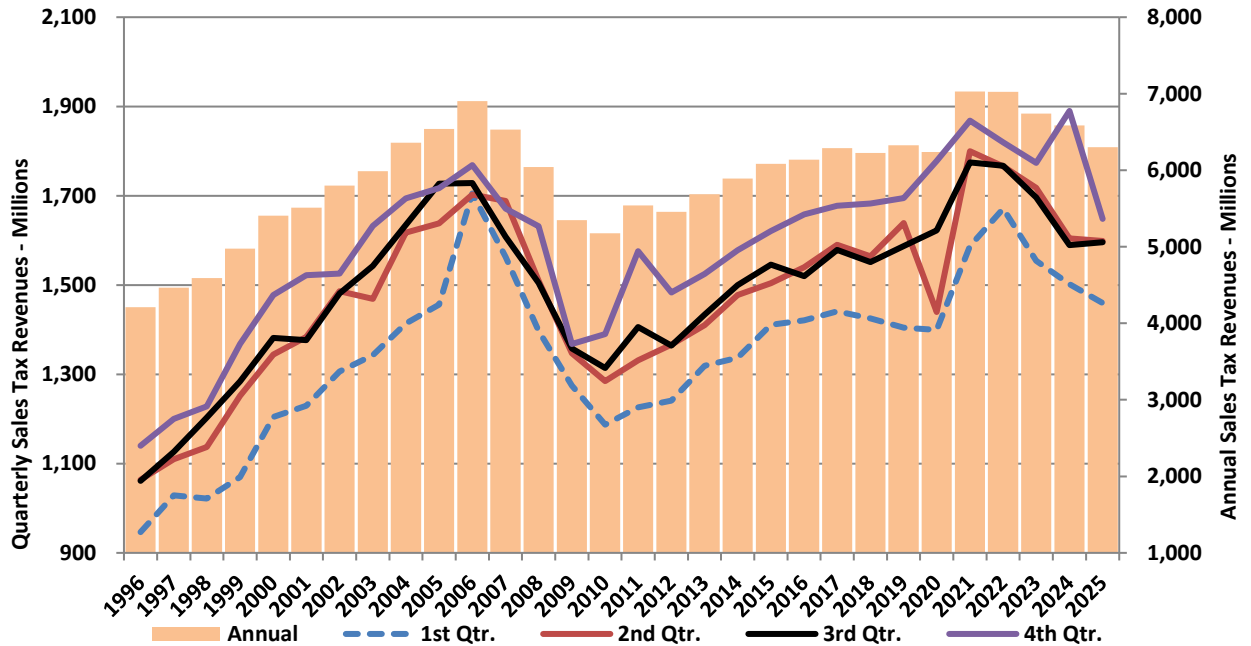
Graduation rates and the percentage of graduates in Solano County who were CSU-UC eligible both increased academic year 2024-25 from the previous academic year.

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Taxable sales after inflation fell in 2025 due to slower spending and lingering inflation.

Taxable sales after inflation fell in 2025 for Solano County to \$6.302 billion, or 4.3 percent less than in calendar year 2024. Solano County’s nominal taxable sales (current dollars without inflation adjustments) in 2025 were 1.3 percent less than 2024 taxable sales. California’s statewide average for current-dollar taxable sales increased by 0.7 percent in 2025 from 2024 in comparison.

Solano County Taxable Sales, Q1 1996 to Q4 2025
Quarterly and Annual (2025 Q4 Latest Data), 2017 Dollars

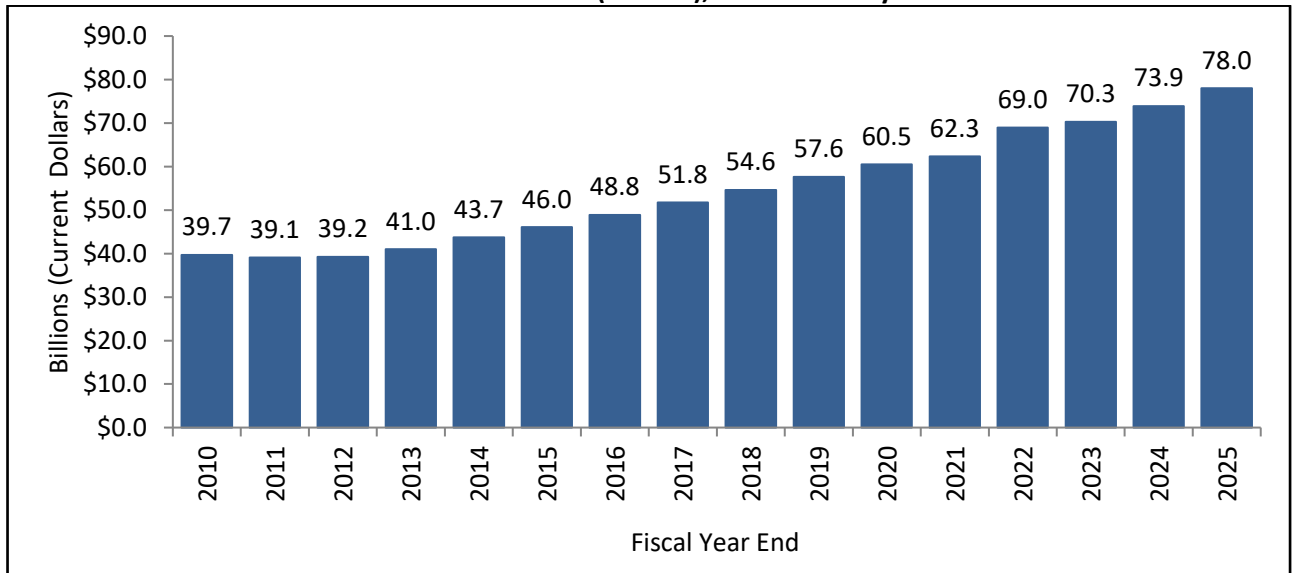


Source: California Department of Tax and Fee Administration (CDTFA), Calendar Year 2025, the latest data available (<https://www.cdtfa.ca.gov/dataportal/catalog.htm?category=Taxable%20Sales%20in%20California>)

Housing prices fell in calendar year 2025 (-3.1 percent), but have increased by 27.6 percent since 2019. The Solano County Assessor’s Office updates the yearly property tax roll based on transactions, improvements, and other revaluation reasons. As of fiscal year 2024-25, assessed property values in Solano County totaled approximately \$78.0 billion, marking another year of assessed property value growth (+5.5 percent). Housing markets will likely be flat or may experience another small decrease in 2026. Still, assessed property values should continue to increase, based on property transactions and assessed property value changes during the 2025-26 fiscal year.

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Assessed Value for Property Tax Purposes, Fiscal-Year End 2010 to 2025 Current Dollars (Billions), Solano County



Source: Solano County Assessor's Office (current assessed value at fiscal year-end), Fiscal Year 2024-25, the latest data available
<https://www.solanocounty.gov/government/auditor-controller/property-tax/property-tax-information-2025-2026>

Geographic Comparisons

Unless stated otherwise, the 2025 Index continues grouping comparison counties into the following three areas in California. In some cases, individual counties serve as the basis for 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 2025 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 the opportunities and challenges associated with each topic.

In the 2025 Index, we use a "2020s at Midpoint" section that considers what each major data point may imply, given the last five years of data, economic and community changes, and forecasts. The 2025 Index starts with a look at Solano County's economy, followed by community indicators.

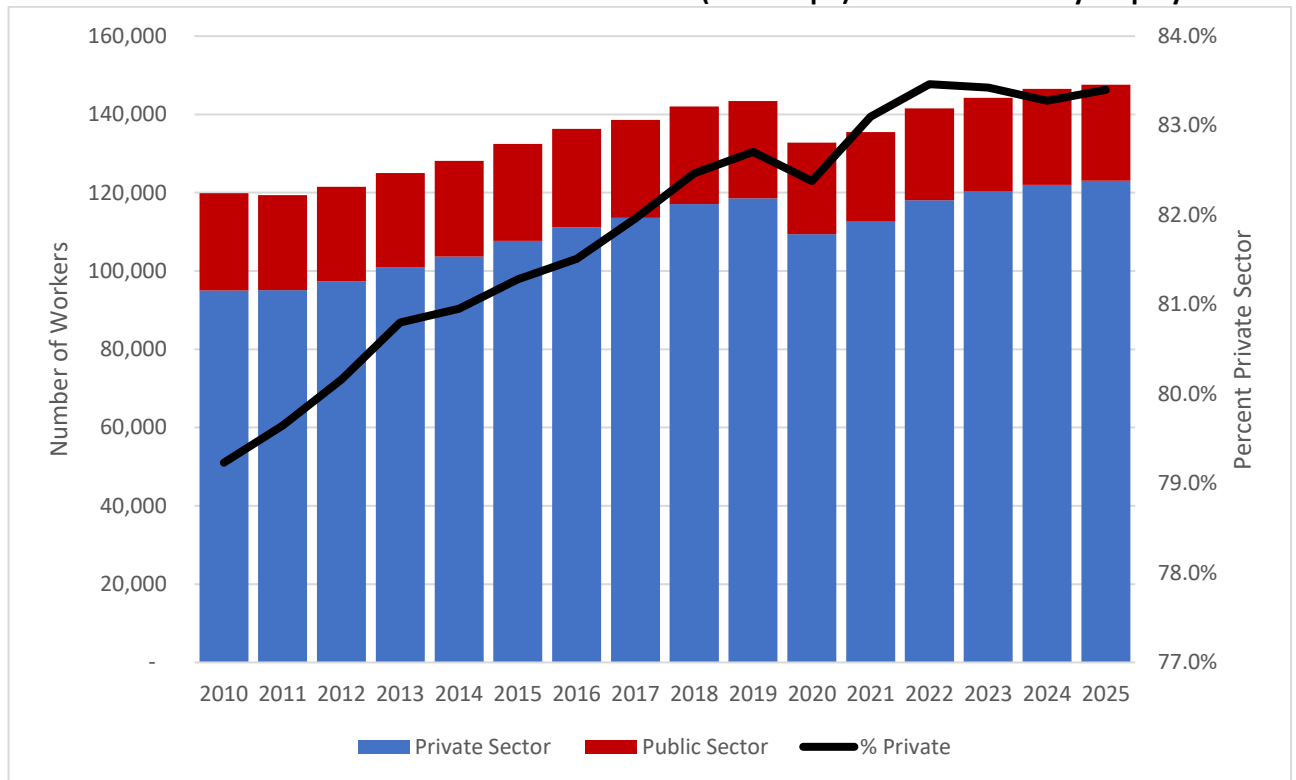
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Labor Markets

Annual Local Industry Employment

Solano County employers increased hiring to 147,600 (+1,100 workers) as 2025 ended, an increase from 146,500 in 2024 (the 2024 data were revised in May 2026). Private-sector employment increased by 1,100 workers (+0.75 percent growth, accounting for 83.4 percent of total jobs), and government employment in 2025 was unchanged from 2024 at 24,500 workers. Total government workers in Solano County remained 700 workers below 2019 levels (the pre-pandemic benchmark), while agricultural workers are approximately 100 workers below 2019 levels. Travis AFB (TAFB) employs approximately 3,268 civilian workers as of 2025.

Solano County Private and Public Sector Employment, Annual Averages, 2010–2025
Number of Jobs and Percent of Private-Sector Jobs (Line Graph) and Solano County Employers



Source: California Employment Development Department (<https://www.labormarketinfo.edd.ca.gov/data/industries.html>), 2025 are the latest data

TAKEAWAY: Job growth in Solano County continued in 2025, slightly slower than in 2024, with private-sector services leading the way.

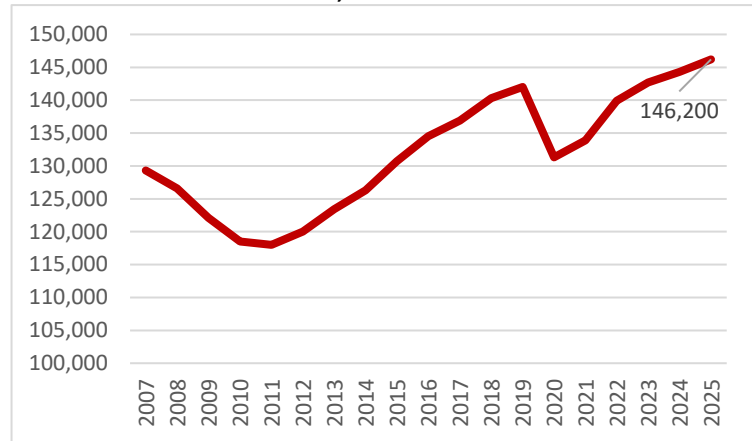
2020s at Midpoint: Solano County’s economy continues to expand from the early 2020s shock of the pandemic recession, after recovering lost jobs by 2023. Healthcare jobs are a key driver in this recovery period and subsequent expansion, while agricultural and government jobs have been stagnant since 2019.

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Non-Farm Employment

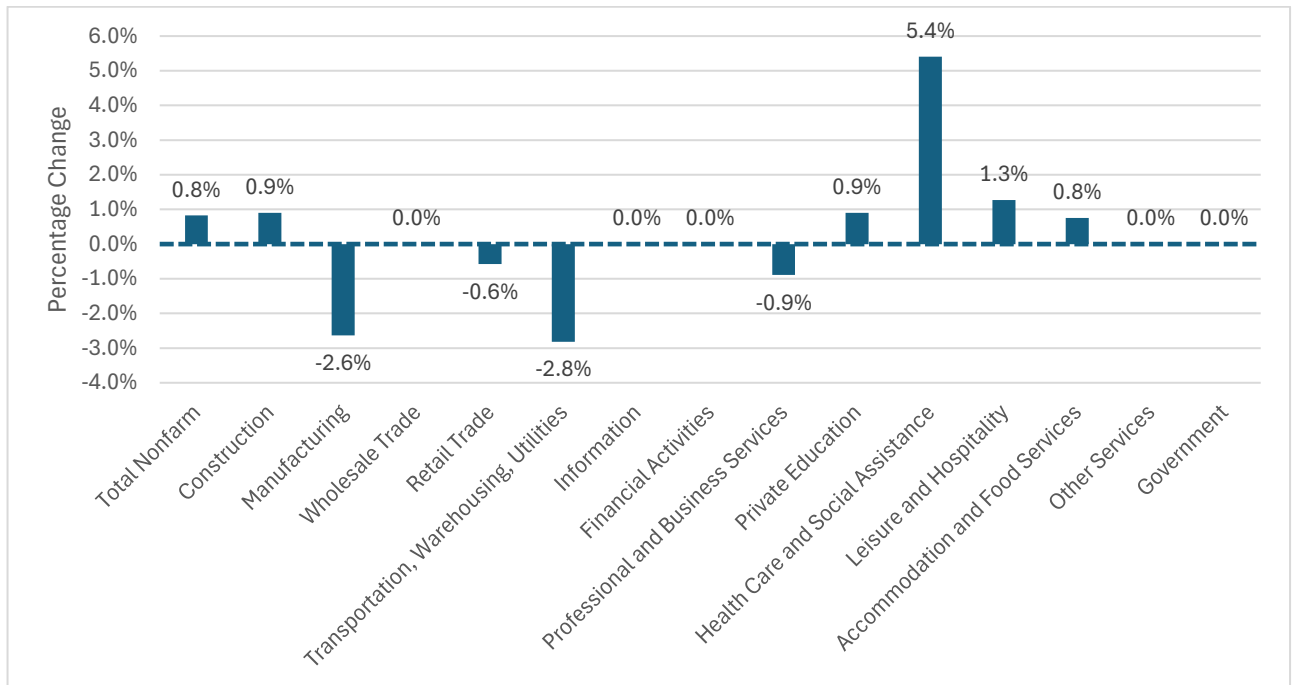
Solano County’s labor markets grew across most major industry sectors in 2025. Healthcare led the way, with construction, leisure, and hospitality job levels also rising. Non-farm jobs at Solano County employers were estimated at 146,200 as 2025 ended, with (+0.83 percent) more non-farm workers (the number of workers in agriculture was 1,400 in 2025, 100 fewer jobs than in 2024). Solano County employers primarily hired more service-sector workers in 2025, but construction jobs grew by 100 jobs (+0.9 percent).

Solano County Non-Farm Employment, 2007–2025, Annual Data, Number of Workers



Source: California EDD (www.edd.ca.gov), Annual Data, latest data from 2025

Solano County, Percentage (%) Change in Average Industry Employment Annually From March 2025 to March 2026



Source: California Employment Development Department (www.edd.ca.gov), Employment by Industry Data, latest data as of March 2026

TAKEAWAY: Non-farm jobs grew again in 2025, led by healthcare jobs growth.
2020s at Midpoint: Healthcare job growth has been strong across California since 2020, with Solano County as a microcosm of that growth. That growth is somewhat supporting other industries; supporting all industries is crucial to economic development in Solano County.

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Employment Levels and Unemployment Rate Comparisons

The data below present regional comparisons of labor-force measures, including how Solano County’s working residents (the labor force) are employed or actively seeking work (unemployed). Solano County’s unemployment rate increased to 5.3 percent in 2025 from 5.0 percent in 2024. More than 4,500 Solano County residents (+2.1 percent) entered the workforce in 2025; however, only 3,500 more Solano County residents were employed in 2025. As a result, the unemployment rate increased. California residents with a job increased in 2025 by just 0.4 percent statewide (or 87,800 more California residents found work), while the state’s labor force increased by 131,000. The Sacramento MSA counties (Sacramento, Placer, El Dorado, and Yolo) stood out among the other comparison areas. In contrast, the Bay Area Other and North Bay counties continued to show very slow growth patterns since 2019.

Percent Change in Employed Residents, Changes from 2019, 2023, and 2024 Compared to 2025

Employed Residents	2024-25	2023-25	2019-25
Solano County	1.7%	2.2%	0.8%
California	0.5%	0.8%	0.6%
Sacramento MSA	2.2%	3.7%	7.3%
Bay Area Other	0.4%	0.0%	-1.3%
North Bay	0.2%	0.5%	-2.7%

Source: California Employment Development Department (<http://www.edd.ca.gov>), Annual Labor Market Data (latest data is 2025)

California’s unemployment rate also increased to 5.5 percent in 2025 from 5.3 percent in 2024; the national unemployment rate was 4.3 percent on average during 2025 on average, in contrast.

