



Rio Vista, California.

Current market data.

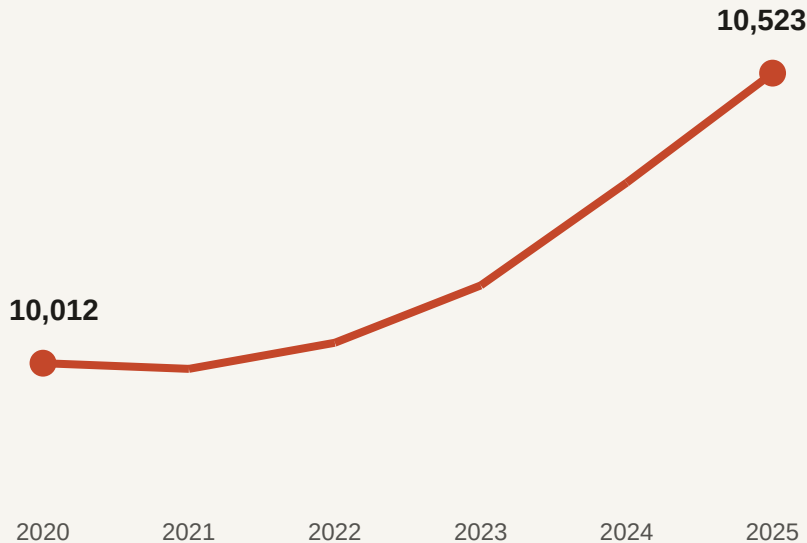
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.1% since 2020.

10,523

people, the 372nd-largest of California's cities and towns.

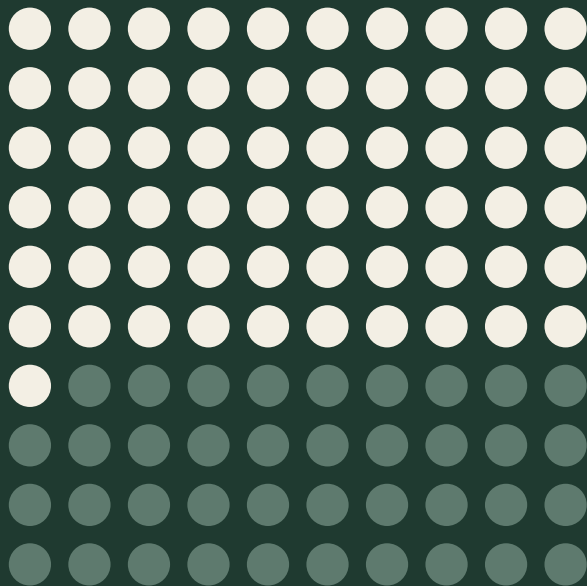


THE WORKDAY

6 in 10 jobs here go to
people who live somewhere
else.

61.1%

of 1,732 jobs located in Rio Vista are filled by in-commuters.



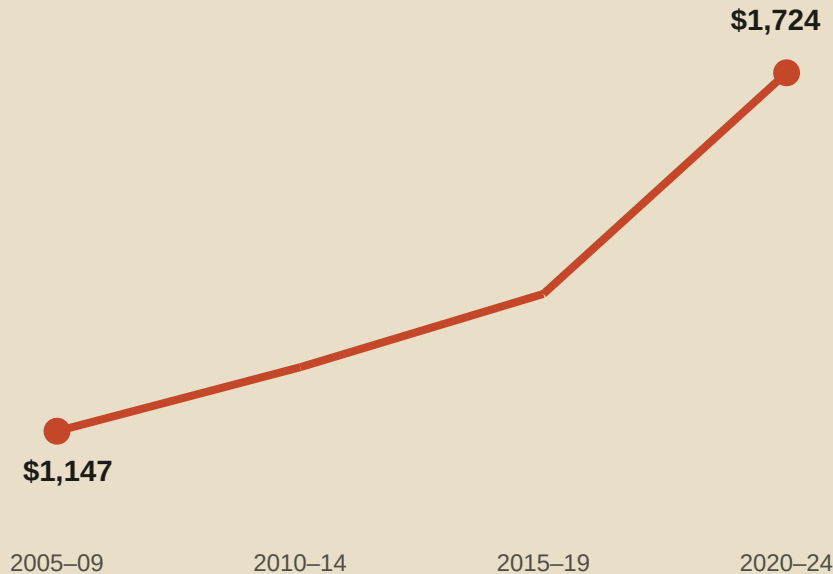
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 50%
since the 2005–2009
survey, before inflation.**

\$1,724

a month. California's median is \$2,036.



THE SEAM

Cross one tract line and median rent doubles.

A \$2,075 gap between neighbors, the sharpest rent edge between adjacent tracts in Solano County.

TRACT 2532.07

\$1,125

TRACT 2532.06

\$3,200

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,095–\$1,643



is the monthly rent range local workforce wages support.

BUILDING

45% of the housing here was built before 2000.

342

homes permitted, 2022–2025

4%

of those were in multifamily
buildings

45%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 5,135 homes here.

7–17

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 33% less than California's.

\$489,700

median home value in Rio Vista.

Rio Vista



\$489,700

California



\$734,700

U.S.



\$332,700



THAT WAS RIO VISTA'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/ca/rio-vista/

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