

Concord 94519

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

BALANCED MARKET

\$751K

MEDIAN SALE PRICE

-2.5%

1-YR CHANGE

210

SALES (12 MO)

\$652K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



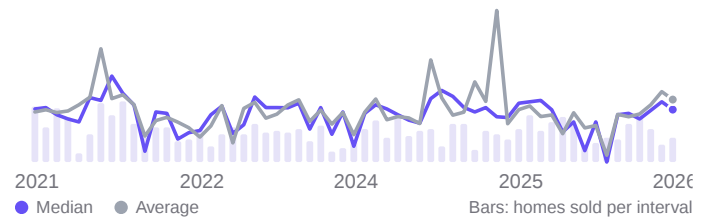
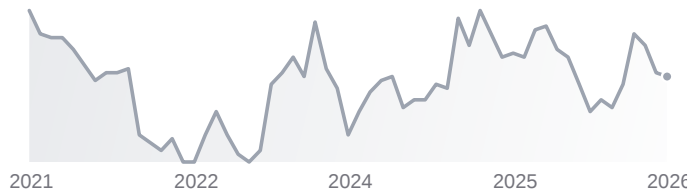
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$743K · Average \$778K

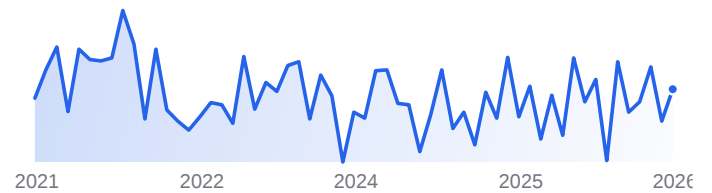
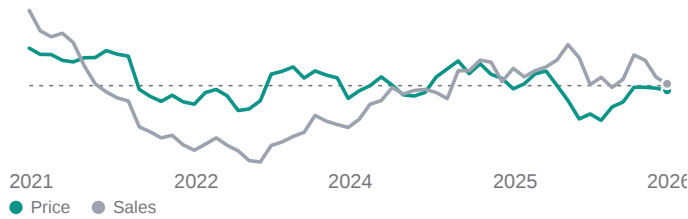


Growth (year over year)

Price -2.5% · Sales +1.0%

Price per square foot

\$513/ft²

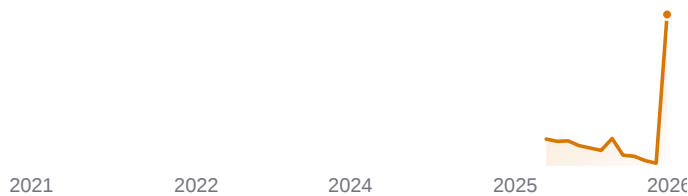


Sale premium vs estimated value

+1.5%

Annual turnover (share of homes sold)

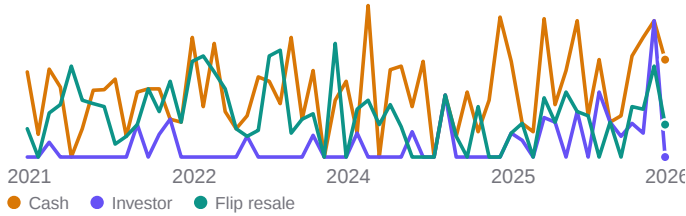
3.4%



BUYERS & OUTCOMES

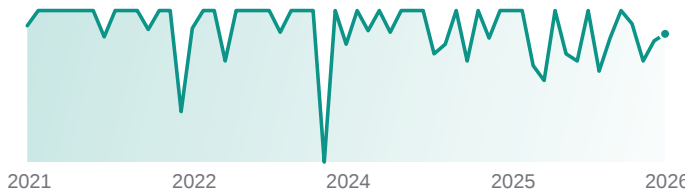
Buyer mix

Cash 21% · Investor 0% · Flip resale 7.1%



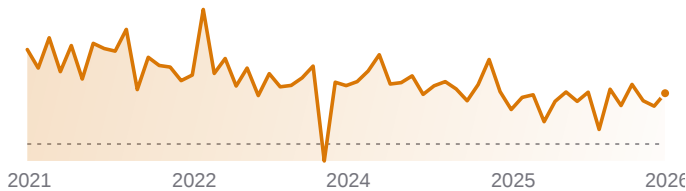
Sellers who sold at a gain

92%

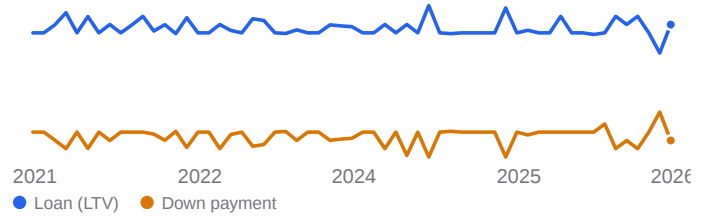


Median annualized return at resale

+4.3%

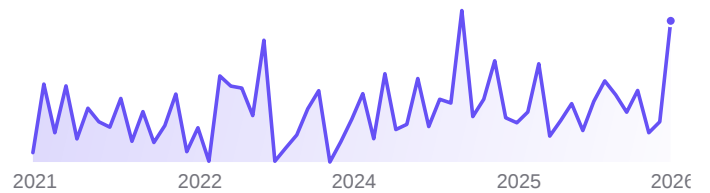


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



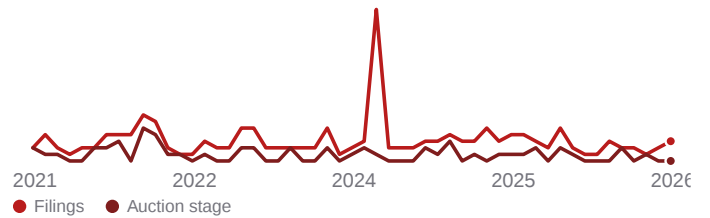
Typical hold before selling

19.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	6,256
Median value (AVM)	\$652K
Median size	1,361 ft²
Median bedrooms	3
Median year built	1955
Single family	90%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	2.3%
Owner occupied	73%
Company owned	39%
Median loan-to-value	55%

Typical ownership tenure

16.0 yrs

COMMUNITY

Population	20,713
Density	3,122 / mi²
Median household income	\$114K
Average household income	\$151K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	549
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	8.4%
Unemployment	1.4%
Average temp	59°F
Annual precip	18 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.