

2780 Argyll Ave, Concord, CA 94520

Rental Property Report (For a Single Unit)



Estimated Monthly Rent

\$2,380

\$2.98
per sq.ft.

\$1,190.00
per bedroom

Low Estimate

High Estimate

\$2,080

\$2.60 /sq.ft.

\$2,690

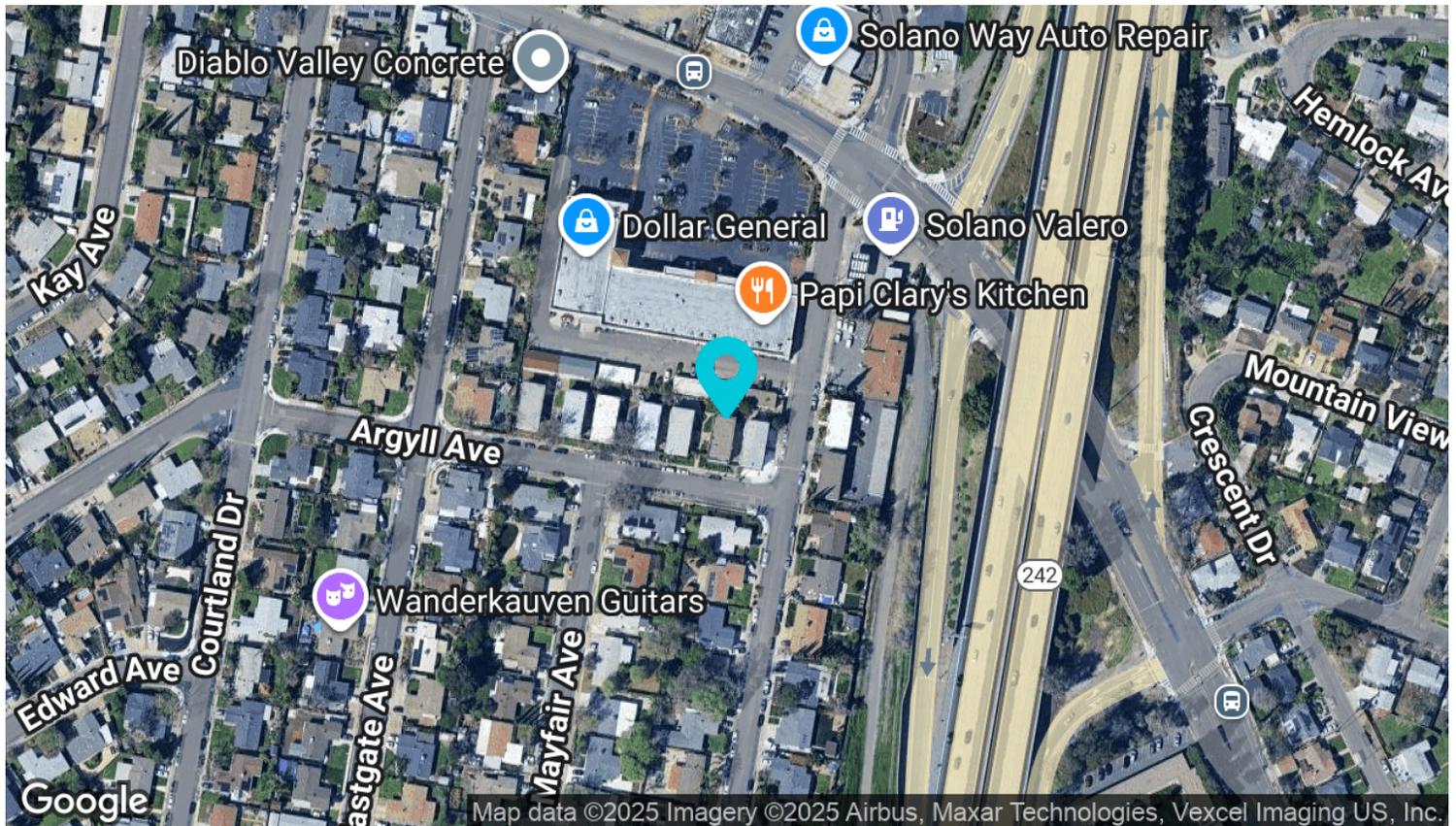
\$3.36 /sq.ft.