Unemployment Rate (%), 2000–2025
Comparisons Between Selected Areas, Annual Data (Solano County in 2025 = 5.3%)



Source: California Employment Development Department (<http://www.edd.ca.gov>), Annual Labor Market Data (as of April 2026)

TAKEAWAY: For Solano County residents looking for work or already working, the basis for measuring county unemployment and job growth remained unchanged, with more residents than new jobs seeking work.

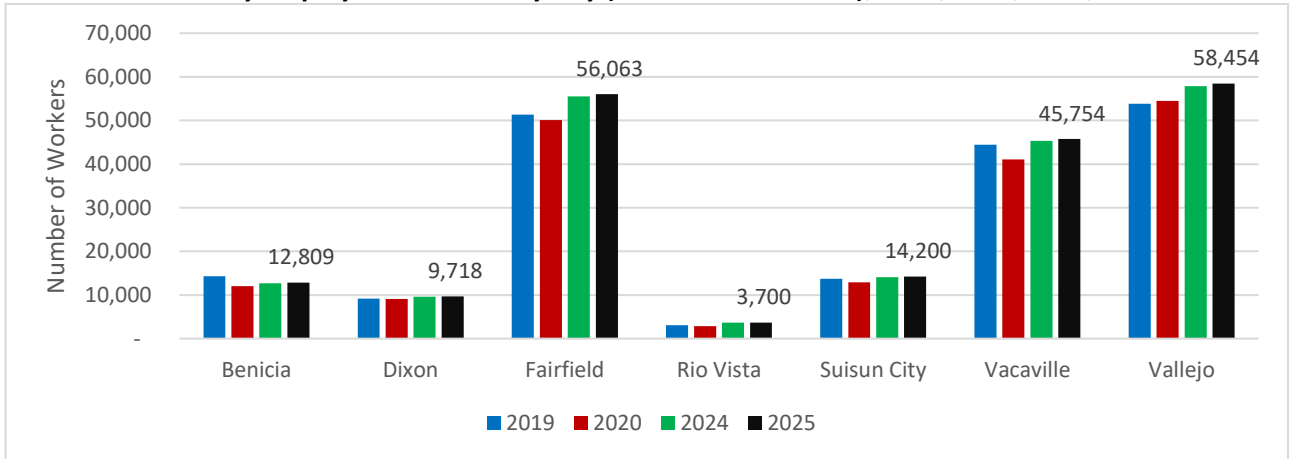
2020s at Midpoint: A critical issue for counties across California in 2026 is a rising labor force. If regional labor markets can hire those new labor-force entrants, then the volatility of unemployment since the pandemic surge and recovery from 2020 to 2022 is understandable.

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Cities Overview: Labor Markets

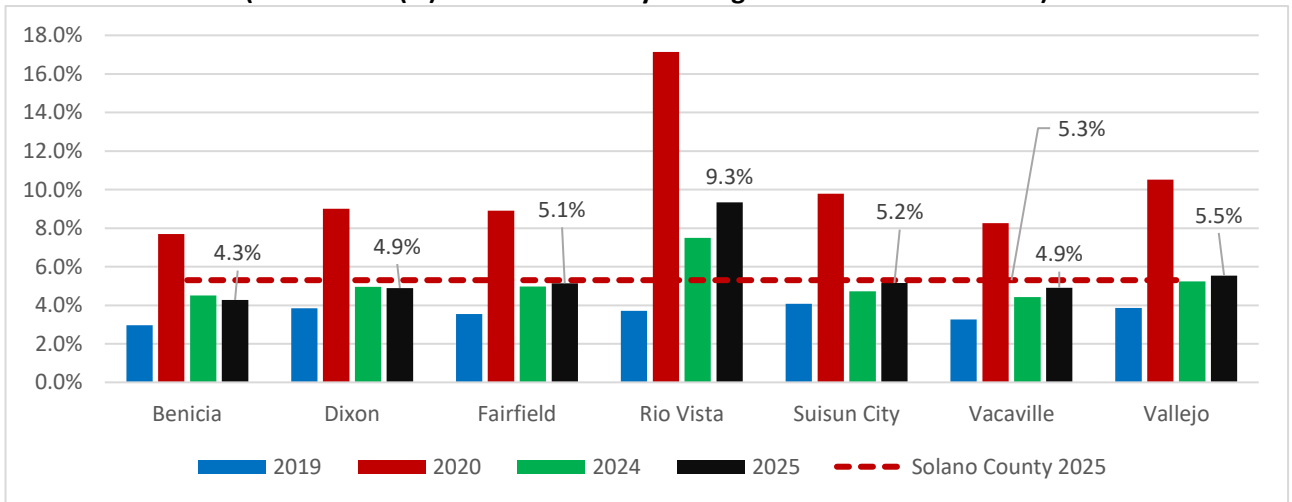
All of Solano County’s cities had more residents working in 2025 than in 2024. This follows the countywide change. The labor force also increased in each city, leading most of Solano County’s cities to see rising unemployment rates as labor force growth outpaced the number of residents who found work (Benicia and Dixon had lower unemployment rates in 2025 than in 2024). Solano County’s unemployment rate averaged 5.3 percent in 2025.

Solano County Employed Residents by City (Number of Workers); 2010, 2019, 2024, and 2025



Source: California EDD (www.edd.ca.gov), Data for All Sub-County Areas, 2025 the latest annual data.

Solano County Unemployment Rate (Percent of Labor Force) by City, 2010, 2019, 2024, and 2025 (5.3 Percent (%) as Solano County Average at dotted line for 2025)



Source: California EDD (www.edd.ca.gov), Data for All Sub-County Areas, 2025 the latest annual data.

TAKEAWAY: Solano County’s population centers (Fairfield, Vacaville, and Vallejo) all experienced more residents working but also more residents seeking work, resulting in higher unemployment in 2025. **2020s at Midpoint:** Following countywide trends, residents across Solano County’s cities have seen volatile labor-market conditions since 2020; in 2025, the increase in unemployment reflects slower regional labor-market conditions.

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Employment in Base Industries and Locally-Serving Industries

For economic development, the growth of “base” industries creates jobs that expand the local economy faster than other industries because these jobs focus on outside markets (manufacturing, for example) and wages are generally above regional averages. However, businesses that primarily serve Solano County’s residents provide a foundation for expanding base industries, including those that support Solano County’s visitors. As of Quarter 2 2025 (the latest official data available as of March 2025), Solano County base industry jobs fell by 1,159 workers since Quarter 2 2024, but only 31 since Quarter 2 2019 (pre-pandemic).

Locally-serving jobs make up the rest in Solano County and continue to grow. As of Quarter 2 2025, locally serving jobs in Solano County are estimated to have increased by 3,250 from Quarter 2 2024 and by 6,560 from Quarter 2 2019 (pre-pandemic).

Solano County Base versus Locally-Serving Industry Employment, Number of Workers, Second Quarter (Q2) Data, 2019, 2024 and 2025

	2019 Q2	2024 Q2	2025 Q2	% Change 2024-25	Change 2024-25	% Chg. 2019-25
Base Industries Totals	39,032	40,160	39,001	-2.9%	(1,159)	-2.3%
Agriculture	1,520	1,589	1,449	-8.8%	(140)	-7.8%
Mining	310	227	224	-1.3%	(3)	-57.3%
Wholesale Trade	3,965	4,025	3,898	-3.2%	(127)	-7.5%
Information	387	361	227	-37.1%	(134)	-4.2%
Finance and Insurance	865	970	1,079	11.2%	109	0.8%
Real Estate, Rental and Leasing	344	388	372	-4.1%	(16)	17.7%
Prof., Sci, Technical Services	229	269	233	-13.4%	(36)	-17.7%
Management/Consulting	618	566	556	-1.8%	(10)	-27.1%
Arts, Entertainment and Rec	2,367	2,545	2,610	2.6%	65	-25.9%
Hotels, Bars and Restaurants	4,720	4,750	4,690	-1.3%	(60)	-0.2%
Federal government	3,233	3,343	3,279	-1.9%	(64)	-8.4%
State government	5,046	5,221	5,258	0.7%	37	-12.1%
Manufacturing	11,036	11,310	11,062	-2.2%	(248)	15.7%
Retail Trade	630	650	650	0.0%	-	-4.4%
Transport and Warehousing	3,762	3,946	3,414	-13.5%	(532)	16.6%
Locally-Serving Ind Totals	92,341	95,352	98,601	3.4%	3,249	1.0%
Utilities	676	695	697	0.3%	2	17.5%
Construction	11,596	10,993	11,123	1.2%	130	-12.3%
Information	481	547	872	59.4%	325	-6.5%
Finance and Insurance	1,964	1,864	1,799	-3.5%	(65)	-23.3%
Real Estate and Rental and Leasing	1,465	1,520	1,830	20.4%	310	29.6%
Professional, Scientific, and Technical Services	3,740	3,656	4,005	9.5%	349	11.9%
Administrative and Support and Waste Management Services	5,848	6,257	6,178	-1.3%	(79)	14.7%
Educational Services	1,921	2,109	2,334	10.7%	225	14.7%
Health Care and Social Assistance	23,015	24,347	26,421	8.5%	2,074	2.0%
Local Portion of Food Services	8,869	8,651	8,711	0.7%	60	-1.5%
Local Government	15,325	16,057	16,126	0.4%	69	1.8%
Local Portion of Retail Trade	16,621	16,408	16,418	0.1%	10	-3.5%
Local Portion of Transportation and Warehousing	820	2,248	2,087	-7.2%	(161)	103.0%
					-	
Jobs in industries unassigned	8,245	8,495	7,184	-15.4%	(1,311)	8.3%

Sources: Bureau of Labor Statistics (www.bls.gov) and its Quarterly Census of Wages and Employment (QCEW), Calculations by Author, Latest Data Quarter 2 2025 as of March 2026, () = 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.

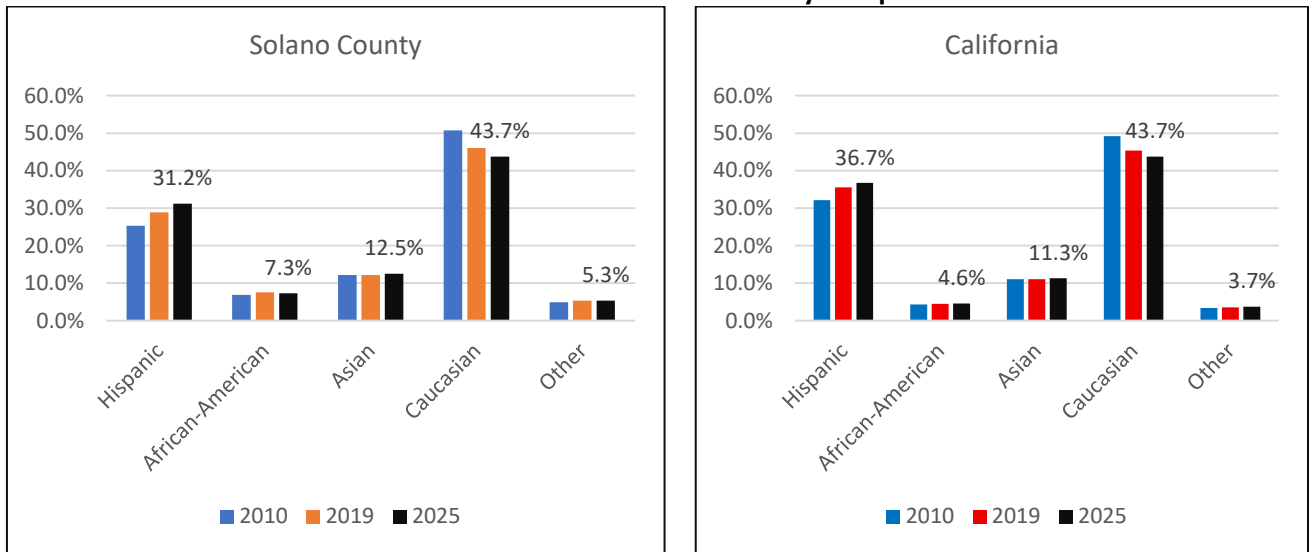
TAKEAWAY: Between 2024 and 2025, Solano County lost employment in jobs that focus on customers from outside Solano County’s borders, while locally serving industries experienced strong growth. **2020s at Midpoint:** Industries with an external market focus, what we call “base” industries, are a consistent focus of economic and workforce development efforts. The 2020s have been a time of volatility for those jobs (construction, manufacturing, and agriculture) relative to services through 2025.

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Diversity of Workforce

In the 2025 Index edition, we consider Solano County’s workforce diversity as a special topic. Throughout this Index edition, we see different perspectives on Solano County’s economic and residential diversity. The Census Bureau tracks worker diversity in its Quarterly Workforce Indicators (QWI) report. Here, we focus on racial and ethnic diversity. Data track ethnicity by Hispanic or non-Hispanic, where race is tracked in the following categories for our purposes: (1) African-American; (2) Asian-American; (3) Caucasian; (4) Pacific Islander-American; and (5) All Others. We show data from 2019 onward, using the pre-pandemic benchmarks from 2010, 2019, and 2025 to show any lingering changes from the pandemic period, and also provide a long view of how diverse those who work in Solano County (not necessarily those who live in Solano County) may be compared with California on average. The data shown here are proportions of total workers at Solano County and statewide employers.

Workers in Solano County, Race/Ethnic Diversity in 2010, 2019, 2025
Percent of Total Number of Workers in Solano County Compared to California



Source: Census Bureau (<https://ledextract.ces.census.gov/qwi/all>), 2025, the latest data

TAKEAWAY: Solano County’s workforce is more diverse in terms of African-American and Asian-American workers than California on average from 2010 to 2025, a reflection of Solano County’s population diversity.

2020s at Midpoint: Hispanic workers increased proportionally for both Solano County and California since 2020. Changes in immigration policy may influence labor force participation, workforce diversity, and policy over time.

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Long-Term Jobs Forecast: 2026 to 2030

The data below shows a forecast from 2026 (the latest data from the California Employment Development Department, or California EDD) to 2030 (forecasted). New healthcare jobs in Solano County are leading the way in employer hiring toward the end of the decade, a trend that holds statewide; construction and manufacturing are forecast for slow, steady growth, with hotel and restaurant jobs growing slightly faster. Agriculture is forecast to decline annually in Solano County by 2030, but not statewide on an annual average for hiring. Solano County is projected to experience 0.83 percent annual job growth from 2026 to 2030, with California growing slightly faster at 0.85 percent over the same timeframe.

Solano County Estimated Percentage Change (%) in Jobs by Industry Sector, 2026 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
Totals	1,282	171,850	0.8%	0.8%
Health Care and Social Assistance	557	52,590	1.8%	1.8%
Accommodation and Food Services	131	24,210	0.9%	1.4%
Construction	111	9,720	0.9%	1.0%
Government	80	9,930	0.3%	0.4%
Manufacturing	59	(250)	0.5%	0.0%
Transportation and Warehousing	59	7,970	1.2%	1.0%
Administrative/Waste Management Services	58	11,380	0.9%	1.0%
Retail Trade	45	(890)	0.3%	-0.1%
Professional, Scientific, and Technical Services	41	19,900	0.9%	1.3%
Educational Services	36	4,670	1.7%	1.1%
Arts, Entertainment, and Recreation	32	5,220	1.3%	1.5%
Real Estate and Rental and Leasing	19	2,730	1.0%	0.9%
Wholesale Trade	9	1,180	0.2%	0.2%
Finance and Insurance	7	(580)	0.2%	-0.1%
Utilities	6	430	0.8%	0.6%
Agriculture	(18)	1,620	-1.3%	0.4%

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, forecasted data released in 2025.

TAKEAWAY: Solano County employers are projected to hire more workers across all industries, except for agricultural jobs, through 2030.

2020s at Midpoint: Healthcare has become the main engine of job growth across California, and Solano County will also experience an expansion in healthcare hiring. For economic and workforce development, base industry employment (construction and manufacturing) will also be important to diversify hiring and economic opportunities in Solano County.

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Occupational hiring is slightly different than how industries hire, but the themes are similar. The data below shows healthcare occupations, from practitioners to medical billing (support), growth is expected to be the lead, followed by chefs and cooks in restaurants, truck drivers and logistics workers, construction, and then executives. Multiple occupations may be hired within one industry, though in occupations such as healthcare, those are generally hired in hospital, outpatient, and other care facility settings.

Solano County Estimated Percentage Change (%) in Jobs by Occupational Sector, 2026 to 2030, Compared to California

Occupational Category	Solano County Annual Change	California Annual Change	Solano County CAGR	California CAGR
Totals	1,282	171,850	0.8%	0.8%
Healthcare Support	313	34,560	2.5%	2.5%
Healthcare Practitioners and Technical	148	11,350	1.3%	1.1%
Food Preparation and Serving Related	130	22,160	0.9%	1.3%
Transportation and Material Moving	116	14,640	0.9%	0.9%
Construction and Extraction	98	9,410	1.0%	1.1%
Management	96	17,060	0.9%	1.0%
Educational Instruction and Library	71	6,340	0.9%	0.6%
Installation, Maintenance, and Repair	59	4,180	0.8%	0.7%
Business and Financial Operations	51	12,250	0.7%	0.9%
Community and Social Service	51	5,710	1.5%	1.3%
Building and Grounds Cleaning and Maintenance	37	5,980	0.8%	1.0%
Personal Care and Service	37	5,790	0.8%	1.1%
Production	29	750	0.4%	0.1%
Computer and Mathematical	19	11,020	1.0%	1.3%
Protective Service	16	2,630	0.3%	0.6%
Life, Physical, and Social Science	13	2,250	0.8%	1.0%
Sales and Retail Related	13	(1,390)	0.1%	-0.1%
Architecture and Engineering	12	3,080	0.7%	0.9%
Arts, Design, Entertainment, Sports, and Media	12	4,340	0.7%	0.9%
Legal	3	1,690	0.6%	1.0%
Agriculture, Fishing, and Forestry	(11)	770	-1.1%	0.2%
Office and Administrative Support	(19)	(2,720)	-0.1%	-0.1%

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, forecasted data released in 2025.

TAKEAWAY: Healthcare jobs will dominate job openings in Solano County through 2030 and beyond, matching industry hiring forecasts.

