

Auburn 95602

ZIP code · CA · California > Placer County > Auburn

BALANCED MARKET

\$672K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

298

SALES (12 MO)

\$633K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

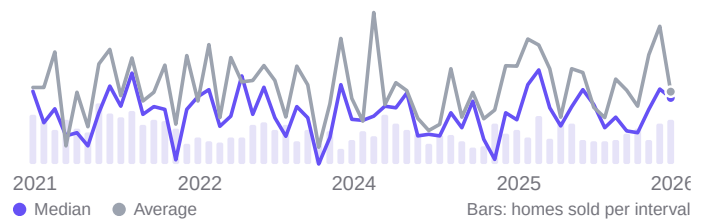
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$675K · Average \$694K

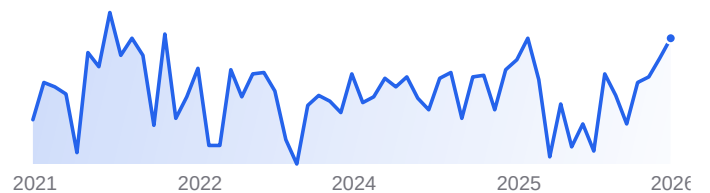
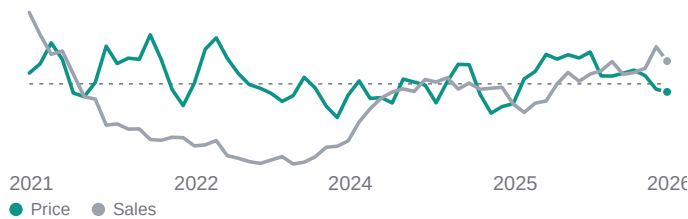


Growth (year over year)

Price -3.2% · Sales +9.2%

Price per square foot

\$361/ft²

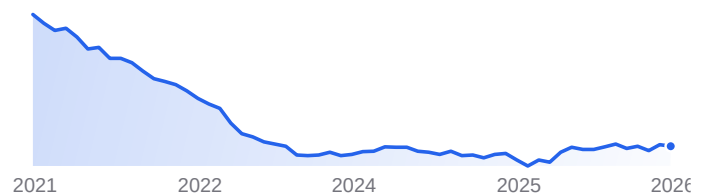
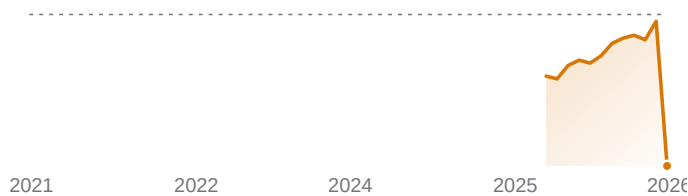


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

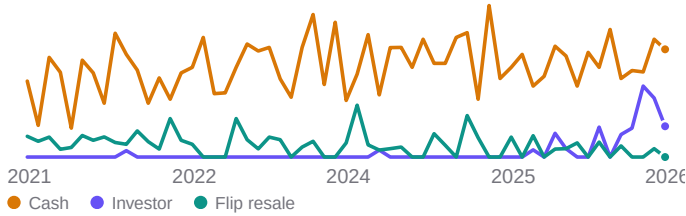
4.3%



BUYERS & OUTCOMES

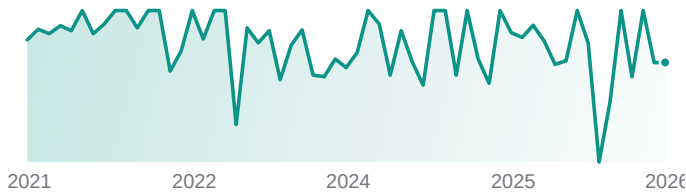
Buyer mix

Cash 40% · Investor 11% · Flip resale 0%



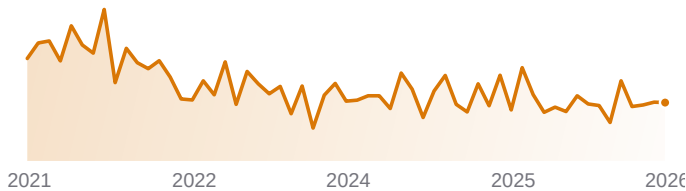
Sellers who sold at a gain

89%

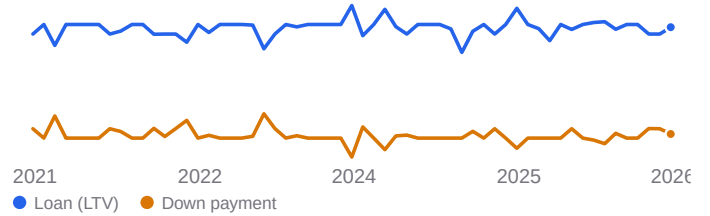


Median annualized return at resale

+4.2%

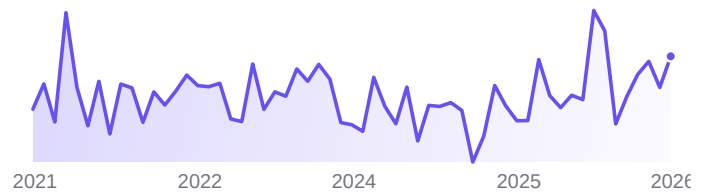


Financing (share of purchase price) Loan (LTV) 79% · Down payment 22%



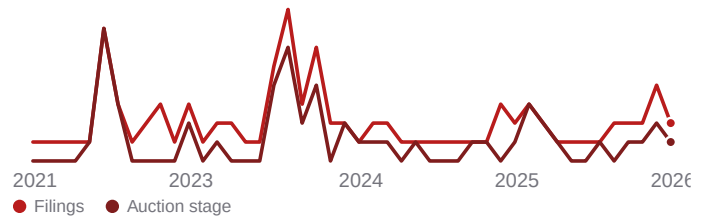
Typical hold before selling

11.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,894
Median value (AVM)	\$633K
Median size	1,931 ft²
Median bedrooms	3
Median year built	1980
Single family	85%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.7%
Owner occupied	73%
Company owned	38%
Median loan-to-value	46%

Typical ownership tenure

12.7 yrs

COMMUNITY

Population	18,761
Density	374 / mi²
Median household income	\$97K
Average household income	\$124K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	88
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	7.1%
Unemployment	1.1%
Average temp	59°F
Annual precip	35 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.