ADDRESS

2780 Argyll Ave
Concord, CA 94520

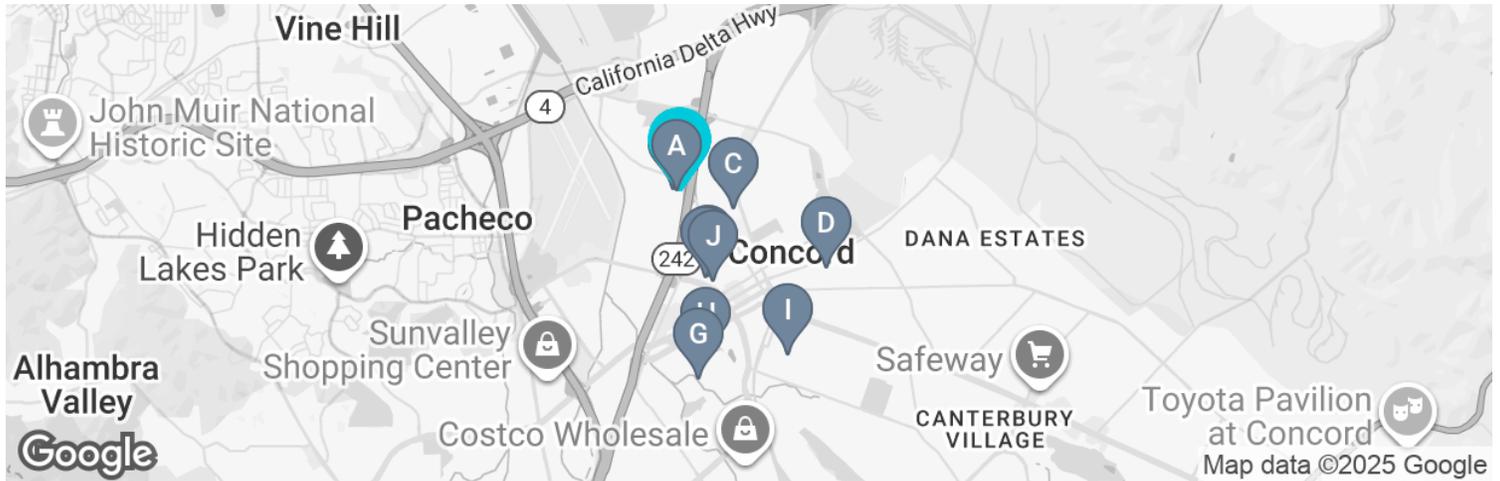
FEATURES

- Property type: Multi-Family
- Bedrooms: 2
- Bathrooms: 1
- Living area: 800 sq.ft.
- Year built: 1953