2020s at Midpoint: Retail occupations, farm jobs, and office support positions will face greater pressure in Solano County and across the state; workforce development opportunities may exist to upskill workers in these occupations across healthcare and customer service if these forecasts hold.

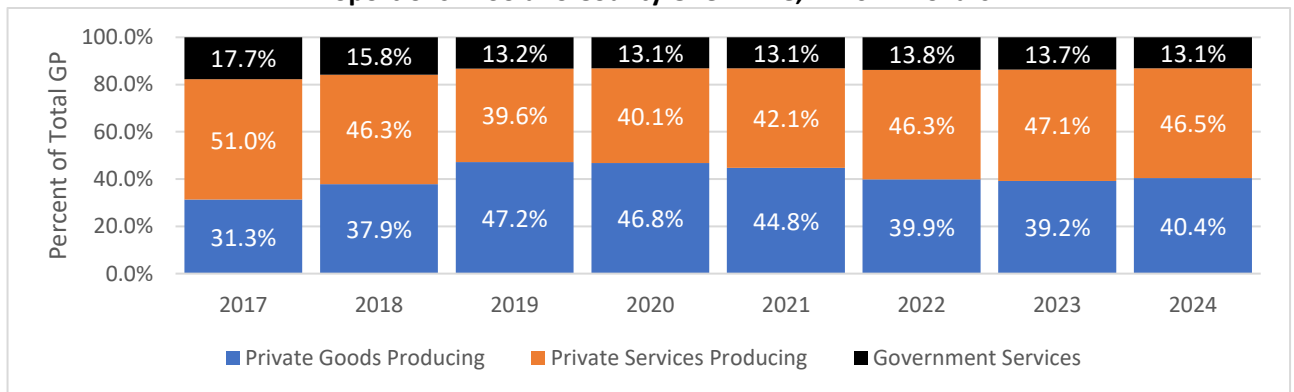
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Businesses and Incomes

Gross Product Change by Industry Sector and Overall Growth Rate

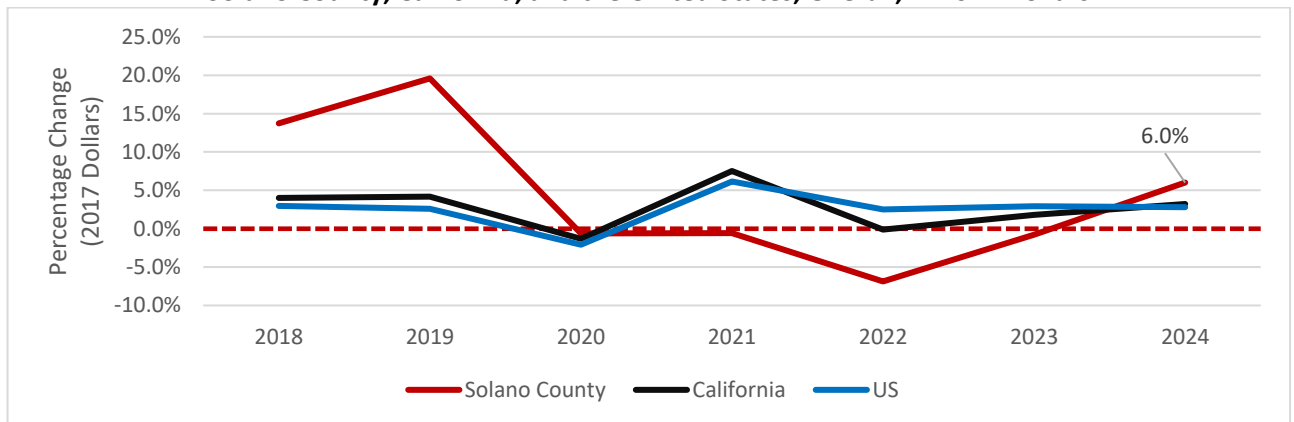
Solano County showed a 6.0 percent increase in gross product (GP) after inflation in 2024 (the latest data), the fastest growth since before the pandemic. Some growth came from slower inflation, as incomes grew due to increases in wages and investment income. Gross product is “value-added” income, or income captured locally by workers, business owners, and the government from commercial activity. The data shown here are inflation-adjusted, with three categories of income: private-sector firms that produce goods or services, and public-sector services. Wages paid to workers who remain in Solano County, regardless of where they live and work, remain Solano County’s main source of gross product.

Gross Product Share (%) by Major Industry Sector, 2017 to 2024
Proportions in Solano County Over Time, in 2017 Dollars



Source: Bureau of Economic Analysis (www.bea.gov). The latest data come from 2024

Gross Product Growth Annually After Inflation, 2018 to 2024, 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 2024

TAKEAWAY: Solano County gross product had a strong year in 2024 (the latest data), growing at 6.0 percent, exceeding the national and state growth rates on average.

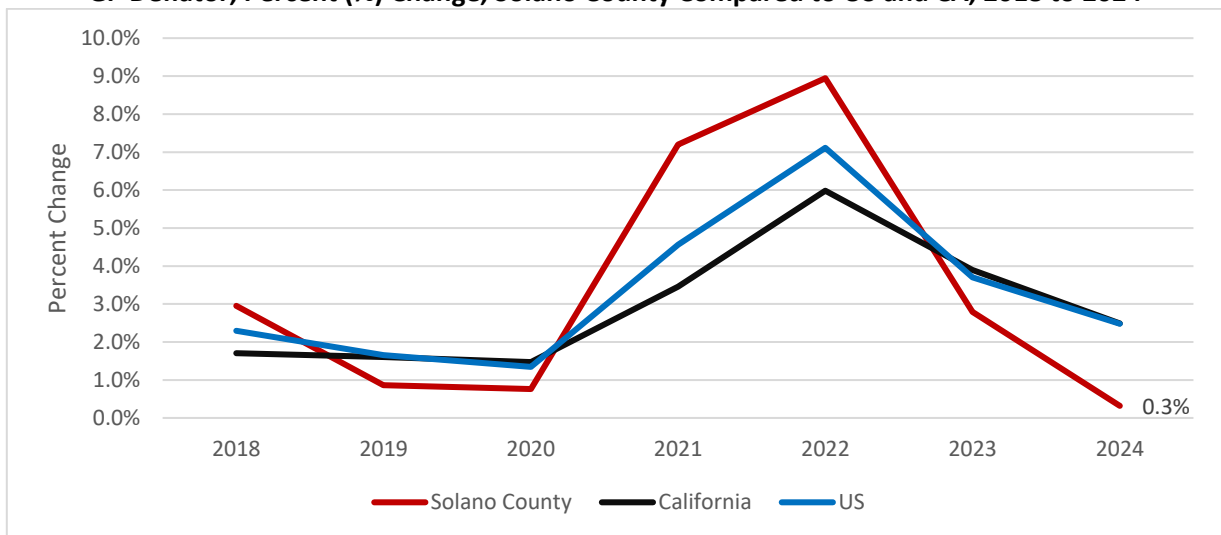
2020s at Midpoint: Most of the 2020s for Solano County’s value-added income growth have been dominated by recovery from the pandemic recession shock and the surge in inflation, which has weighed down economic growth. Job growth, interest rate stability, and economic growth in 2025 are likely to be a formula for inflation-adjusted gross product growth when the 2025 data arrive.

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

Local inflation fell from recent high levels again in 2024 (the latest data available), where state and national outcomes remained somewhat elevated. Some of this change is due to home and rental prices in Solano County slowing, while incomes are catching up, making the cost of living fall locally. Here, we present the Gross Product Deflator (GP Deflator), a measure of local, comparative inflation rates, calculated annually by the Bureau of Economic Analysis (www.bea.gov). The GP Deflator is the ratio of nominal income generated in Solano County in current dollars in 2024 to real (inflation-adjusted, using 2017 as the base year) value-added income. The GP Deflator can proxy for percentage changes in prices, reflected in changes in incomes, converted to a percentage change to measure the inflation rate.

GP Deflator, Percent (%) Change, Solano County Compared to US and CA, 2018 to 2024



Source: Bureau of Economic Analysis, Regional Data (<http://www.bea.gov/regional>); the latest data are from 2024.

The California Department of Finance tracks a CPI analog for California, which is unavailable at the county level.

(see <https://dof.ca.gov/forecasting/Economics/economic-forecasts-u-s-and-california/>)

TAKEAWAY: 2024 was a good year for the local cost of living, as proxied by the gross product deflator for Solano County, while national and statewide averages continued to show inflation pressures. Goods-producing firms have slowly declined in their share of Solano County's real gross product since 2017.

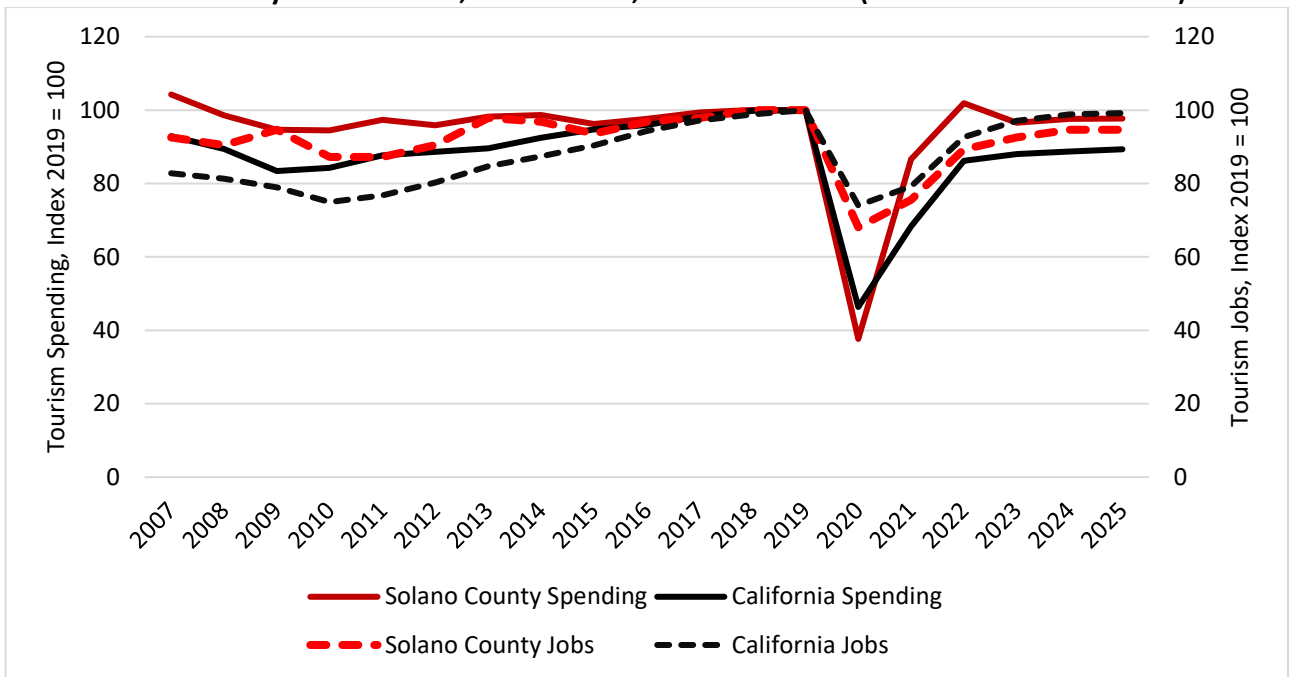
2020s at Midpoint: The early decade changes in inflation have subsided, but we are measuring demand-side changes in inflation here; lower inflation also signals slower jobs and income growth, and if coupled with supply-side pressures (tariffs, energy prices rising due to supply shocks, wage growth due to a lack of available labor becoming consumer price growth), pressures rise for Solano County's lower to middle income households and smaller businesses.

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Tourism Industry: Supporting Visitors

Visitor spending edged up in Solano County in 2025, following a regional trend of slower spending growth. California saw higher visitor spending and about 4,000 net new jobs statewide serving visitors (+0.3 percent); job growth in Solano County was flat in 2025. According to Dean Runyan Associates, Solano County had approximately 8,900 jobs serving visitors in 2025, accounting for approximately 6.0 percent of total employment in Solano County, as in 2024.

Tourism Spending and Jobs, Visitor-Support Industries, 2017 Dollars for Visitor Spending Solano County and California, 2007 to 2025, Index 2019 = 100 (the latest data from 2025)



Source: Dean Runyan Associates (<http://www.deanrunyanassociates.com>), 2025 Report Available at <https://industry.visitcalifornia.com/research/economic-impact>

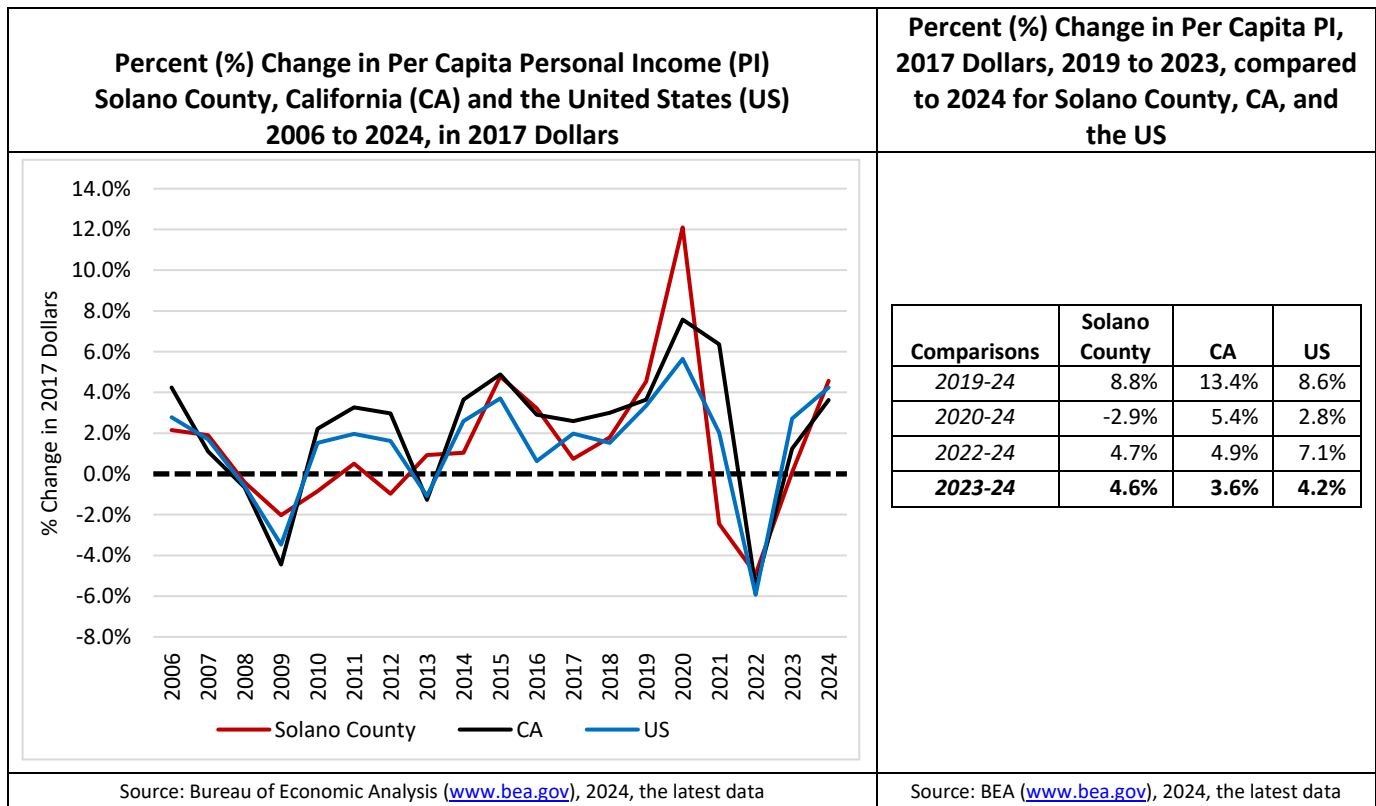
TAKEAWAY: Solano County followed statewide trends on visitor spending in 2025 with the same number of workers as in 2025.

2020s at Midpoint: The tourism industry statewide experienced a volatile five years between 2020 and 2025 (see the figure) and is now entering a late-cycle phase, where hotel prices and travel costs are shifting consumer spending and slowing forecasts toward 2030.

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Personal Income

Solano County’s personal income per person increased by \$2,362 or +4.6 percent in 2024 (the latest data available) compared to per capita incomes in 2023 after inflation adjustments for Solano County. Since 2020, per-capita personal incomes adjusted for inflation have decreased by 2.9 percent, primarily due to the surge in national and California inflation rates. Equity market gains, alongside lower interest rates, have helped diversify personal income growth. Personal-income estimates 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.



TAKEAWAY: Personal income adjusted for inflation continued to grow in 2024 (the latest data) in Solano County, as well as the statewide and national averages.

