

Concord 94521

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

BALANCED MARKET

\$830K

MEDIAN SALE PRICE

+7.0%

1-YR CHANGE

463

SALES (12 MO)

\$735K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



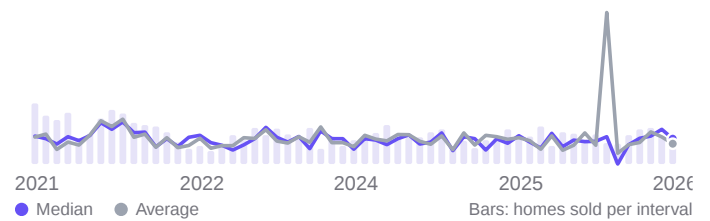
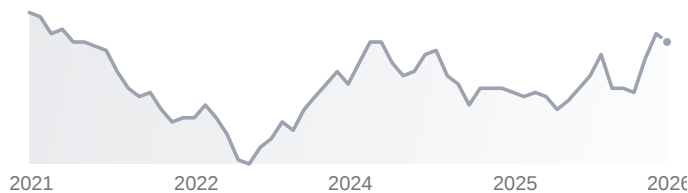
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$800K · Average \$762K

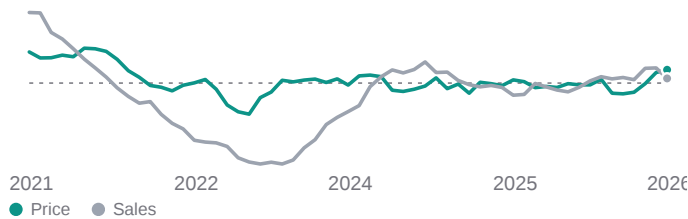


Growth (year over year)

Price +7.0% · Sales +2.4%

Price per square foot

\$467/ft²

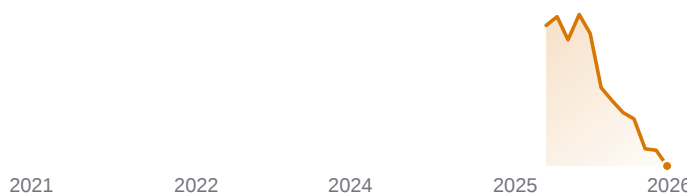


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

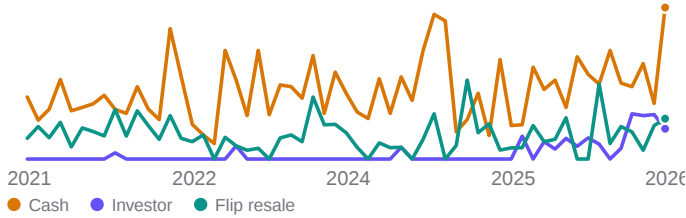
3.2%



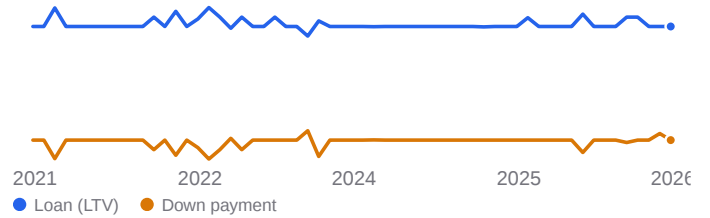
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 7.0% · Flip resale 9.3%

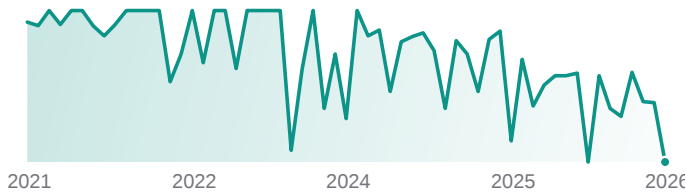


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



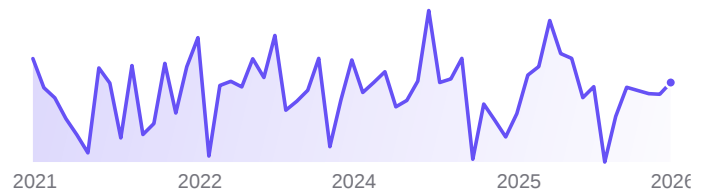
Sellers who sold at a gain

81%



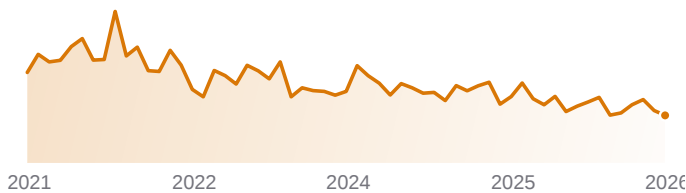
Typical hold before selling

11.0 yrs



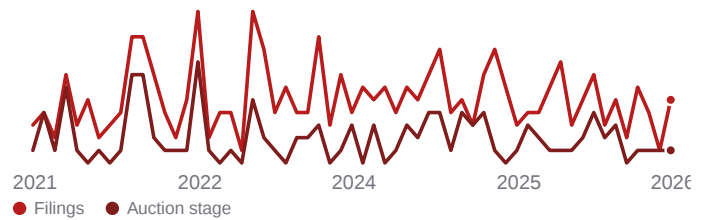
Median annualized return at resale

+3.0%



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	14,273
Median value (AVM)	\$735K
Median size	1,588 ft²
Median bedrooms	3
Median year built	1972
Single family	77%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.3%
Owner occupied	74%
Company owned	44%
Median loan-to-value	54%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	43,000
Density	3,071 / mi²
Median household income	\$122K
Average household income	\$147K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	556
Homes occupied	97%
Bachelor's or higher	27%
Poverty rate	6.3%
Unemployment	1.4%
Average temp	58°F
Annual precip	20 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.