Comparable Rental Listings

Based on rentals within a 2 mile radius seen in the last 270 days



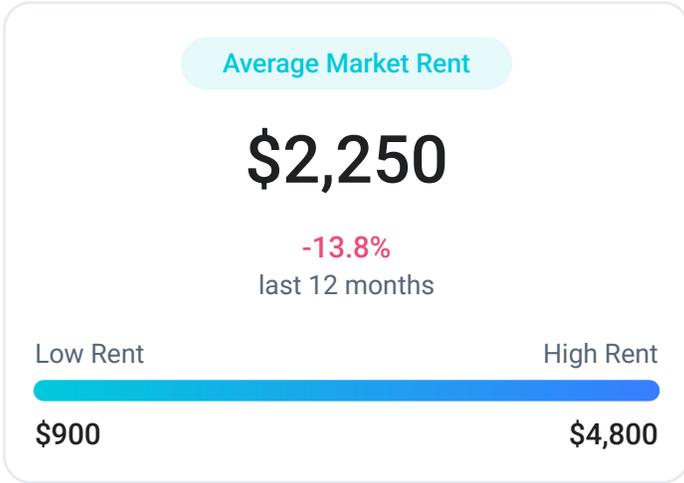
	Address	Listed Rent	Last Seen	Similarity	Distance	Layout	Sq.Ft.	Type
	2780 Argyll Ave Concord, CA 94520	-	-	100.0%	0 mi	2 BD 1 BA	800	Multi-Family Built 1953
A	2766 Argyll Ave Apt A Concord, CA 94520	\$1,600	10/06/2025 70 days ago	84.5%	0.02 mi	1 BD 1 BA	-	Multi-Family
B	2750 Argyll Ave Apt C Concord, CA 94520	\$1,995 \$2.66/ft ²	06/13/2025 185 days ago	84.1%	0.05 mi	2 BD 1 BA	750	Apartment
C	2560 Maple Ave Concord, CA 94520	\$2,500 \$2.98/ft ²	12/14/2025 1 day ago	83.9%	0.44 mi	2 BD 1 BA	840	Single Family
D	3036 Willow Pass Rd Concord, CA 94519	\$2,195 \$2.74/ft ²	09/18/2025 88 days ago	83.7%	1.29 mi	2 BD 1 BA	800	Apartment Built 1986
E	1981 Bonifacio St Concord, CA 94520	\$2,200 \$2.88/ft ²	12/14/2025 1 day ago	83.6%	0.71 mi	2 BD 1 BA	765	Apartment
F	1983 Bonifacio St Concord, CA 94520	\$2,200 \$2.88/ft ²	07/31/2025 137 days ago	83.6%	0.70 mi	2 BD 1 BA	765	Apartment
G	1433 Toyon Dr, Unit A Concord, CA 94520	\$2,500 \$3.13/ft ²	12/04/2025 11 days ago	83.5%	1.47 mi	2 BD 1 BA	800	Apartment
H	1531 Ellis St, Apt 206 Concord, CA 94520	\$2,100 \$2.59/ft ²	07/12/2025 156 days ago	83.3%	1.31 mi	2 BD 1 BA	811	Single Family
I	2940 Mount Diablo St Concord, CA 94518	\$2,650 \$3.30/ft ²	08/28/2025 109 days ago	83.2%	1.53 mi	2 BD 1 BA	804	Single Family Built 1947
J	1976 Bonifacio St Concord, CA 94520	\$2,195 \$2.58/ft ²	12/14/2025 1 day ago	83.2%	0.75 mi	2 BD 1 BA	850	Apartment

94520 Zip Code

Rental Market Report

Average Rents

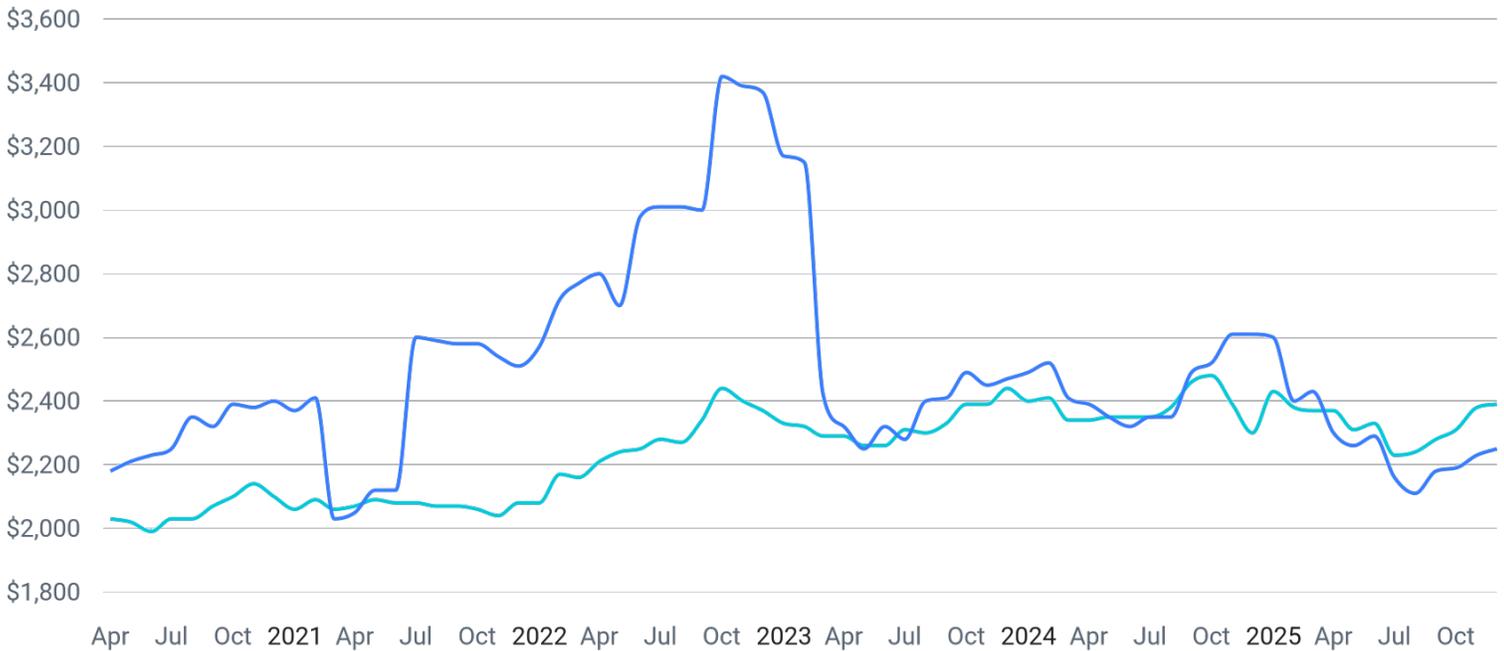
Rent changes displayed for last 12 months