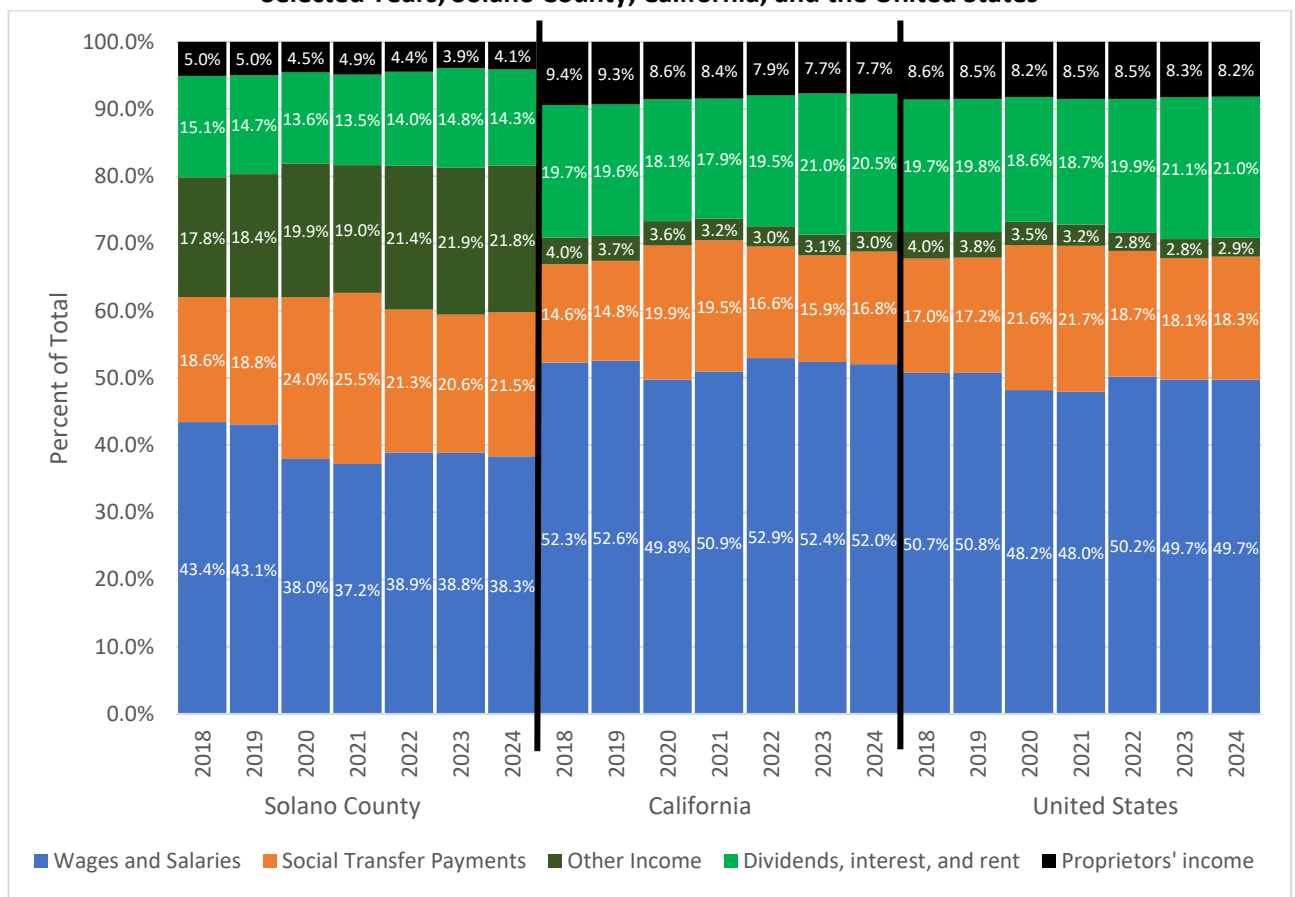
2020s at Midpoint: Personal income after inflation faced downward pressure from inflation since 2020, and that pressure had faded, but remains elevated in 2025. In the next edition of this Index, we are likely to see smaller, albeit positive, growth in 2025 and perhaps beyond if those cost-of-living pressures continue.

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Sources of Personal Income

Solano County showed growth in personal income in 2024 (the latest data), with some changes. 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 2024, the state and national economies continued to experience wage growth. Still, as interest rates fell, they accounted for a smaller share of income from financial markets (“Dividends, interest and rent”). The “Other” income category includes cross-county earnings based on commute patterns and earnings from other counties that are brought back by working residents; this category grew in all comparison areas.

Sources of Personal Income (Percent (%) of Total), 2018 to 2024, in 2017 Dollars, Selected Years, Solano County, California, and the United States



Source: Bureau of Economic Analysis (www.bea.gov), 2024 the latest data

TAKEAWAY: Solano County experienced more personal income growth, but a shift in sources proportionately toward more incomes made from outside Solano County (“Other Income”) and social transfer payments, a blend of social assistance and social security payments.

2020s at Midpoint: As Solano County’s, California’s, and the national economies all recovered from the pandemic, income growth began to outpace inflation in 2024, but may continue to face purchasing-power pressure on personal income toward 2030 with lingering inflation.

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Business Affordability: Wages

Inflation fell across the United States during 2024, while wages continued to rise. Solano County's median wage of \$28.81 in May 2026 increased from 2025's median wage of \$28.18 in current-dollar terms (+\$0.63 per hour or +2.2 percent since 2024). Solano County's median wage has increased purchasing power after inflation of +12.8 percent since 2019 (+41.8 percent in nominal terms from 2019 to 2026), using inflation as measured by the California CPI estimated by the California Department of Finance. To remain consistent, we show wages in current dollars rather than inflation-adjusted measures, as in previous Index versions. The ratios to statewide averages by occupation are shown in green below, indicating that Solano County's workers are paid more in 2026.

Solano County Quarter 1 2026 Wages by Occupational Categories, Wage Data in 2026 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	\$28.63	100.6%	\$28.81	\$27.14	\$27.94	\$29.37	\$41.32	\$40.18
Management Services	\$70.02	89.0%	\$62.34	\$63.03	\$61.10	\$62.31	\$103.02	\$99.10
Business and Financial Operations	\$46.99	91.6%	\$43.06	\$41.34	\$42.30	\$41.73	\$61.22	\$61.05
Computer and Mathematical	\$68.54	77.8%	\$53.32	\$52.41	\$51.24	\$58.26	\$92.09	\$84.68
Architecture and Engineering	\$61.29	87.1%	\$53.36	\$52.22	\$60.77	\$62.21	\$81.02	\$68.25
Life, Physical, and Social Science	\$50.27	100.2%	\$50.35	\$38.94	\$49.43	\$49.14	\$60.07	\$65.66
Community and Social Services	\$30.93	116.3%	\$35.98	\$33.73	\$34.13	\$31.37	\$39.31	\$35.05
Legal Services	\$64.02	76.9%	\$49.23	\$50.33	\$59.92	\$69.05	\$96.47	\$83.53
Education, Training, and Library	\$34.19	103.1%	\$35.24	\$37.82	\$32.52	\$34.53	\$40.39	\$37.28
Arts, Design, Entertainment, Sports, Media	\$39.30	74.2%	\$29.17	\$33.92	\$31.64	\$35.08	\$48.93	\$50.60
Healthcare Practitioners and Technical	\$60.95	110.4%	\$67.31	\$64.93	\$65.64	\$63.99	\$78.86	\$74.53
Healthcare Support Services	\$17.72	104.7%	\$18.55	\$19.65	\$18.74	\$16.92	\$18.55	\$19.12
Protective Services	\$25.49	182.7%	\$46.57	\$31.57	\$25.47	\$28.61	\$26.02	\$24.83
Food Preparation and Serving-Related	\$19.84	108.3%	\$21.49	\$20.97	\$20.63	\$20.54	\$22.12	\$21.72
Building and Grounds Maintenance	\$21.82	102.5%	\$22.37	\$23.31	\$22.43	\$21.71	\$22.84	\$23.52
Personal Care and Services	\$19.47	98.0%	\$19.08	\$20.61	\$20.19	\$18.66	\$22.26	\$22.60
Sales and Related Services	\$22.03	93.2%	\$20.54	\$22.83	\$22.01	\$21.33	\$26.70	\$29.18
Office and Administrative Support	\$27.01	105.8%	\$28.59	\$28.74	\$28.29	\$27.29	\$31.62	\$31.70
Farming, Fishing, and Forestry	\$17.72	109.5%	\$19.41	\$22.19	\$21.33	\$18.87	\$21.58	\$21.59
Construction and Extraction	\$35.39	104.6%	\$37.03	\$36.95	\$37.56	\$33.70	\$39.59	\$40.45
Installation, Maintenance, and Repair	\$31.97	115.2%	\$36.83	\$35.85	\$33.47	\$31.51	\$37.98	\$36.63
Production Jobs	\$23.54	103.9%	\$24.45	\$25.97	\$24.06	\$23.92	\$27.75	\$26.39
Transportation and Material Moving Services	\$22.52	104.6%	\$23.56	\$23.38	\$23.31	\$22.56	\$24.22	\$24.89

Source: Bureau of Labor Statistics (www.bls.gov/oes), as of May 2026 (based on Quarter 1 2026)
Wages in GREEN are for occupations where Solano County median wages exceed California median wages.

TAKEAWAY: Wages continued to increase for Solano County and areas throughout California during 2025, and Solano County remains slightly higher at its median wage than the statewide median.

2020s at Midpoint: Wages have increased alongside inflation amid the surge in the cost of living since 2020. A key economic and workforce development issue is how Solano County wages can maintain housing affordability, which has adjusted positively for workers in 2025.

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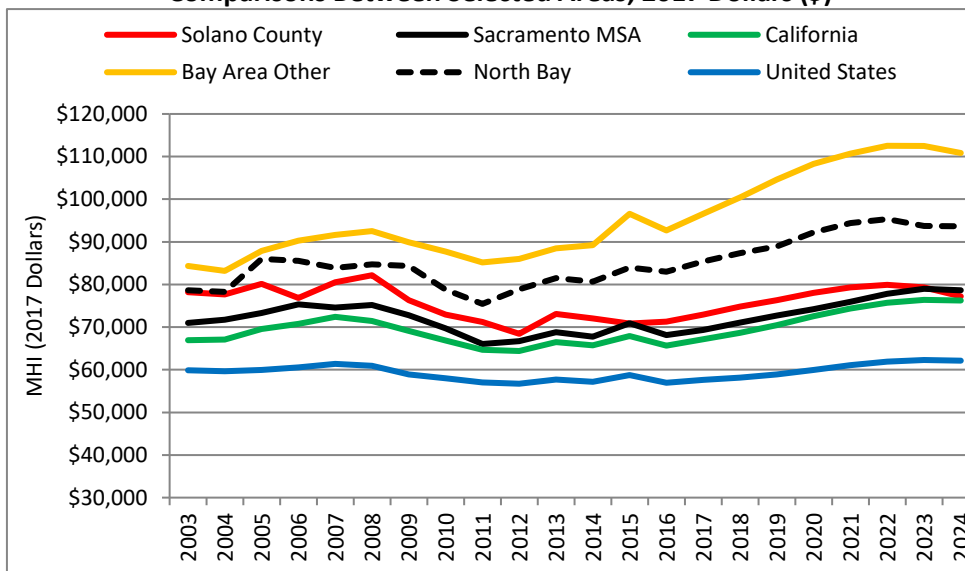
Median Household Income (MHI) Comparisons

Median household income (MHI) is an indicator of how different places compare in households' available financial resources and how inflation may affect some places differently than others in terms of local income rising versus the cost of living. Inflation-adjusted (2017 dollars), median household income (MHI) **decreased** in 2024 (the latest data) by just over \$2,069 to \$77,223 in Solano County, while the national change was only \$95 lower, and California was down \$149. Solano County's nominal MHI was up \$407 in 2024 from 2023; the lingering effects of inflation act as a purchasing-power tax on households.

TAKEAWAY: Median household incomes are down across all comparison areas in the 2024 data.

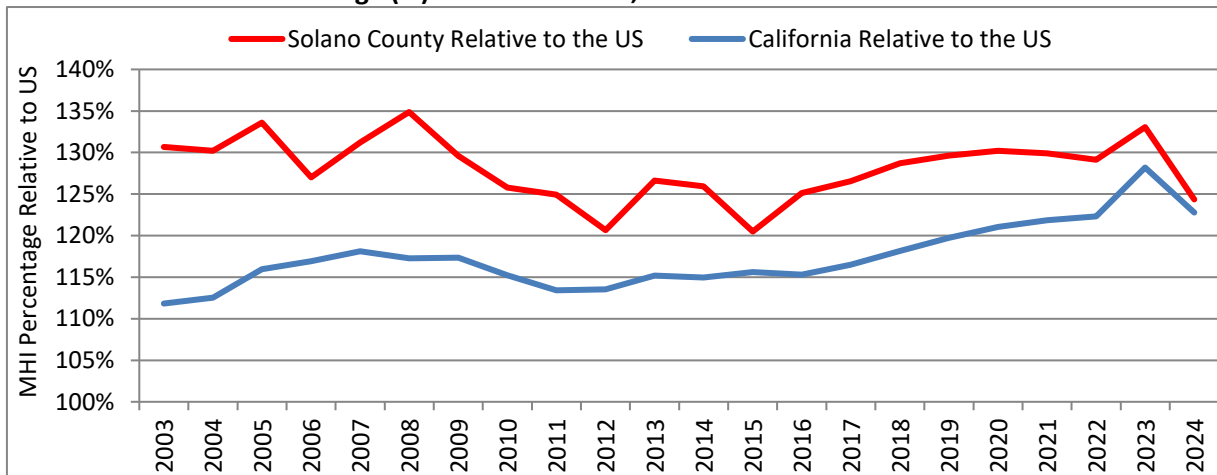
2020s at Midpoint: Similar to poverty rates below, lingering inflation and the labor-market effects from the pandemic are pressuring household incomes across all comparison areas. Economic and workforce development will continue to have median household income increasing as a goal for their work in an environment that likely has elevated costs of living.

Median Household Income (MHI) 2003 to 2024, Comparisons Between Selected Areas, 2017 Dollars (\$)



Sources: Census Bureau (<http://data.census.gov>), the latest data are from 2024. California Department of Finance ([CPI data](#)) will be converted to 2017 dollars.

Median Household Income (MHI) 2003 to 2024, Solano County and California, Percentage (%) of National MHI, 2017 Dollars



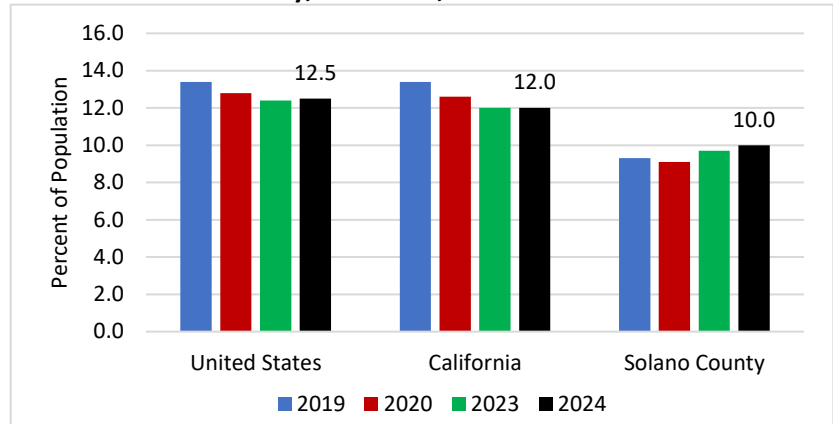
Sources: Census Bureau (<http://data.census.gov>), the latest data are from 2024. California Department of Finance ([CPI data](#)) will be converted to 2017 dollars.

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Poverty Rates

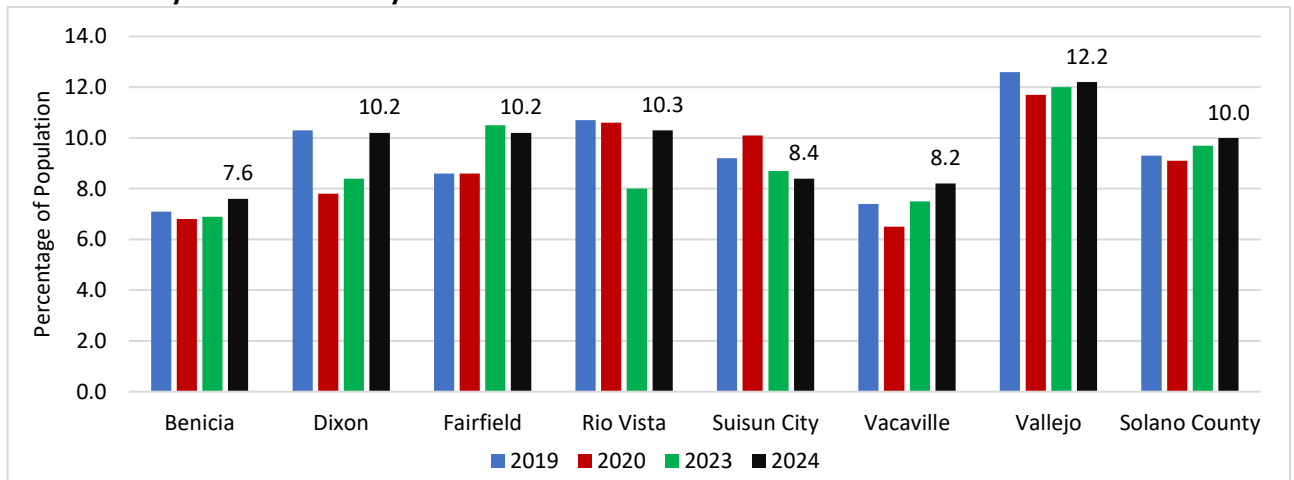
Poverty rates have slightly increased in the 2024 data, as more of the pandemic-era effects are reflected in the methodology (five-year averages). Solano County's poverty rates remain below national and state averages. Fairfield and Suisun City experienced lower poverty rates, while the other cities had poverty rates rise in the 2024 data. Vacaville, along with Benicia, has a lower poverty rate than other cities in Solano County. The American Community Survey (ACS) defines the poverty rate as the percent of residents with annual incomes below the federal poverty line (for a family of four, the federal poverty level was an annual income of \$32,150 or less in 2025, matching the latest comparison data available from the Census Bureau as of April 2026).

Poverty Rates, 2019, 2020, 2023, 2024 Percent (%) of Residents in Solano County, California, and the United States



Source: American Community Survey (ACS) Table DP03, 2024, the latest data 5-Year Averages: <http://data.census.gov>

Poverty Rates in 2019, 2020, 2023, 2024 Percentage of Residents (%) Solano County Cities and County Overall



Source: American Community Survey (ACS) Table DP03: <http://data.census.gov>, 2024, the latest data

TAKEAWAY: The latest data on poverty rates in Solano County suggest that job disruption during the pandemic created greater income pressures on households.

2020s at Midpoint: As the 2020s evolve beyond the pandemic period, with more residents retiring and moving into fixed incomes, poverty rates may rise as living costs remain elevated and incomes respond more slowly.

