HouseCanary

PROPERTY EXPLORER

Property Explorer Static



Property Location
101 Manchester Dr
Fairfield, CA 94533

Value Estimate
$462,665

Effective Date
9/9/2026

101 Manchester Dr **Fairfield, CA 94533** **County:** Solano County

PROPERTY EXPLORER

HouseCanary Value
High Confidence (89%)
FSD: 0.11

$462,665
$313/ft²

Low	High
$413,096 ($280/ft²)	$512,234 ($347/ft²)

HouseCanary Rental Value
High Confidence (94%)
FSD: 0.06

$2,741
$1.86/ft²

Low	High
$2,571 ($1.74/ft²)	$2,912 ($1.97/ft²)

Subject

APN # 0174-350-080

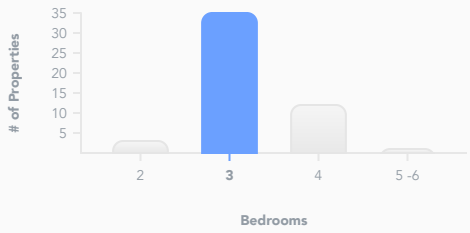
Property Type	Condominium	**Year Built**	1993
Beds	3	**Lot Size**	1,477 ft²
Baths	2.5	**Owner Occupied**	Yes
GLA	1,476 ft²	**HOA Fee**	—
Sq. Ft. Above Grade	— ft²	**HOA Fee Includes**	—
Sq. Ft. Below Grade	— ft²	**Tax Amount (Year)**	$2,522 (2024)
Condition	Well Maintained		

Transaction History

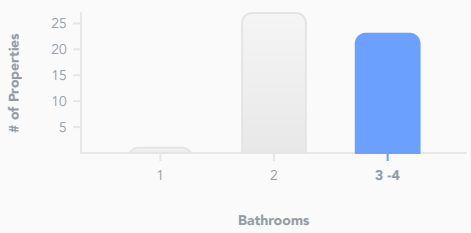
Date	Event	Type	Price	Appreciation	ADOM	Source
2/24/2020	Deed Recorded	—	$—	—	—	deed
6/25/2007	Deed Recorded	—	$—	—	—	deed
6/22/2007	Deed Recorded	—	$—	—	—	deed
5/27/1994	Closed	Arms-Length	$146,500	—	—	deed