STUDIO RENTALS	\$1,890 /mo	0%	1 BD RENTALS	\$1,850 /mo	-2.1%
2 BD RENTALS	\$2,390 /mo	+3.9%	3 BD RENTALS	\$3,150 /mo	-0.9%
4 BD RENTALS	\$3,900 /mo	+2.9%	6 BD RENTALS	\$4,800 /mo	0%

Historical Performance

● Market Average ● 2 BD Rentals

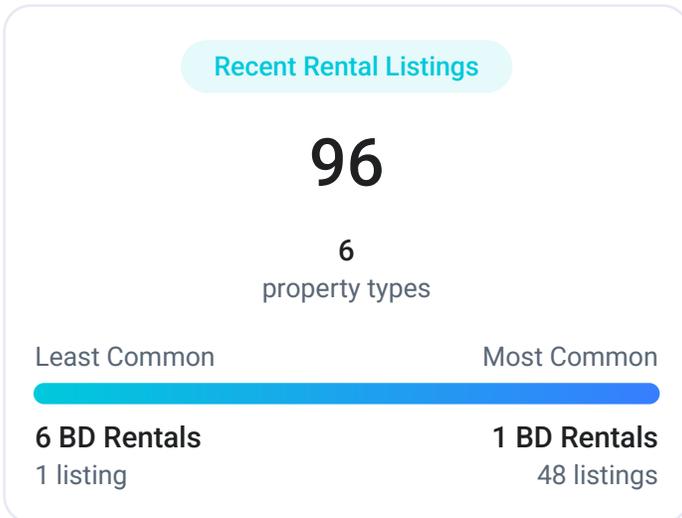


Rental Trends Summary

	Current Rent	3 Month Change	6 Month Change	1 Year Change	2 Year Change
Market Average	\$2,250	+\$70 (+3.2%)	-\$40 (-1.7%)	-\$360 (-13.8%)	-\$220 (-8.9%)
Studio Rentals	\$1,890	+\$80 (+4.4%)	+\$270 (+16.7%)	\$0 (0%)	+\$240 (+14.5%)
1 BD Rentals	\$1,850	-\$20 (-1.1%)	+\$90 (+5.1%)	-\$40 (-2.1%)	+\$60 (+3.4%)
2 BD Rentals	\$2,390	+\$110 (+4.8%)	+\$60 (+2.6%)	+\$90 (+3.9%)	-\$50 (-2%)
3 BD Rentals	\$3,150	-\$250 (-7.4%)	-\$130 (-4%)	-\$30 (-0.9%)	+\$10 (+0.3%)
4 BD Rentals	\$3,900	+\$220 (+6%)	+\$650 (+20%)	+\$110 (+2.9%)	+\$310 (+8.6%)
6 BD Rentals	\$4,800	\$0 (0%)	\$0 (0%)	\$0 (0%)	\$0 (0%)

Market Composition

Snapshot of rental listings in the last month



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Data Sources

The rental data and rental property listing information contained in this Report is aggregated and compiled from publicly available online listing websites and directories.

Rental property valuation estimates are calculated based on similar nearby rental property listings, their listed rents and similarity to the subject property.