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Agriculture

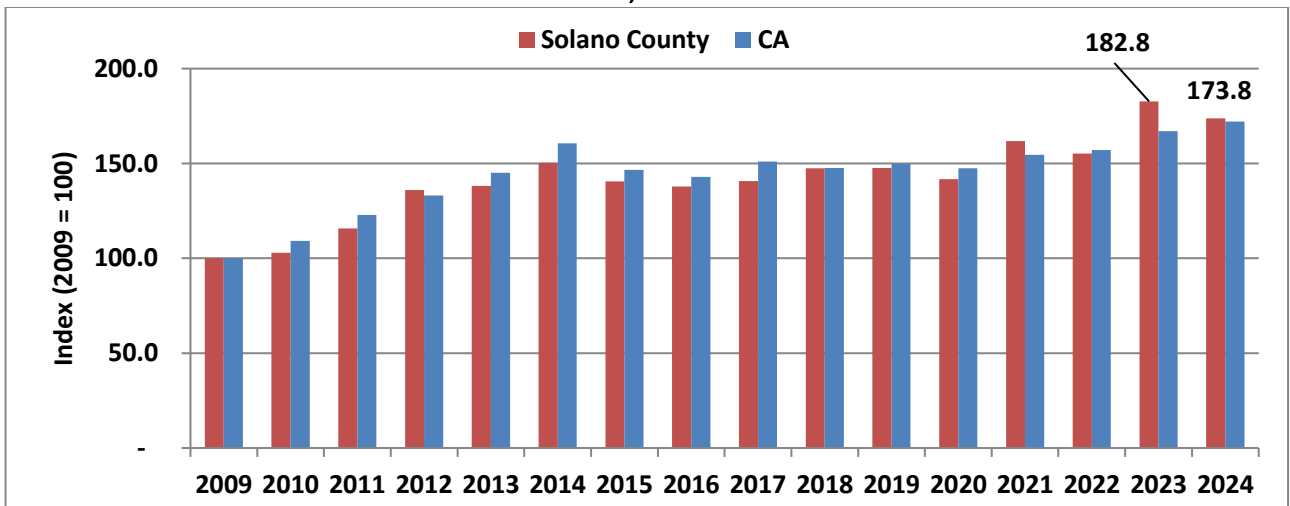
Agricultural values fell slightly in 2024 in Solano County, after two years of rising values (the latest data are from the 2024 Solano County Agricultural Commissioner Crop Report). Farmers continued to be considered “base” employers, with markets primarily outside Solano County. The 2024 data show a large downward change in the value of processed tomatoes, a large increase in the value of almonds, and falling values for calves and winegrapes.

**Solano County Top 10 Agricultural Industry Revenues (Current Dollars)
2019, 2020, 2023, and 2024, Sorted by 2024 Values**

Agricultural Product	2019	2020	2023	2024
Total Solano County	\$372,113,000	\$357,159,000	\$460,391,000	\$437,938,000
Almonds	\$55,312,000	\$50,700,000	\$43,779,000	\$78,351,000
Tomatoes (Processed)	\$37,041,000	\$38,078,000	\$101,518,000	\$55,803,000
Cattle/Calves	\$36,967,000	\$36,069,000	\$40,461,000	\$48,861,000
Nursery Products	\$31,231,000	\$37,466,000	\$41,452,000	\$38,281,000
Grapes	\$21,587,000	\$21,189,000	\$35,044,000	\$30,547,000
Alfalfa	\$27,159,000	\$26,142,000	\$19,617,000	\$15,220,000
Walnuts	\$27,492,000	\$22,519,000	\$11,202,000	\$14,478,000
Prunes	\$4,153,000	\$4,986,000	\$12,014,000	\$9,766,000
Pollination	\$3,219,000	\$5,107,000	\$8,479,000	\$9,250,000
Sunflower Seeds	\$15,666,000	\$10,482,000	\$7,087,000	\$7,334,000
All Other Ag Products	\$112,286,000	\$104,421,000	\$139,738,000	\$130,047,000

Source: Solano County Agricultural Commissioner, 2024 the latest data
<https://www.solanocounty.gov/ag/crop-livestock-reports>

**Total Agricultural Value, Solano County and California, 2009 to 2024
Current Dollars, Index 2009 = 100**



Sources: BEA (www.bea.gov) and Solano County Agricultural Commissioner, 2024, the latest data as of April 2026

TAKEAWAY: After two strong years of growth, agricultural values slipped a little in 2024, but remain elevated since 2020.

2020s at Midpoint: Solano County remains a place where agriculture is important and has experienced growth in crop value since 2020, providing a foundation to support food and beverage manufacturing and generate local food and income for households.

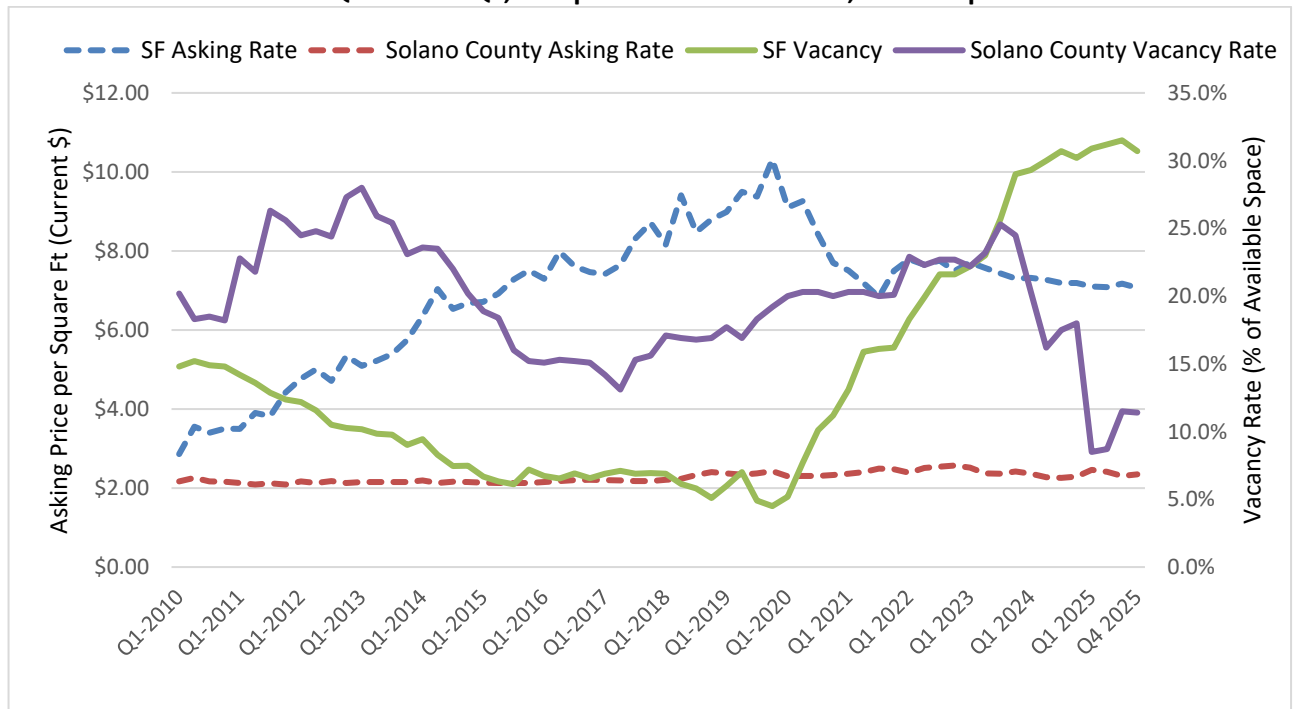
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Commercial RE and Building Permits

Commercial Real Estate Pricing and Vacancy

Commercial real estate markets in Solano County experienced lower vacancy in 2025 than in 2024. The data here focuses 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 2025 from 3.6 percent as 2024 ended. New space permitted in 2025 for Solano County was a small amount compared to previous years.

Solano County Office Space Asking Lease Rates (\$)/Sq. Ft. and Vacancy Rates (% of Available Sq. Ft.), 2010 Q1 to 2025 Q4, Compared to San Francisco, Class A Spaces



Source: [Colliers International, Quarterly Reports](#), Q4 2025 the latest, full calendar-year 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: Office space remains a concern in broader commercial real estate markets, as vacancy rates and prices have flattened somewhat in 2025.

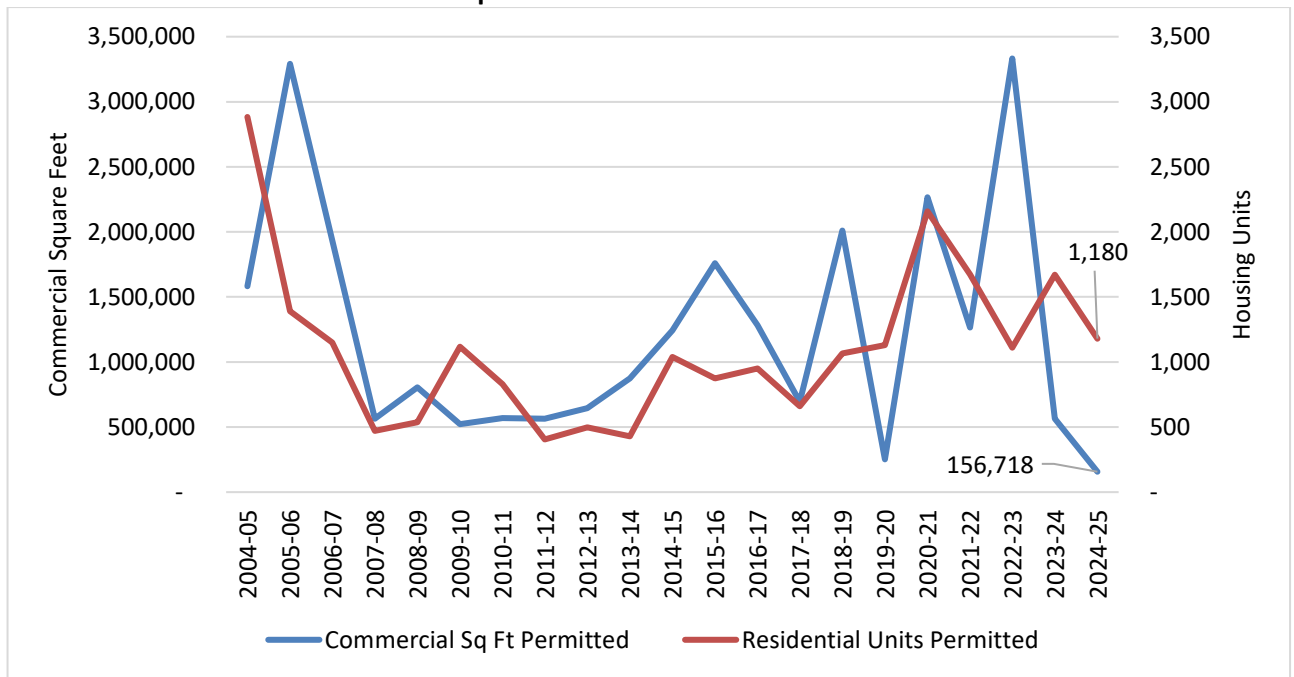
2020s at Midpoint: The 2020s have been a volatile time in commercial real estate across all submarkets, especially office and industrial. As work-from-home policies enter a final phase of post-pandemic decisions and warehousing spaces become more efficient as technology evolves, commercial permitting will be an indicator of where construction investment is directed to 2030.

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Building Permits

Building permits for new residential units in Solano County increased slightly faster in fiscal year 2024-25 than in fiscal year 2023-24. The number of new units permitted was 1,180, a slowdown but similar to the transition from fiscal year 2021-22 to fiscal year 2022-23. Permitted commercial square footage grew slowly, with just over 156,700 new square feet permitted in fiscal year 2024-25. This slowdown continued from strong years just after fiscal year 2019-20.

Solano County Residential and Commercial Building Permits, Fiscal Years 2004-05 to 2024-25
Commercial Square Feet and Residential Units Permitted



Source: County of Solano, data provided by county staff, Fiscal Year 2024-25 are the latest fiscal-year totals.

TAKEAWAY: New commercial spaces and housing units were permitted in Solano County during fiscal year 2024-25, but down from the previous fiscal year for both markets.

2020s at Midpoint: Commercial space experienced rapid growth early in the decade, while housing units have continued at a heightened but stable pace in the 2020s compared with the 2010s. As the decade enters its second half, the evolution of construction costs and interest rates is likely to help dictate developer incentives to build, alongside economic development efforts.

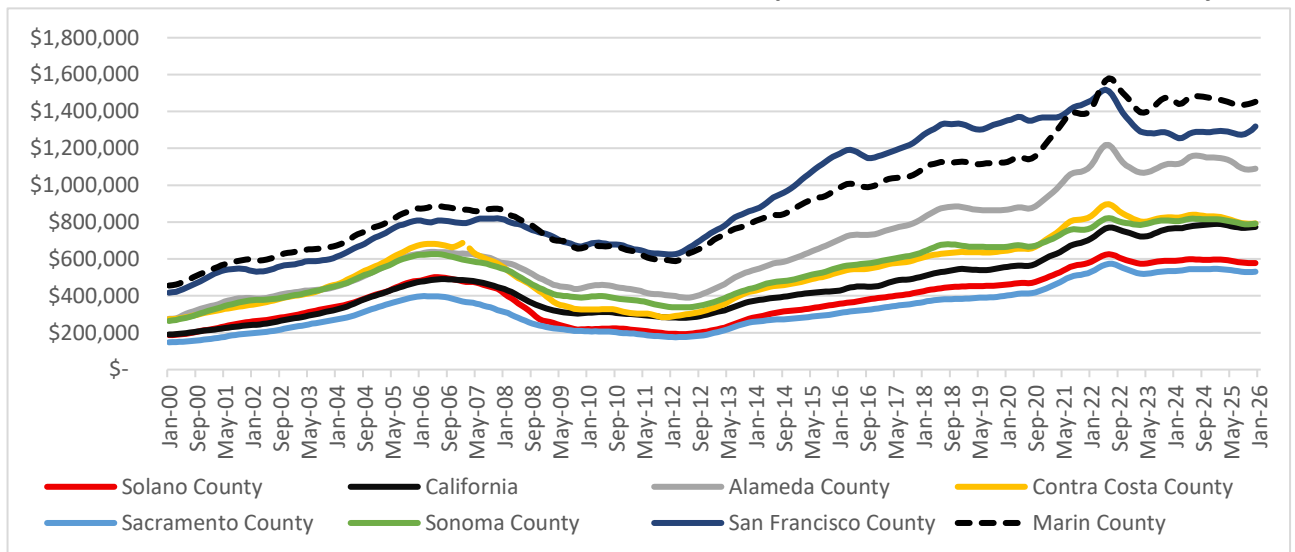
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Housing Markets

Median Home Prices and Affordability

Median home prices for Solano County fell by 3.1 percent in 2025—forecasts expected reduced home prices in 2026 (this report’s previous edition provided that outlook). Overall, California experienced a 2.1 percent drop in median home prices in 2025. Solano County’s median home price was \$577,800 in December 2025, according to Zillow™ Research, versus just over \$773,600 as the statewide average. Home prices are in current dollars for selected places and California on average, compared to Solano County from January 2000 to December 2025.

Median Home Price, 2000 to 2025, Selected Area Comparisons in Current Dollars, Monthly



Source: Zillow® Research (<https://www.zillow.com/research/data/>), Latest data through December 2025

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

Housing affordability increased for Solano County residents in 2025, according to the California Association of REALTORS®, with 32 percent of households able to afford a median-priced home in Solano County. The Housing Affordability Index (HAI) estimates the percentage of local households that can afford to own a home (including mortgage payments, average utility and maintenance costs, etc.) based on current median household incomes, with 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 2025 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%
2018 Q4	39%	28%	20%	33%	19%	25%	42%	15%	18%	23%
2019 Q4	47%	31%	27%	39%	22%	30%	45%	18%	22%	30%
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%	16%	19%	25%	19%	18%	27%	21%	19%	19%
2025 Q4	32%	21%	24%	29%	27%	23%	34%	22%	23%	21%

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

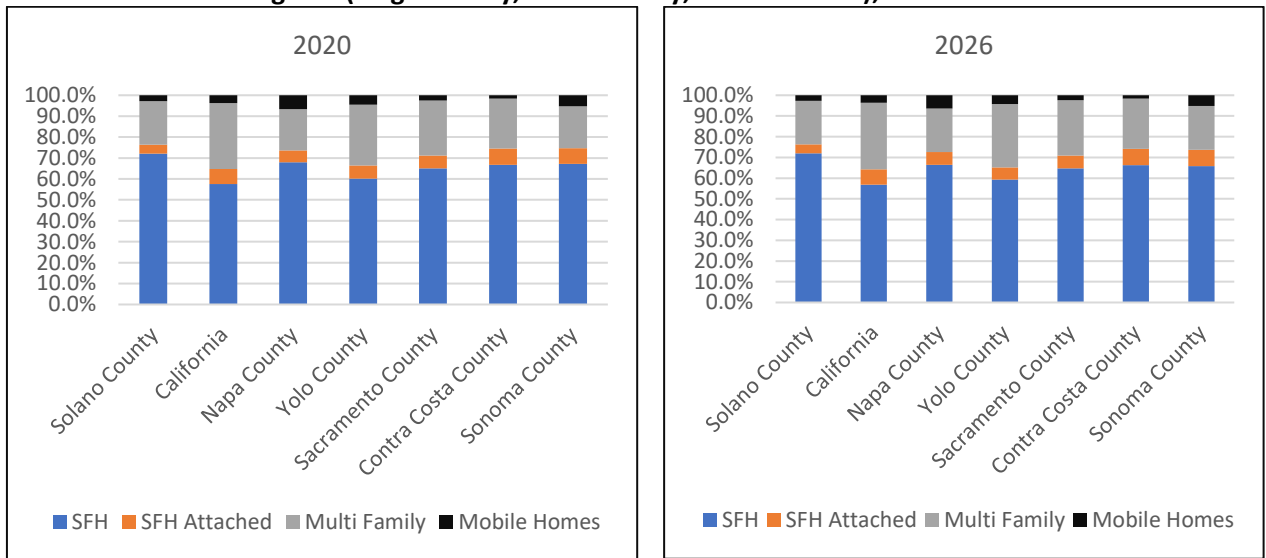
Quarter 4 2025 is the latest data point as of April 2026

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Housing Units

Housing unit mix and volume are both indicators of economic and community progress. The data shown here compare Solano County to other regional counties and California overall in terms of the percentage growth in housing units for ownership (single-family units, or SFH) and rental (multi-family units, or MFH) since 2020. The data below include Solano County’s cities; the data for “SFH Attached” include condominiums, for example. Mobile homes are shown here, a more prevalent housing unit type in rural areas of Northern California.