Subject's Comparability to Market

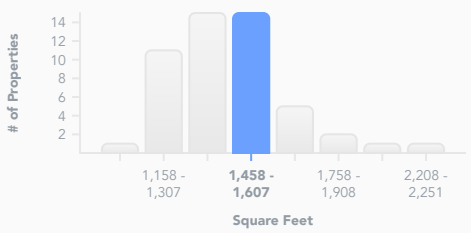
Bedrooms



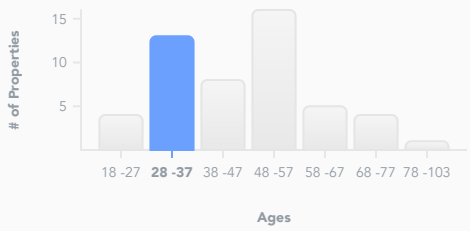
Bathrooms



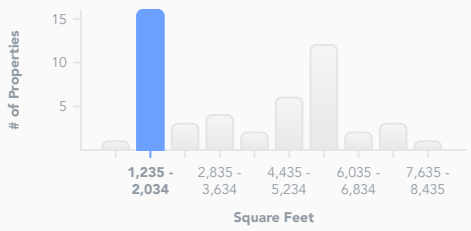
Square Feet



Age



Site Area

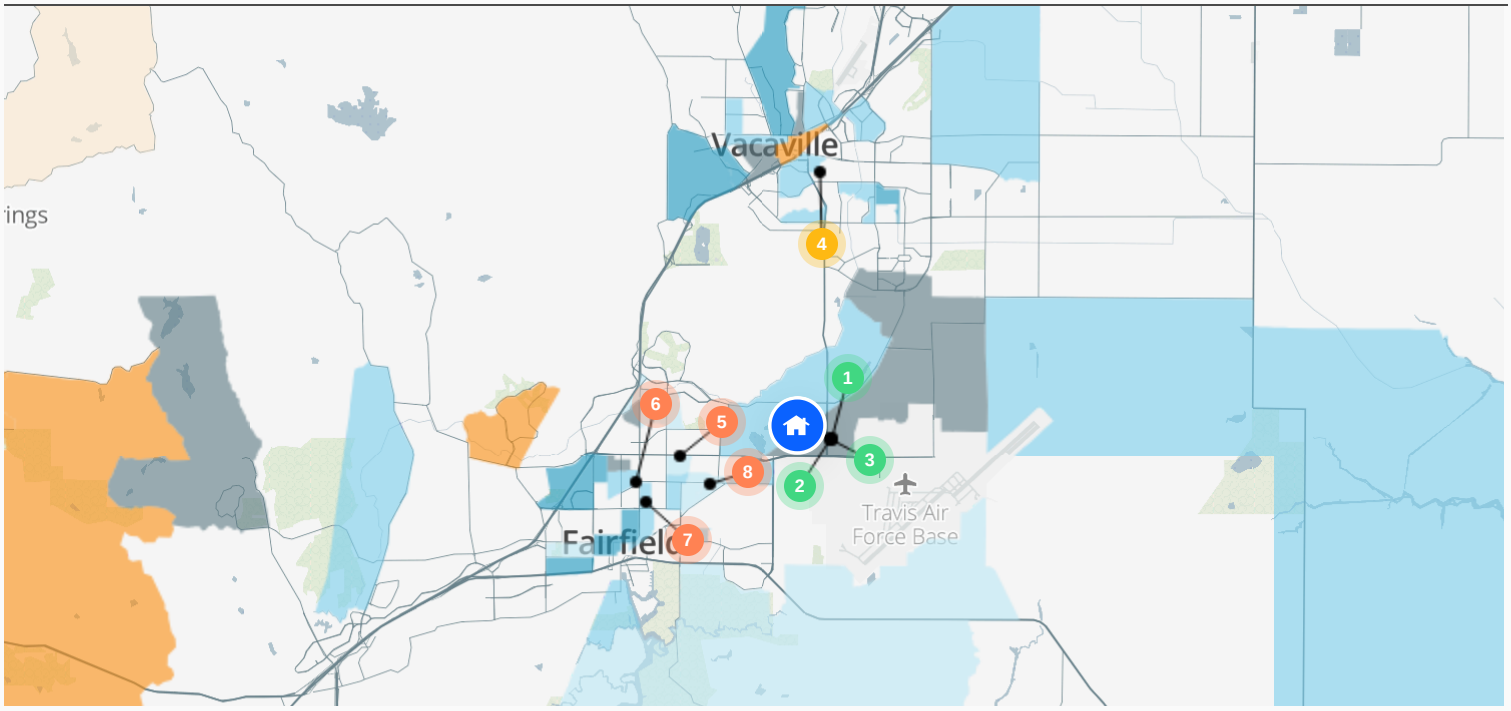


Legend
- Subject Property
- Nearby properties

101 Manchester Dr **Fairfield, CA 94533** **County:** Solano County

PROPERTY EXPLORER

HouseCanary Suggested Sold & Active Comparables (1 of 3)



Similarity

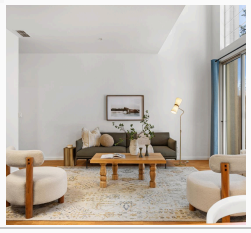
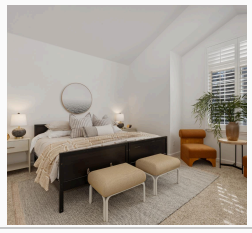
High Moderate Low Subject

Sales $/ft²

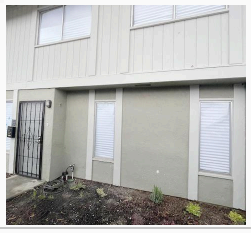
< $261 | $261 to $314 | $314 to $355 | $355 to $401 | $401 to $442 | $442 to $489 | >= $489

