

Concord 94518

ZIP code · CA · California > Contra Costa County > Concord

BALANCED MARKET

\$882K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

299

SALES (12 MO)

\$767K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



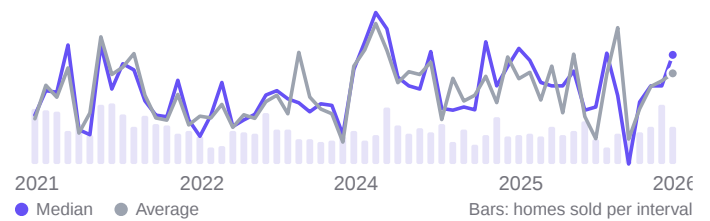
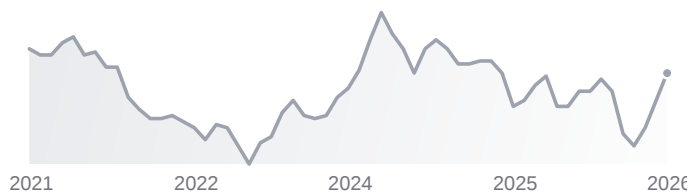
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$945K · Average \$888K

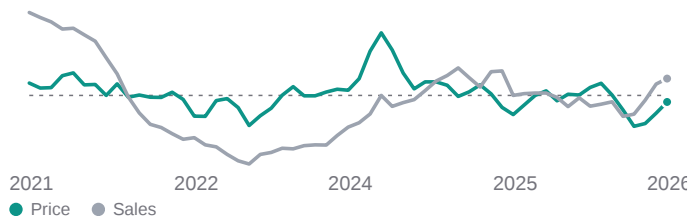


Growth (year over year)

Price -3.9% · Sales +10.3%

Price per square foot

\$506/ft²

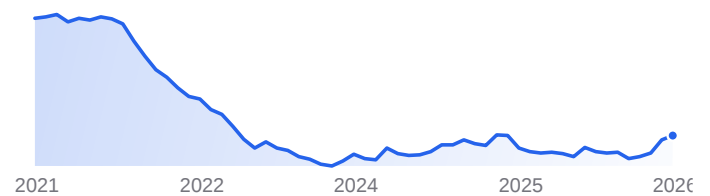
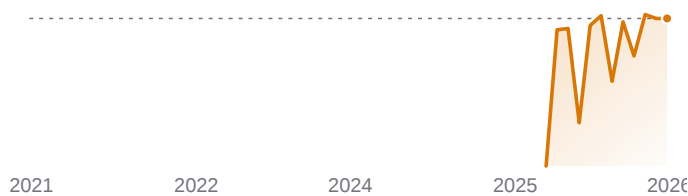


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

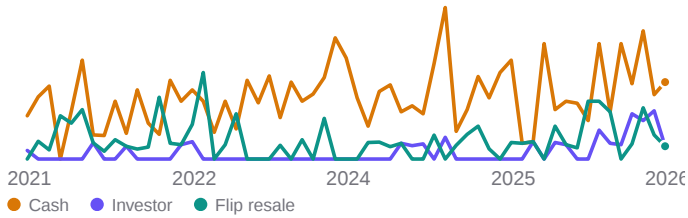
3.4%



BUYERS & OUTCOMES

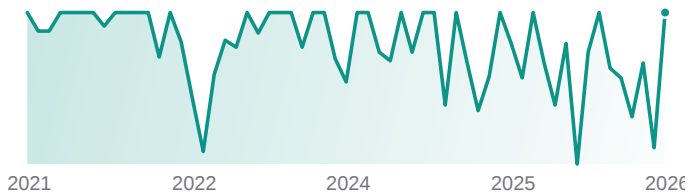
Buyer mix

Cash 22% · Investor 3.7% · Flip resale 3.7%



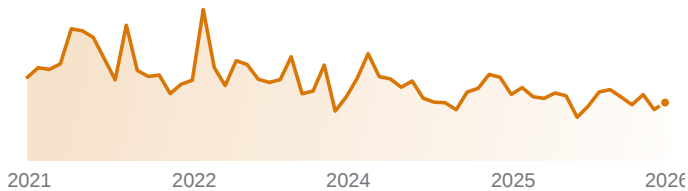
Sellers who sold at a gain

100%

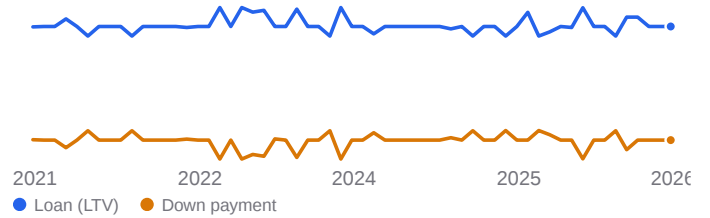


Median annualized return at resale

+3.9%

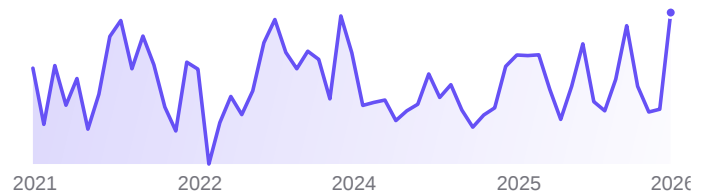


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



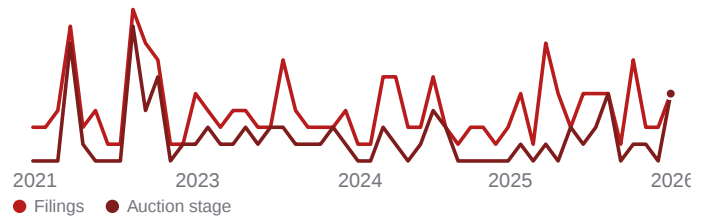
Typical hold before selling

15.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	8,735
Median value (AVM)	\$767K
Median size	1,548 ft²
Median bedrooms	3
Median year built	1967
Single family	77%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.1%
Owner occupied	70%
Company owned	43%
Median loan-to-value	50%

Typical ownership tenure

17.1 yrs

COMMUNITY

Population	26,625
Density	5,072 / mi²
Median household income	\$118K
Average household income	\$142K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	568
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	9.8%
Unemployment	1.4%
Average temp	59°F
Annual precip	19 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.