Housing Units, 2020 and 2026, Solano County and Selected Areas
Housing Mix (Single Family, Multi-Family, Mobile Home), Percent of Total



Source: California Department of Finance, Report E-4, January 1, 2026, Housing Unit Estimates, the latest data

Change in Housing Units, 2020 to 2026, Solano County and Incorporated/Unincorporated Areas
Single Family (SFH), Multi-Family (MFH), Housing Units

Change From 2020-2026	SFH	SFH Attached	MFH	Total
Benicia	12	11	6	29
Dixon	812	3	8	823
Fairfield	1,629	20	688	2,337
Rio Vista	375	12	0	387
Suisun City	79	7	360	446
Vacaville	1,659	39	382	2,080
Vallejo	204	87	210	501
Unincorporated Solano County	-179	-5	0	-184
Solano County Total Change	4,591	174	1,654	6,419

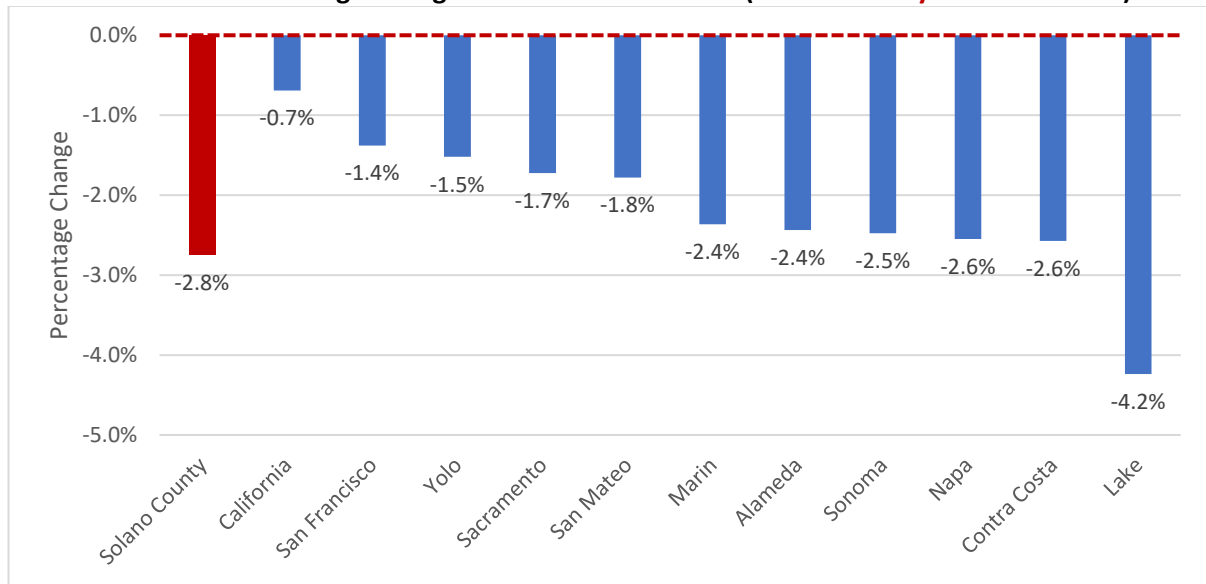
Source: California Department of Finance, Report E-4, January 1, 2026, Housing Unit Estimates, the latest data

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Median Home Price Forecasts

Solano County is forecasted for another year of median home prices slightly **declining**. The latest forecast (as of May 2026) per Zillow™ Research is -2.8 percent for Solano County from April 2026 to April 2027. California's statewide housing market is predicted to fall by only 0.7 percent over the next 12 months. The figure below shows a pessimistic outlook for most of Solano County's neighboring counties. Higher interest rates and inflation risk contribute to the slow introduction of new and existing units to the market regionally. Solano County's median home price has increased by 25.9 percent from December 2019 to December 2025.

Housing Forecast, March 2026 to March 2027, California and Selected California Counties, Forecasted Percentage Change in Median Home Price (Solano County Forecast: -2.8%)



Source: Zillow® Research (<https://www.zillow.com/research/data/>)
 March 2026 to March 2027 Forecast, latest available as of April 2026

TAKEAWAY: Housing prices fell slightly in Solano County and statewide, helping housing affordability as incomes continued to increase nominally in 2025.

2020s at Midpoint: Housing markets have been on a long-term growth trend since 2014, with the 2020s experiencing sustained home price growth, shifting affordability, and regional expansion of new housing units. The predicted drop in median home prices through 2027 is partly due to long-term price growth and mixed affordability outcomes through the 2020s (to 2025).

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Social Equity Metrics: Baseline for Monitoring in Solano County

Data shown here are through 2024 and are five-year averages for each variable considered. Census Bureau data classify “ethnicity” as Hispanic or non-Hispanic; Census Bureau race categories include those identifying as Hispanic or non-Hispanic across the classic racial categories: white, African American, Asian American, and other races. Median household income (MHI) data are based on the head-of-household race/ethnicity; population poverty rates are shown by the race/ethnicity (percent of county residents), as is homeownership by race/ethnicity. Median household income data are inflation-adjusted to 2017 dollars.

Median Household Income, 2020, 2023 and 2024, 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
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
2024			
Race/Ethnicity	US	CA	Solano County
Hispanic	\$55,804	\$62,711	\$66,911
White	\$67,413	\$82,963	\$82,807
African-American	\$43,100	\$53,229	\$59,497
Asian-American	\$91,037	\$99,145	\$93,904

Source: American Community Survey, 5-Year Average, Census Bureau, (<http://data.census.gov>), 2020-24 the latest 5-Year data available as of April 2026

Median household Income (MHI) increased in the five-year averages between 2020 and 2024 for African-American households, but fell for other households in Solano County. In contrast, California showed gains across all groups in 2024 except African-American households. Poverty rates increased for all communities in Solano County, except for African-Americans; California, on average, saw gains again for all but African-American residents. Poverty data comparisons also use five-year averages of Census Bureau survey data.

Poverty Rates, 2020, 2023, and 2024, Percent of Population Below Annual Poverty Threshold Solano County, California, and the United States

Race/Ethnicity	2020			2023			2024		
	US	CA	Solano County	US	CA	Solano County	US	CA	Solano County
Hispanic or Latino origin	18.3%	16.2%	10.8%	16.9%	14.7%	11.7%	16.7%	14.6%	12.1%
White/Caucasian	10.6%	11.4%	7.8%	9.9%	10.1%	8.1%	9.7%	9.8%	9.0%
African-American	22.1%	19.6%	15.8%	21.3%	19.1%	17.4%	21.2%	19.2%	16.6%
Asian-American	10.6%	10.0%	5.8%	9.9%	9.7%	5.7%	9.9%	9.7%	5.9%

Source: American Community Survey, 5-Year Average, Census Bureau, (<http://data.census.gov>), 2020-24 the latest 5-Year data available as of April 2026

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Homeownership is generally considered a measure of social progress, assuming that homeownership is a goal for current renters. Homeownership gains occurred among White (Caucasian) and African-American households in Solano County in 2024 (the latest data available from the Census Bureau), while Hispanic and Asian-American homeownership declined.

Owner versus Rental, Percentage of Occupied Households by Race or Ethnicity of Head of Household, Years 2020, 2023, and 2024, 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%
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%
2024				2024			
Race/Ethnicity	US	CA	Solano County	Race/Ethnicity	US	CA	Solano County
Hispanic	51.0%	46.0%	53.2%	Hispanic	49.0%	54.0%	46.8%
White	72.3%	62.5%	69.2%	White	27.7%	37.5%	30.8%
African-American	44.0%	35.7%	46.9%	African-American	56.0%	64.3%	53.1%
Asian-American	62.7%	61.4%	72.4%	Asian-American	37.3%	38.6%	27.6%

Source: American Community Survey, 5-Year Averages ending in stated year.
2020-24 the latest 5-Year data available as of April 2026, Census Bureau (<http://data.census.gov>)

TAKEAWAY: A mixed legacy from the pandemic is emerging across different racial and ethnic groups, with lower interest rates boosting homeownership rates, but rising inflation hurting median household incomes.

2020s at Midpoint: As inflation rates are stubbornly high above levels in the 2010s, the 2020s are becoming a decade of slower economic mobility, especially with job growth slowing between 2023 and 2025 in California and the United States, and greater upward pressure on poverty rates. African-American communities in Solano County continue to show progress, but still need workforce development support to boost median household incomes.

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 decreased in Solano County (-1,529) and statewide (-53,929) in 2025, according to estimates by the California Department of Finance released in May 2026. The Bay Area Other counties, and the North Bay continue to struggle in retaining population; Sacramento’s metro area grew again, though that growth is beginning to slow down. Solano County’s population decreased by 0.34 percent in 2025 to a total of 452,050 for 2026 (the 2025 population was re-estimated to be 453,579 as of May 2026). The Bay Area Other and North Bay counties have lost over 84,400 residents since 2020 (pre-pandemic levels), according to May 2026 estimates. California’s population is estimated to have gained only 54,755 net new residents statewide since 2020, as of January 1, 2026, bringing the total population to 39,593,000. Population growth is expected across the comparison areas through 2050, with Solano County’s projected growth from recent forecast vintages remaining robust regionally but slowing slightly.

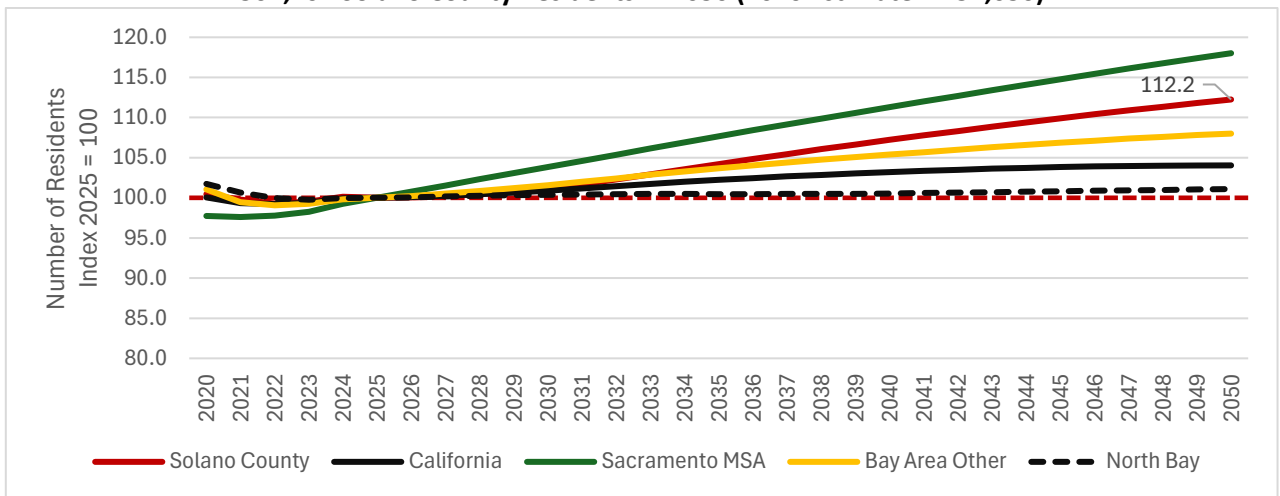
Change in Total Population, compared to January 1, 2026 (estimates for January 1 for each year shown)

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	2023	2024	2025	2020	2023	2024	2025
Solano County	(1,441)	4,385	222	(1,529)	-0.32%	0.98%	0.05%	-0.34%
California	54,755	425,704	146,143	(53,929)	0.14%	1.09%	0.37%	-0.14%
Sacramento MSA	81,546	76,667	43,224	15,074	3.40%	3.19%	1.77%	0.61%
Bay Area Other	(66,611)	52,350	30,995	93	-1.04%	0.83%	0.49%	0.00%
North Bay	(17,984)	4,517	243	(3,336)	-2.02%	0.52%	0.03%	-0.38%

Source: California Department of Finance, Demographic Research Unit (www.dof.ca.gov), Census 2020 Benchmark, Jan 1, 2026, the latest data

Population Growth, Selected Areas, 2020–2050, Index 2025 = 100, 2025 to 2050 Forecasted, 507,104 Solano County Residents in 2050 (2026 Estimate = 452,050)



Source: California Department of Finance, Revised March 2026 (<https://dof.ca.gov/forecasting/demographics/projections/>)

TAKEAWAY: Solano County continues to have population volatility, losing population in 2025 after two years of gains.

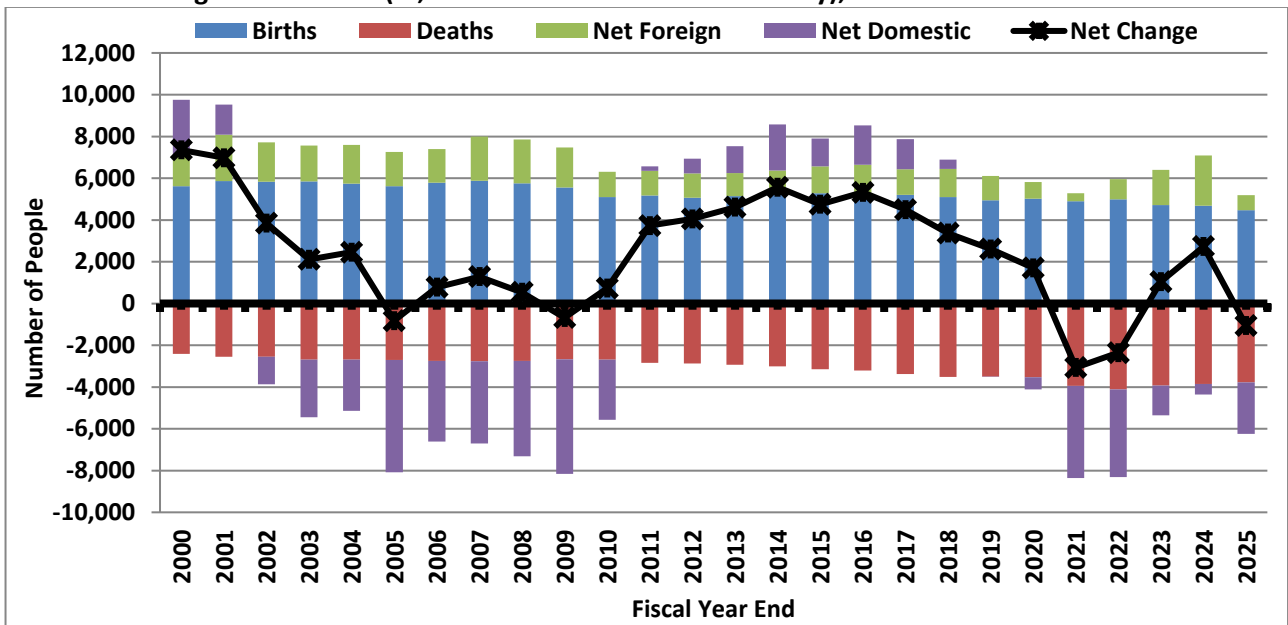
2020s at Midpoint: Federal immigration policy, slower job market growth, and continued pressure on regional costs of living are all legacies of changes since 2020 that may affect Solano County’s population in this decade and toward 2050.

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Components of Population Change

Solano County’s population is also estimated on a fiscal-year basis. The fiscal-year 2024-25 estimate was that Solano County’s population increased by -1,049 residents, primarily due to continued outbound migration to other parts of the United States (“Net Domestic” change in the data below), and slower net new foreign immigrants (“Net Foreign”) to Solano County in fiscal year 2024-25. Births and deaths were somewhat lower again in fiscal year 2024-25.

Solano County Components of Population Change (People) from Previous Fiscal Year (July 1 to June 30) and Net Change in Residents (-1,049 in 2024-25 for Solano County), Fiscal Years 1999-2000 to 2024-25



Source: California Department of Finance, Demographic Research Unit (www.dof.ca.gov). Fiscal Year 2024-25 Data from Dec 2025. 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 2024-25, Number of People

<i>Fiscal Year End</i>	<i>Births</i>	<i>Deaths</i>	<i>Net New Residents from other Countries (Net Foreign)</i>	<i>Net New Residents from the United States (Net Domestic)</i>	<i>Net New Residents to Solano County</i>
2019-25	28,788	23,138	6,944	-13,590	-996
2020-25	23,768	19,610	6,154	-13,012	-2,700
2023-25	9,161	7,637	3,111	-2,962	1,673
2024-25	4,476	3,783	714	-2,456	-1,049

Source: California Department of Finance, Demographic Research Unit (www.dof.ca.gov). Fiscal Year 2024-25 Data from Dec 2025

TAKEAWAY: Solano County’s population was estimated to have fallen in fiscal-year 2024-25, a precursor to calendar-year 2025 population change, which was also estimated to have fallen.

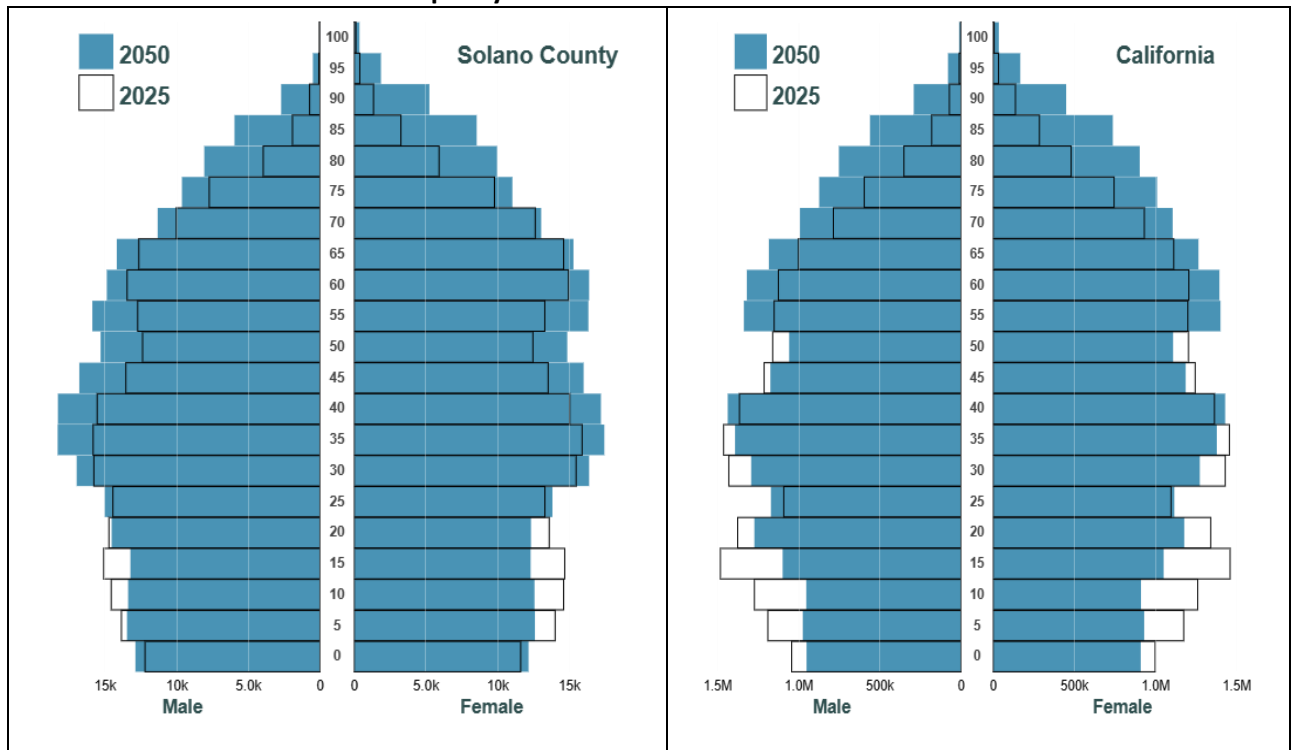
2020s at Midpoint: The figure shows the volatility of Solano County’s population in the first five years of the 2020s, driven primarily by migration instability (pandemic shock, followed by policy uncertainty and change affecting international migrants) and economic conditions, including job opportunities and housing prices.