#	Address	Distance	Status	Market $	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	101 Manchester Dr	—	**Closed**	**$146,500**	**5/27/1994**	**3**	**2.5**	**1,476 ft²**	**1,477 ft²**	**Condominium**	**1993**
1	108 Manchester Dr Fairfield, CA 94533	0.04 mi	Pending	$429,999	8/30/2026	3	2.5	1,349 ft²	1,396 ft²	Condominium	1994
2	64 Manchester Dr Fairfield, CA 94533	0.06 mi	Closed	$400,150	8/12/2026	3	2.5	1,432 ft²	1,838 ft²	Condominium	1993
3	130 Manchester Dr Fairfield, CA 94533	0.07 mi	Closed	$440,000	7/17/2026	3	2.5	1,341 ft²	1,755 ft²	Condominium	1995
4	299 Shasta Dr Unit 56 Vacaville, CA 95687	4.97 mi	Active	$395,000	7/23/2026	3	2.5	1,739 ft²	1,742 ft²	Condominium	1987
5	217 Del Luz Ct Fairfield, CA 94533	2.83 mi	Closed	$289,900	4/16/2026	3	1.5	1,164 ft²	1,306 ft²	Condominium	1974
6	362 Tabor Ave Fairfield, CA 94533	3.70 mi	Active	$310,000	9/4/2026	2	2.5	1,269 ft²	2,221 ft²	Condominium	1984
7	1653 Glenmore Dr Fairfield, CA 94533	3.61 mi	Active	$499,888	9/1/2026	3	2.5	2,075 ft²	1,746 ft²	Condominium	2005
8	1910 Grande Cir Unit 115 Fairfield, CA 94533	2.39 mi	Closed	$262,000	8/11/2026	3	1.5	1,302 ft²	— ft²	Condominium	1982

HouseCanary Suggested Sold & Active Comparables (2 of 3)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
					
Address	101 Manchester Dr Fairfield, CA 94533	108 Manchester Dr Fairfield, CA 94533	64 Manchester Dr Fairfield, CA 94533	130 Manchester Dr Fairfield, CA 94533	299 Shasta Dr Unit 56 Vacaville, CA 95687
Similarity	—	●●● **97**	●●● **97**	●●● **97**	●●○ **75**
Distance	—	0.04 mi	0.06 mi	0.07 mi	4.97 mi
Sale Date	5/27/1994	7/20/2021	8/12/2026	7/17/2026	9/25/2018
Sale Price	$146,500	$409,000	$400,150	$440,000	$314,900
Sale Price/ft²	$99.25/ft²	$303/ft²	$279/ft²	$328/ft²	$181/ft²
List Date	—	7/9/2026	6/12/2026	4/13/2026	6/23/2026
List Price	$—	$429,999	$409,500	$449,999	$395,000
List Price/ft²	—/ft²	$319/ft²	$286/ft²	$336/ft²	$227/ft²
Bedrooms	3	3	3	3	3
Bathrooms	2.5	2.5	2.5	2.5	2.5
Square Feet	1,476 ft²	1,349 ft²	1,432 ft²	1,341 ft²	1,739 ft²
Sq. Ft. Above Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Sq. Ft. Below Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Lot Size	1,477 ft²	1,396 ft²	1,838 ft²	1,755 ft²	1,742 ft²
Property Type	Condominium	Condominium	Condominium	Condominium	Condominium
Year Built	1993	1994	1993	1995	1987
Listing Status	Closed	Pending	Closed	Closed	Active
Subdivision	CAMBRIDGE ESTATES	—	CAMBRIDGE ESTATES	CAMBRIDGE ESTATES	—
Active D.O.M.	—	52	25	83	30
Cumulative D.O.M.	—	53	61	95	30
Current Value	$462,665	$428,643	$400,651	$439,293	$394,175
Pool	Unknown	Yes	Yes	Yes	Yes
Garage Spaces	2	2	0	2	1
Stories	2	2	2	2	2
Basement	Unknown	No	No	No	No
Distressed	No	No	No	No	No
Flip	No	No	No	No	No
Market Price	$146,500	$429,999	$400,150	$440,000	$395,000
HPI Adjustment	—	$266	$249	$565	-$374
HC Adjustment	—	$7,643	$2,682	$8,122	-$15,365
Adjusted Value	—	$437,908	$403,081	$448,687	$379,261

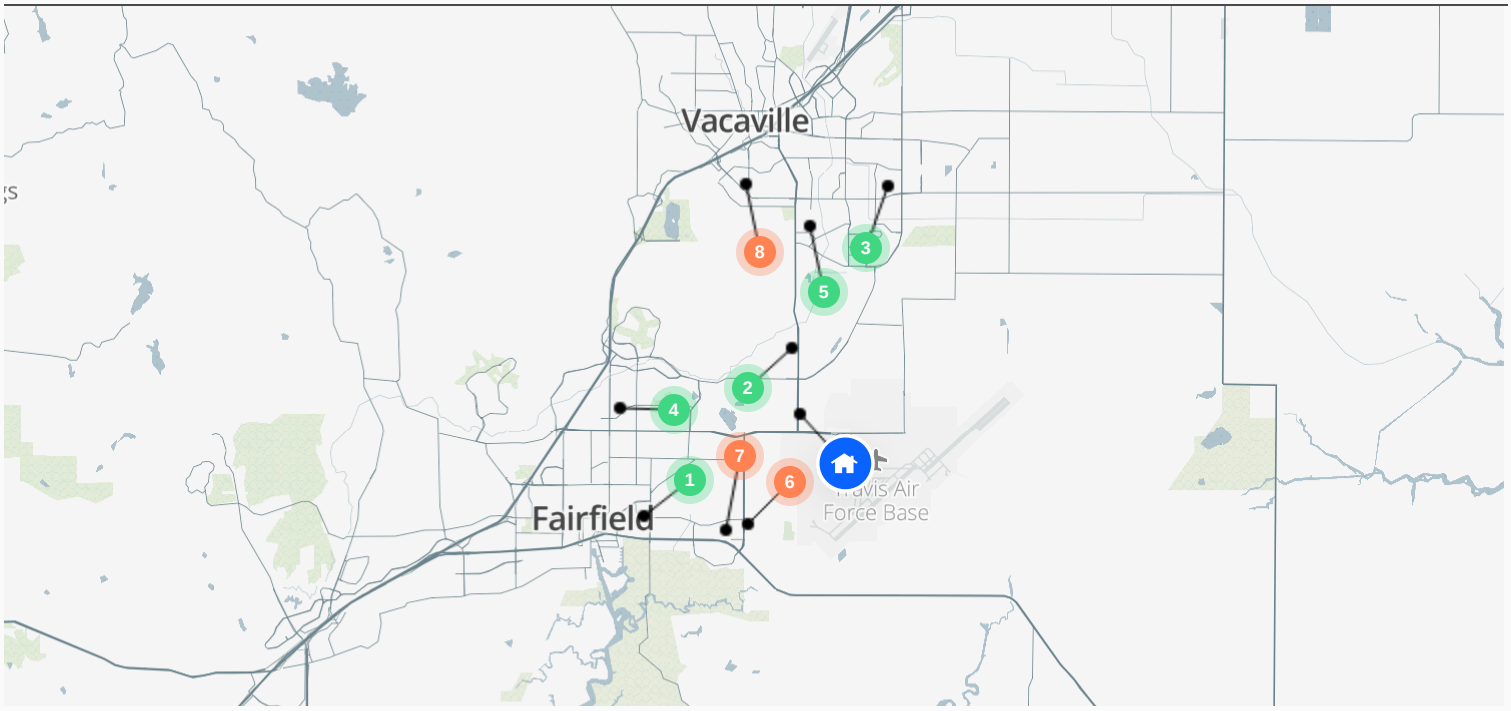
HouseCanary Suggested Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
					