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Population Pyramids

These figures illustrate population distribution in comparative ways: over time, normalized to other geographic areas, and by gender. Solano County’s populations in 2025 (the clear, outlined regions) and in 2050 (the solid bars) are shown in the first panel with five-year age intervals until age 100 and above. Solano County is compared with California’s population in the second panel. A population distribution that is balanced among a “dependent” population (children under 18 years old), working age (18 to 64), and then older residents (65 and older) that may be less likely to be labor-force participants is a figure that looks like a pyramid rather than having more weight at older ages. The idea is that a pyramid-shaped distribution has more residents at relatively lower ages, indicating a larger proportion of younger residents as potential labor force entrants. Notice the contrasts (California is more old-age-heavy) and how Solano County and California are similar in the California Department of Finance (DOF) projections for 2025 in general shape.

Solano County and California, Population Pyramids, Population by Age and Gender 2025 to 2050, Number of People by Five-Year Intervals to 100 Years Old or Older



Source: <https://dof.ca.gov/forecasting/demographics/population-pyramid/> as of March 2026, “k” means “Thousands” in the horizontal axes

TAKEAWAY: Solano County and California have similar-shaped population distributions to 2050, with smaller proportions of residents under 18 and rising proportions of those over 65. **2020s at Midpoint:** Solano County, due to slower population shifts toward older residents since 2020, is likely to have a larger proportion of residents aged 20 to 35 than California on average over the next 25 years. These data suggest continued workforce availability in Solano County from local residents over time.

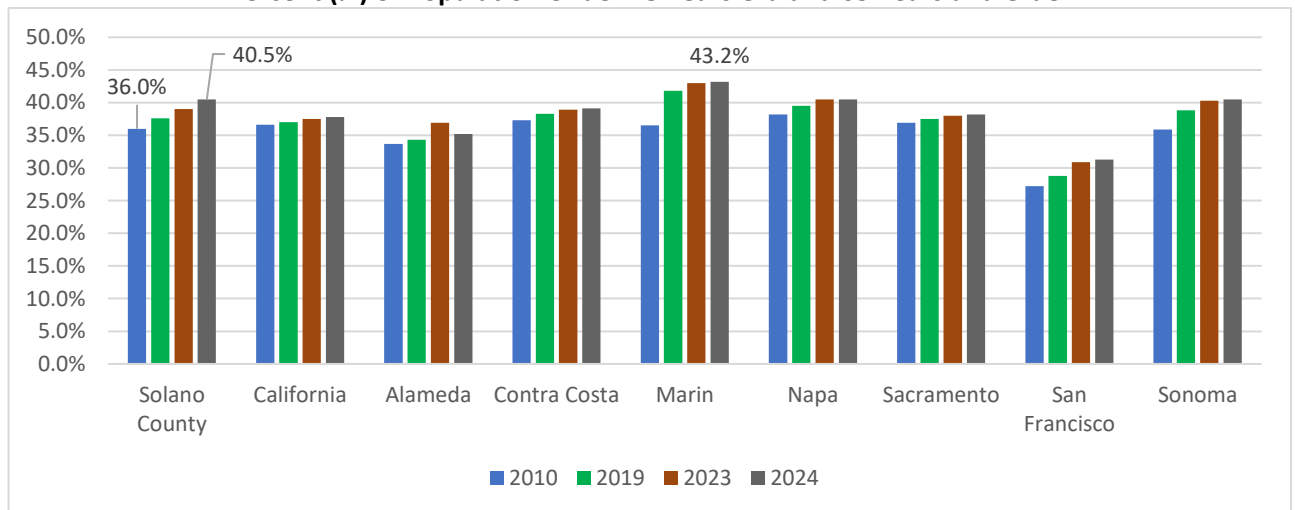
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Workforce Readiness and Supply

Dependency Ratio

The dependency ratio is the percentage of an area's residents aged 65 and older and children under 18 (considered "dependent" due to a lower likelihood of working and a higher likelihood of relying on government resources). Solano County's total dependency ratio increased slightly over the five years between 2010 and 2024 (the latest data, labeled "2024" in the figure shown here). Solano County's ratio was 40.5 percent in 2024 (the latest data available). Solano County's dependent population has increased over four percentage points since 2010, faster than the statewide average, and similar to the Bay Area Other regional counties. All comparison areas showed an increase in this ratio in the 2024 data, except for Alameda County.

Total Dependency Ratio, Selected Areas, 2010, 2019, 2023, 2024
Percent (%) of Population Under 18 Years Old and 65 Years and Older



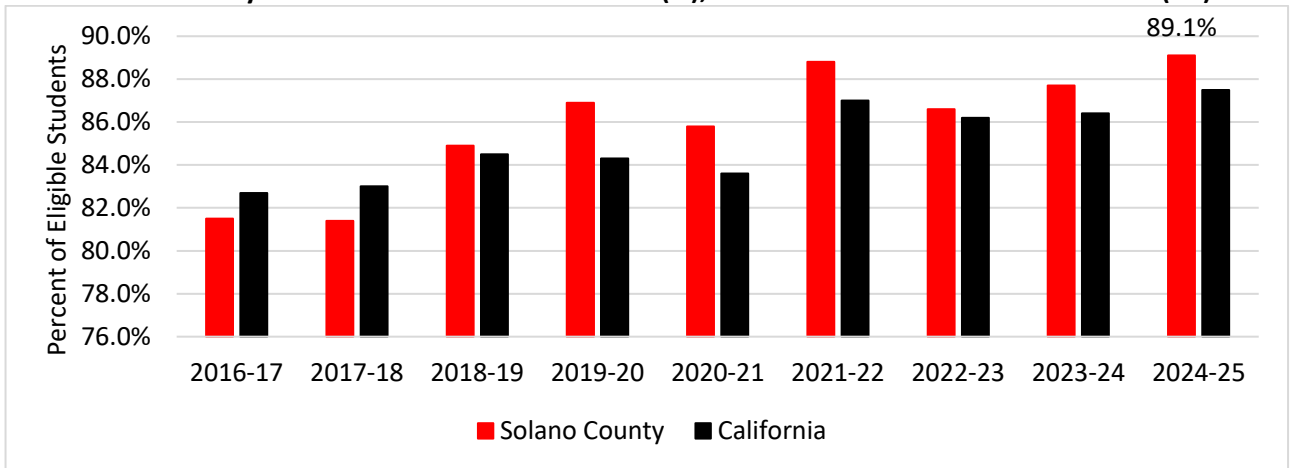
Source: Census Bureau (www.census.gov) at <http://data.census.gov>. 2024 the latest data

High-School Graduation Rates and CSU/UC Readiness

Solano County's graduation rate **increased** to 89.1 percent in academic year (AY) 2024-25 (the latest data available) versus academic year 2023-24 (87.7 percent). California's graduation rate also increased slightly, but remained below Solano County's graduation rate. Solano County's percentage of college-ready graduates increased to 43.2 percent in AY 2024-25 from 42.1 percent during the 2023-24 academic year, compared to the previous school year. California, on average, saw its college-ready graduates increase to 53.9 percent in AY 2024-25, up from 51.4 percent in AY 2023-24.

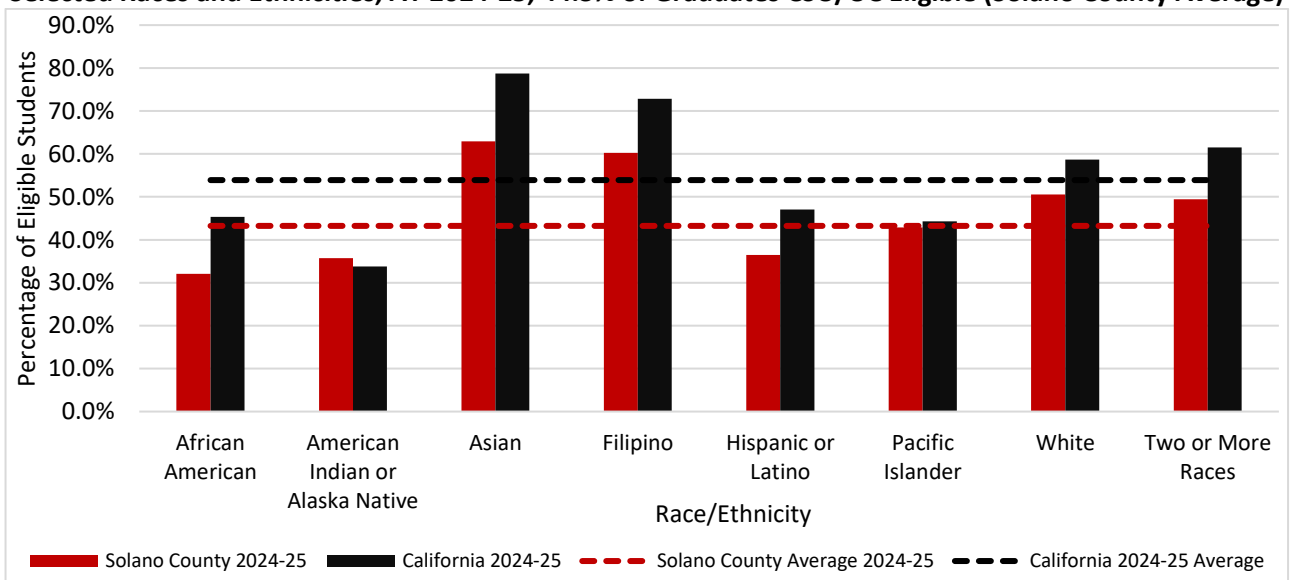
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Solano County and California Graduation Rates (%), 2016-17 to 2024-25 Academic Years (AY)



Source: California Department of Education (www.cde.ca.gov), Academic Year 2024-25, the latest data
 Note: There was a methodological change at the Department of Education that does not allow a comparison with the most recent data before the 2016-17 academic year.

UC/CSU-Ready Solano County High-School Graduates, Percent (%) of Total Eligible Students, Selected Races and Ethnicities, AY 2024-25, 44.3% of Graduates CSU/UC Eligible (Solano County Average)



Source: California Department of Education (www.cde.ca.gov). Academic Year 2024-25: 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.

TAKEAWAY: Dependency ratios for Solano County have been rising for years, along with regional neighbors, primarily due to an aging population. High school graduation rates are rising, and the number of UC/CSU-ready students from Solano County high schools has increased slightly but remains behind the state average.

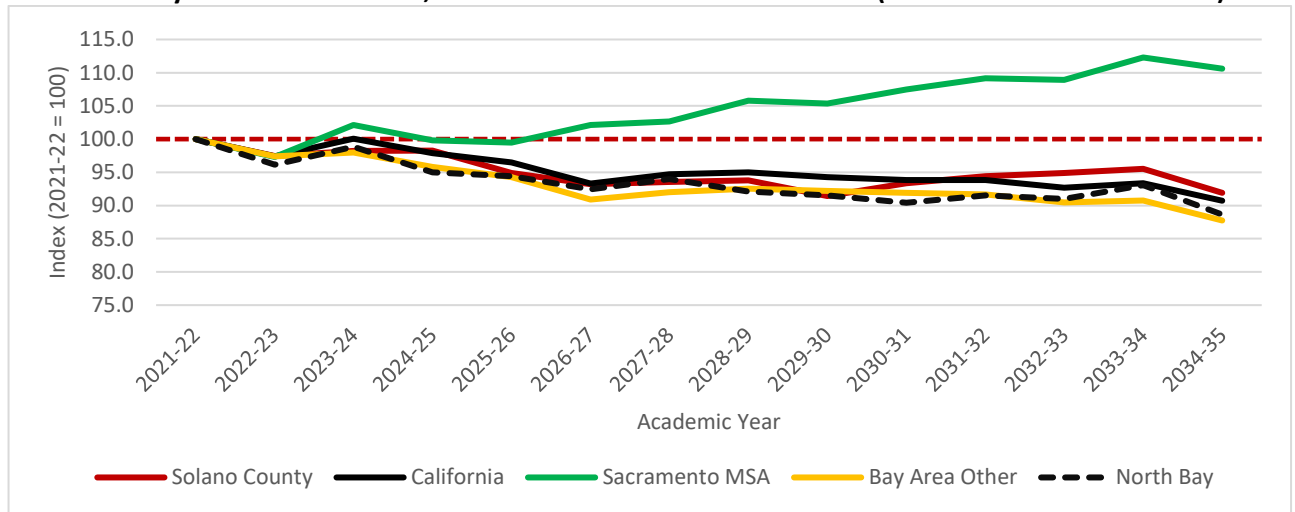
2020s at Midpoint: African-American and Asian students continue to show gains in graduation rates and being ready for college admissions in Solano County. As the decade enters its second half, workforce readiness and development remain important, as does Solano Community College's role in training and preparing for university studies.

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High-School Graduates and K-12 Attendance: Outlook to Academic Year 2034-35

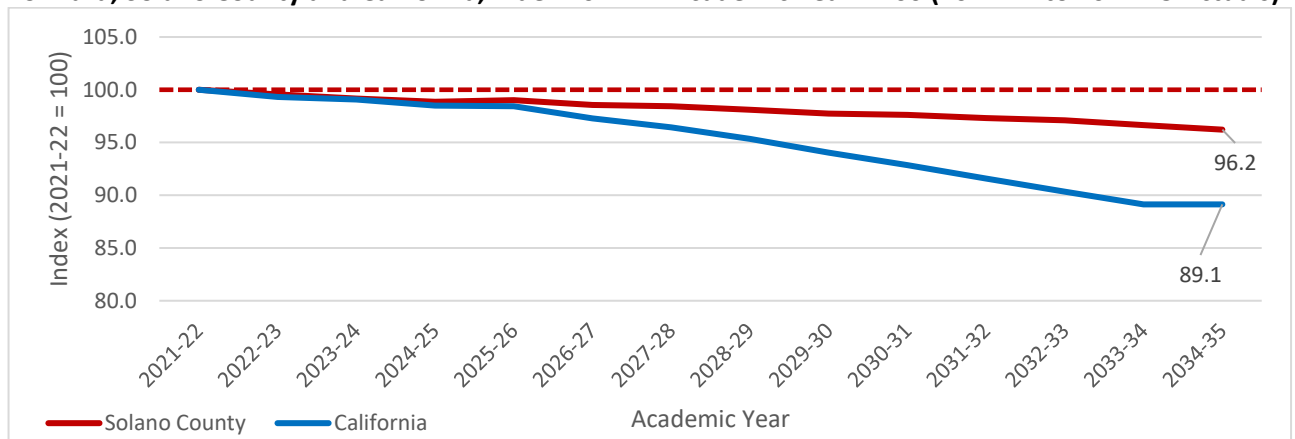
These updated data (from October 2025) suggest K-12 attendance levels throughout California and in selected areas are likely to see fewer students in K-12 public schools and fewer graduating, while Sacramento’s metropolitan area (including Yolo, Placer, and El Dorado counties) may buck that trend a bit. The drop in Solano County is less dramatic than in the past, but the forecast declines reflect an aging population with fewer children. Such changes create challenges in maintaining labor force levels and meeting workforce development needs.

Public High School (HS) Graduates, Academic Years 2021-22 to 2034-35, Forecast AY 2025-26 Forward Solano County and Selected Areas, Index 2021-22 Academic Year = 100 (2021-22 to 2024-25 Actuals)



Source: [California Department of Finance](https://www.cdf.ca.gov) and California Department of Education (www.cde.ca.gov), October 2025

Public School Attendance Levels, Grades K-12, Academic Years 2021-22 to 2034-35, Forecast AY 2025-26 Forward, Solano County and California, Index 2021-22 Academic Year = 100 (2021-22 to 2024-25 Actuals)



Source: [California Department of Finance](https://www.cdf.ca.gov) and California Department of Education (www.cde.ca.gov), October 2025

TAKEAWAY: While Solano County’s population is forecasted to grow, the number of K-12 students in public school is forecasted to slip toward AY 2034-35.

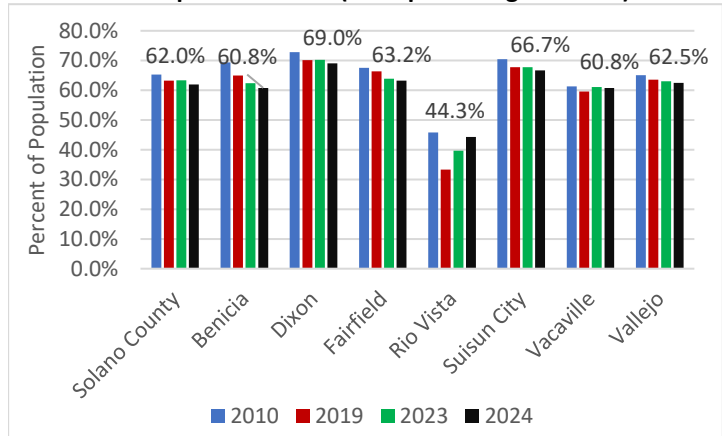
2020s at Midpoint: These data suggest that workforce development planning is needed to ensure fewer regional high school graduates become new workers in the 2030s.