Address	101 Manchester Dr Fairfield, CA 94533	217 Del Luz Ct Fairfield, CA 94533	362 Tabor Ave Fairfield, CA 94533	1653 Glenmore Dr Fairfield, CA 94533	1910 Grande Cir Unit 115 Fairfield, CA 94533
Similarity	—	68	68	57	56
Distance	—	2.83 mi	3.70 mi	3.61 mi	2.39 mi
Sale Date	5/27/1994	4/16/2026	11/5/2021	6/12/2015	8/11/2026
Sale Price	$146,500	$289,900	$361,000	$269,000	$262,000
Sale Price/ft²	$99.25/ft²	$249/ft²	$284/ft²	$130/ft²	$201/ft²
List Date	—	11/22/2025	6/14/2026	6/25/2026	6/3/2026
List Price	$—	$284,900	$310,000	$499,888	$259,000
List Price/ft²	—/ft²	$245/ft²	$244/ft²	$241/ft²	$199/ft²
Bedrooms	3	3	2	3	3
Bathrooms	2.5	1.5	2.5	2.5	1.5
Square Feet	1,476 ft²	1,164 ft²	1,269 ft²	2,075 ft²	1,302 ft²
Sq. Ft. Above Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Sq. Ft. Below Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Lot Size	1,477 ft²	1,306 ft²	2,221 ft²	1,746 ft²	— ft²
Property Type	Condominium	Condominium	Condominium	Condominium	Condominium
Year Built	1993	1974	1984	2005	1982
Listing Status	Closed	Closed	Active	Active	Closed
Subdivision	CAMBRIDGE ESTATES	DOVAIR GARDEN HOMES	—	—	Grande Village
Active D.O.M.	—	116	82	55	50
Cumulative D.O.M.	—	145	82	68	69
Current Value	$462,665	$288,547	$359,110	$498,312	$262,006
Pool	Unknown	Yes	Yes	Yes	No
Garage Spaces	2	0	1	2	1
Stories	2	2	2	2	2
Basement	Unknown	No	No	No	No
Distressed	No	No	Yes	No	No
Flip	No	No	No	No	No
Market Price	$146,500	$289,900	$310,000	$499,888	$262,000
HPI Adjustment	—	-$2,613	$0	$0	-$788
HC Adjustment	—	$34,201	$58,634	-$106,371	$50,055
Adjusted Value	—	$321,488	$368,634	$393,517	$311,267

101 Manchester Dr **Fairfield, CA 94533** **County:** Solano County

PROPERTY EXPLORER

HouseCanary Suggested Rental Comparables



Similarity

High Moderate Low Subject

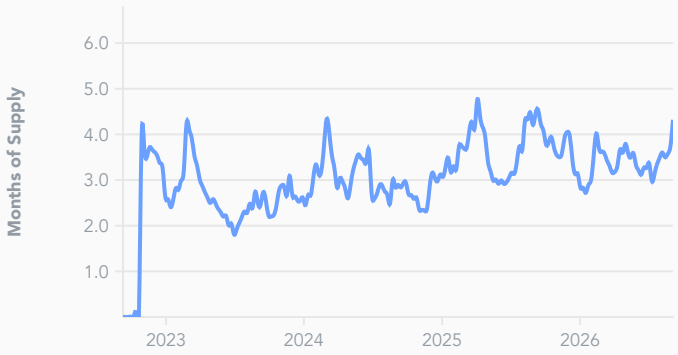
#	Address	Distance	Rental Listing Status	Rental $	Rental $ Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	101 Manchester Dr	—	—	**$—/mo.**	—	**3**	**2.5**	**1,476 ft²**	**1,477 ft²**	**Condominium**	**1993**
1	206 Bridgewater Cir Suisun City, CA 94585	3.48 mi	Closed	$2,700/mo.	11/29/2025	3	2	1,427 ft²	3,367 ft²	Condominium	1992
2	5047 Day Dr Fairfield, CA 94533	1.24 mi	Closed	$2,900/mo.	10/1/2025	3	2.5	1,605 ft²	4,195 ft²	Condominium	2003
3	1103 Meadowlark Dr Vacaville, CA 95687	4.57 mi	Closed	$3,100/mo.	3/2/2026	3	2	1,478 ft²	5,644 ft²	Condominium	1991
4	464 Hartwick Ln Fairfield, CA 94533	3.35 mi	Active	$2,950/mo.	9/1/2026	4	2	1,596 ft²	5,662 ft²	Condominium	1975
5	312 Larkspur Dr Vacaville, CA 95687	3.50 mi	Closed	$2,850/mo.	6/27/2026	3	2	1,562 ft²	6,456 ft²	Condominium	1989
6	1506 Casa Loma Way Suisun City, CA 94585	2.28 mi	Closed	$2,800/mo.	3/18/2026	4	2	1,502 ft²	6,000 ft²	Condominium	1984
7	616 Placer Ln Suisun City, CA 94585	2.55 mi	Closed	$3,300/mo.	9/2/2026	3	2	1,488 ft²	6,098 ft²	Condominium	1983
8	1255 Whitehall Way Vacaville, CA 95687	4.39 mi	Closed	$2,950/mo.	4/14/2026	4	2	1,459 ft²	5,662 ft²	Condominium	1976

Market Risk

Risk of Decline	Risk Level	This month last year
46.1%	**Neutral**	**54.7%**

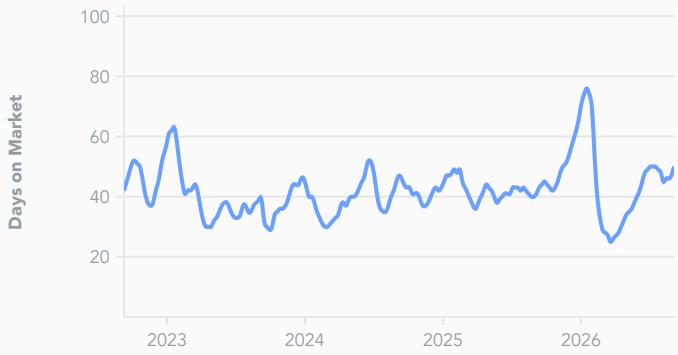
Neighborhood & Subject Marketability

Months of Supply - ZIP



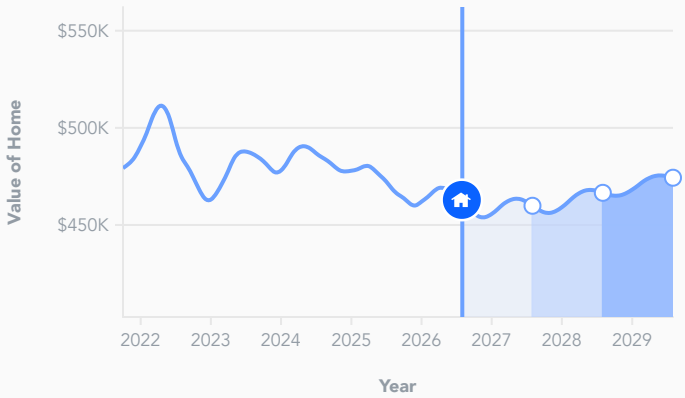
This month last year	This month
5	**4**

Days on Market - Sold or De-listed Properties - ZIP



This month last year	This month
43	**50**

HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	-1%	2 Year	1%	3 Year	3%
2027	**$459,889**	2028	**$466,551**	2029	**$474,324**

Glossary

HouseCanary Value	This is HouseCanary's estimated market value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's value. Source: HouseCanary analysis
HouseCanary Rental Value	This is HouseCanary's estimated monthly rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent. Source: HouseCanary analysis
Active	Active listings within a 1 year timeframe near the subject property. Source: Local MLS
Comparable Properties	All nearby properties of the same property and sales type that have been ranked according to their similarity to the subject property's locational and physical characteristics. Source: Public Record, HouseCanary analysis
Current Value	Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index. Source: Public Record, HouseCanary Automated Valuation Model
Days on Market	The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data. Source: Local MLS, HouseCanary analysis
Forecast Standard Deviation (FSD)	A statistical measure of model uncertainty in the value estimate generated by the AVM. Lower values of FSD imply less uncertainty in the value estimate. FSD is measured in percentage terms relative to the value estimate to allow for comparison of model uncertainty across multiple properties, regardless of the actual dollar value of those individual estimates. FSD below 0.15 implies high model confidence, FSD between 0.15-0.3 implies average model confidence, and FSD above 0.3 implies low model confidence. Source: House Canary analysis
HouseCanary Suggested Comps	HouseCanary's suggested comparables based on similarity and property type, within the same state and a 6-month timeframe. Source: HouseCanary analysis
MSA 1-Year Risk of Decline	The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators. Source: Local MLS, HouseCanary analysis
Months of Supply	The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary. Source: Local MLS, HouseCanary analysis

Glossary Continued

Non-Disclosure State	In non-disclosure states (or counties) both the transaction sales price and date may be unavailable. This is because these states are not required or cannot legally disclose such information to the public. As a result, HouseCanary relies on other sources (like MLS) to complement the data when possible. The following eleven states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, Texas, Utah and Wyoming. Source: Public Record, MLS
Occupancy Type	Owner occupancy indicates whether the owner of the home is the primary resident Source: Public Record
Property Type	Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Multifamily. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories. Source: Public Record
Similarity	HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property. Source: Public Records, MLS, HouseCanary analysis
Subject's Comparability to Market	All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties. Source: Public Record, HouseCanary analysis

Data Sources

HouseCanary accesses up-to-date data from county recorders and local Multiple Listing Service (MLS). Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Property Explorer for every property.

For questions, please contact HouseCanary at support@housecanary.com.

Disclaimer

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