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Labor Force Participation Rates

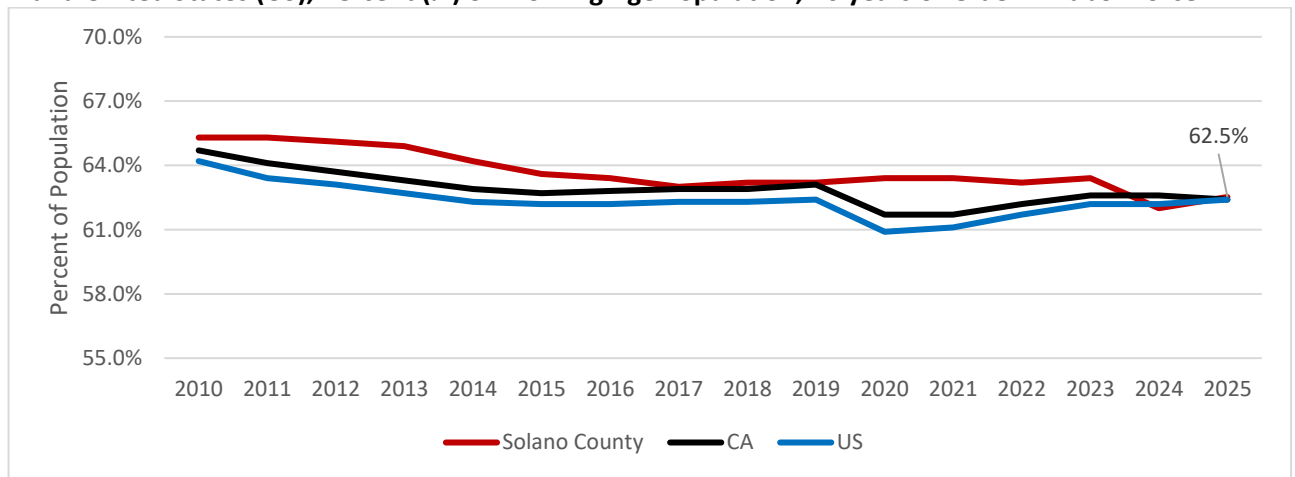
Labor force participation rates help track worker availability and how migration patterns may change the local population’s composition in terms of available talent for local employers. The local population proportion aged 16 or older who are employed or seeking work is measured here. That ratio is the labor force participation rate. For Solano County’s cities, labor-force participation declined in 2024 (the latest available city-level data) across all cities except Rio Vista. Preliminary estimates for 2025 show Solano County’s labor force participation slipped to 62.5 percent after labor market and population data revisions. National and statewide rates are similar to those in Solano County as of the end of 2025.

Labor Force Participation Rates (%), Workers 16 Years and Older in Labor Force, 2010, 2019, 2023, and 2024 Solano County and its Incorporated Areas (2024 percentages shown)



Source: Census Bureau (<http://data.census.gov>), Latest Data from 2024

Labor Force Participation Rates, 2010 to 2025, Solano County (2025 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 2025 estimates are the latest official estimates for Solano County as of March 2026.

TAKEAWAY: Labor force participation is showing small signs of recovery, but progress back to 2010 or 2020 levels will remain slow.

2020s at Midpoint: Rising labor-force participation helps employers have more choice. The age and education characteristics of the unemployed portion of the labor force are critical to understanding who is returning to the labor force and which cohorts may be struggling to find work. Workforce development support is critical toward 2030 as rising costs of living may create conditions for rising labor force participation in a more difficult labor market with fewer openings.

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City Overview: Education, Housing, and Income

Solano County continues to show improvements in occupied housing units, overall housing units as a reflection of new construction, and educational achievement across its seven cities. These data are five-year averages (the latest available data from the Census Bureau are for 2020 to 2024).

**Median Age (Years) in Solano County and Its Cities
2010, 2017, 2019, 2020, 2023, and 2024**

<i>Place</i>	2010	2017	2019	2020	2023	2024
Solano County	36.5	37.7	38.1	38.3	39.1	39.2
United States	36.9	37.8	38.1	38.2	38.7	39.2
California	34.9	36.1	36.5	36.7	37.6	38.4
Benicia	45.0	44.9	46.1	46.1	45.1	44.9
Dixon	32.3	35.0	34.0	32.3	34.2	34.9
Fairfield	32.8	34.8	34.8	35.0	36.8	36.9
Rio Vista	55.8	62.3	64.4	63.6	64.7	63.8
Suisun City	32.7	33.7	34.4	34.7	35.5	35.7
Vacaville	36.7	37.4	37.5	37.8	38.1	38.2
Vallejo	37.5	37.8	38.4	39.1	40.0	40.6

Source: American Community Survey, Census Bureau (<http://data.census.gov>), 5-year averages (latest data 2020-24)

**Housing and Occupancy, 5-Year Averages Ending in Stated Year: 2019, 2023, and 2024
(Homes that exist, percentage (%) are occupied or vacant.)**

<i>Place</i>	<i>Total Housing Units</i>			<i>Occupied (%)</i>			<i>Vacant (%)</i>		
	2019	2023	2024	2019	2023	2024	2019	2023	2024
Solano County	157,800	163,455	164,693	95.0%	95.3%	95.6%	5.0%	4.7%	4.4%
United States	137,428,986	142,332,876	129,227,496	87.9%	89.6%	89.9%	12.1%	10.4%	10.1%
California	14,175,976	14,532,683	13,548,091	92.0%	92.4%	92.5%	8.0%	7.6%	7.5%
Benicia	11,786	11,454	11,571	95.8%	95.3%	95.5%	4.2%	4.7%	4.5%
Dixon	6,389	6,985	7,121	94.9%	96.3%	95.7%	5.1%	3.7%	4.3%
Fairfield	38,372	39,608	40,391	95.8%	95.8%	96.0%	4.2%	4.2%	4.0%
Rio Vista	5,130	5,164	5,135	93.4%	99.0%	97.6%	6.6%	1.0%	2.4%
Suisun City	9,650	9,825	9,811	96.5%	97.3%	98.2%	3.5%	2.7%	1.8%
Vacaville	34,176	36,173	35,830	95.7%	95.1%	95.7%	4.3%	4.9%	4.3%
Vallejo	44,543	46,395	47,084	94.4%	94.7%	95.1%	5.6%	5.3%	4.9%

Source: American Community Survey, Census Bureau (<http://data.census.gov>), 5-year averages (latest data 2020-24)

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Income, Household Size, and Education: 2019, 2023, and 2024, 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	2023	2024	2019	2023	2024	2019	2023	2024	2019	2023	2024
Solano County	\$76,311	\$79,041	\$77,137	2.82	2.83	2.80	88.4%	88.9%	88.6%	26.9%	28.4%	28.8%
United States	\$60,253	\$63,181	\$63,086	2.67	2.54	2.53	88.0%	89.4%	89.6%	32.1%	35.0%	35.7%
California	\$70,469	\$76,148	\$76,155	2.93	2.86	2.84	83.3%	84.6%	84.7%	33.9%	36.5%	37.1%
Benicia	\$96,862	\$98,839	\$93,120	2.50	2.46	2.42	96.8%	95.5%	95.2%	44.7%	45.5%	47.6%
Dixon	\$77,339	\$78,096	\$79,040	3.11	2.84	2.89	80.1%	83.9%	84.6%	19.7%	24.3%	23.8%
Fairfield	\$79,200	\$80,881	\$78,285	2.99	3.11	3.07	87.4%	87.1%	86.6%	28.3%	26.7%	26.6%
Rio Vista	\$65,195	\$68,746	\$68,613	2.12	1.96	2.01	93.4%	92.1%	91.8%	33.6%	35.4%	31.5%
Suisun City	\$78,042	\$76,740	\$72,824	3.13	3.04	3.03	88.8%	89.1%	88.2%	21.9%	21.1%	21.1%
Vacaville	\$82,259	\$85,828	\$85,377	2.69	2.79	2.81	89.1%	91.5%	91.0%	23.6%	27.6%	28.0%
Vallejo	\$65,008	\$70,743	\$69,278	2.80	2.79	2.72	88.0%	87.5%	87.3%	25.8%	27.9%	28.8%

Source: American Community Survey, Census Bureau (<http://data.census.gov>), 5-year averages (latest data 2020-24)

TAKEAWAY: Inflation affected median household income (MHI) more in Solano County than in California overall, though cities such as Dixon showed greater resilience, as new households provided some upward pressure on MHI.

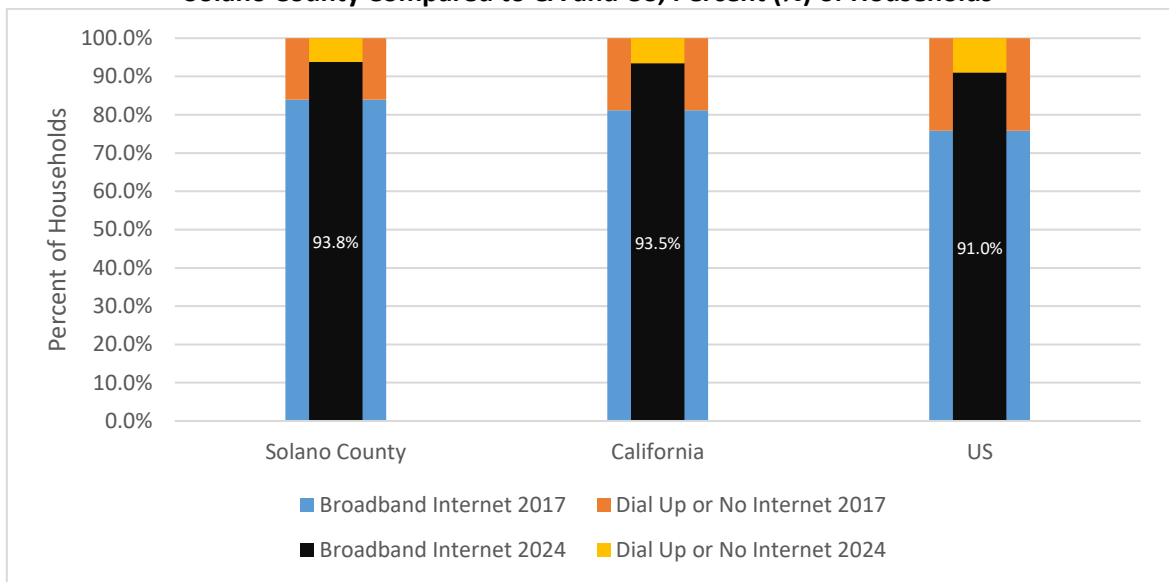
2020s at Midpoint: Solano County has seen small changes in the number of people per household, the share of residents with a bachelor's degree or higher, and the median age, all suggesting Solano County is aging, but more slowly than California on average. An aging population is beginning to affect population forecasts in many parts of California, including those for K-12 students, as we saw above.

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Broadband and Computer Access

We continue to track data on internet access for households, specifically to faster connection speeds. Video streaming and communications are now considered household utilities. For Solano County residents who either work from home or have a home-based business, access to broadband internet is an important asset. In the data below, Solano County is compared to state and national households in 2017 and 2024 through five-year averages (2013 to 2017 and 2020 to 2024). Solano County remains a relatively connected place to live in California, though California broadly is a place where internet connectivity is considered an essential asset.

**Broadband Internet Access, 2017 and 2024
Solano County Compared to CA and US, Percent (%) of Households**



Source: American Community Survey, 5-year Averages (<http://data.census.gov>), 2024 the latest data

TAKEAWAY: Solano County remains above the state average for households with broadband access.

2020s at Midpoint: While the shadow effects of the pandemic period (2020 to 2022) are fading, increases in broadband access remain essential to household needs, regardless of whether residents work and live in the same place or not, and whether they work at all, for video communications and streaming.

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Quality of Place Index

Our “quality of place” index for Solano County is meant to track how Solano County compares to statewide averages and to San Francisco in terms of housing costs and as a place to live and work. Rankings show where Solano County sits among California’s 57 other counties. Current data include high school graduation rates (through the 2024-25 academic year), commute times (2024, five-year average), air quality (2025), educational attainment (2024, five-year average), home purchase and rental prices (2025), and taxable sales per person (2025). Brief takeaways are provided for each.

Quality of Place Elements, 2022 to 2025 (data from 2025 are the latest available in some cases)

Element and Rank for California include			Key Takeaway
Graduation Rates, High School (Academic Year)			Solano County’s graduation rates increased in AY 2024-25, as did those of many other counties in California.
2022-23 35 th in CA	2023-24 32 nd in CA	2024-25 33 rd in CA	
Commute Times			Commute times in Solano County improved marginally in 2024 (the latest data), with other parts of California also getting back to the office.
2022 53 rd in CA	2023 49 th in CA	2024 46 th in CA	
Air Quality			Solano County’s air quality remained among the top 10 in California, thanks to a mix of climate-friendly practices and shifting commute patterns.
2023 15 th in CA	2024 9 th in CA	2025 8 th in CA	
Educational Attainment: % of Pop, 25 years old or more, BA min			Educational attainment among Solano County residents remained middle of the pack in California, despite population changes.
2022 27 th in CA	2023 27 th in CA	2024 27 th in CA	
Home and Rental Prices (as a percent (%) of San Francisco County (SF) in December)			For 2025, rising rents in San Francisco reduced Solano County’s rent ratio. Changes here highlight affordability in Solano County compared with the core Bay Area, even as home prices moved together regionally.
2023 Rent: 69% of SF Buy: 45% of SF	2024 Rent: 70% of SF Buy: 46% of SF	2025 Rent: 66% of SF Buy: 45% of SF	
Taxable Sales/Capita, Percent (%) of State Median			Solano County, like other parts of California, experienced some flattening in taxable sales as the county’s population also slowed.
2023 105.4% of State Median	2024 108.4% of State Median	2025 106.8% of State Median	

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 of the local economy, beyond jobs and income, may create headwinds or tailwinds for economic development efforts in 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 2026 are through January 1, 2026.

Jobs

The California Employment Development Department (EDD) provides employment data for Solano County. The industry data may include employees who live outside the county. Data from 2025 are preliminary estimates, and data before 2025 are official as of April 2026.

Population Components

Data are from the [E-6: Population Estimates and Components of Change by County – July 1, 2020–June 30, 2025](#) 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 2024-25 are preliminary as of April 2026. 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's American Community Survey (Table DP05) in January 2026 (the latest data were queried in March 2026), generally using a five-year average of survey data for all areas, or 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 for calendar year 2025, with taxable sales as of May 2026. Data

on the assessed value of land parcels are from the Solano County Assessor's office. The latest available data is through the end of fiscal year 2024-25, as of May 2026.

Our Changing Economy

Annual Employment

The California Employment Development Department (EDD) provides employment data for Solano County. The industry data reflects the number of jobs in the county that may pay employees who live outside of the county through calendar year 2025 as of May 2026. Data for Travis AFB are available at this link; EDD data are otherwise available [here](#).

Change in Annual Jobs

The California Employment Development Department (EDD) provides employment data for Solano County. 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 2026 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 employment data for Solano County residents. 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.

Median Household Income

Data for Median Household Income are from the 2010-2024 [American Community Survey data](#) (Table S1903) reports from the U.S. Census Bureau as of March 2026. 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 reported by the Bureau of Labor Statistics (BLS) 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 2025 (the latest data were released in May 2026).

Gross Product

Data are provided by the [U.S. Bureau of Economic Analysis](#) through 2024 as of March 2026. 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 2024 as of March 2026.

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 2024 as of March 2026. 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](#) and are also available at [the California EDD](#). Data were through Quarter 2 2025 as of March 2026.

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 annually, almost like an income statement, with a one-year lag. The latest data are from 2024 as of March 2026.

Poverty Rates

Poverty rates represent the percentage of households below the federal poverty level for household income in a given year. The [American Community Survey of the Census Bureau](#) (Table S1701) provides five-year averages for Solano County. The latest data are from 2024 as of March 2026.

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 California EDD for May 2026 (see [EDD Wage Data here](#)).

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 government source provides these data. The latest data, from March 2026, are for Quarter 4 2025.

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, 2021-2026, with 2020 Census Benchmark.

Our Changing Community

Population Growth Components, Current Population Estimates and Forecasts

Current population data to 2026 are from the E-4 and E-5 reports from the [California Department of Finance](#) (CA DOF). These reports cover all 58 counties in California. Population Components of Change by County, for fiscal years 1999-2000 to 2024-25, are also reported by the [CA DOF](#). 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 Projections](#). The latest estimates are as of May 2026.

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 2024, available as of January 2026.

High School Graduation Rates

Data for the 2024–25 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 within four years, based on one year of collected data. 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 2024-25 academic year are the latest data available and also provided by the [California Department of Education](#). The methodology is based on the number of students who graduate and 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

ZillowTM Research provided rental and home price data, including median home prices and forecasts, as of April 2026. 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 the ratio of the population aged 18 or older who are employed or actively seeking work. The data shown in this Index 2025 edition combine population data from the Census Bureau and California EDD, as described above. The authors calculate from data available as of May 2026.

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 with the state and the nation, and to assess the ability to use tools at home to increase labor supply readiness and online learning opportunities. The latest data are from 2024 (five-year averages); the data were available in January 2026.

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 2024-25. The Census Bureau building permits database is available at: <https://www2.census.gov/econ/bps/County/>. The latest data are through 2025 as of May 2026.

City Data: Economics and Demographics

Data on the cities and their demographics come from the [American Community Survey](#) (ACS) of the Census Bureau through 2024 (the latest data available as of April 2026). 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 (2020-24 is the latest five-year average available).

Commuting Data and Time to Work

Data on commuting workers come from the Census Bureau (American Community Survey, Table S0801) and its partnership with the Bureau of Labor Statistics and the QWI, collectively known as the [Longitudinal Employer-Household Dynamics](#) (LEHD) database. Data are annual and available from 2002 to 2023 as of May 2026.

The 2025 Solano County Index of Economic and
Community Progress can be found at:

www.solanocounty.gov/economicindex

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