



August 2026

NEWSLETTER

As the height of summer continues, Auburn, California's housing market remains active as buyers and sellers take advantage of the season's momentum. Many families are aiming to move before the new school year begins, while sellers are benefiting from steady demand, motivated buyers, and favorable financing opportunities. Here's what's happening in the Auburn real estate market this month.



Lori McIntosh

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INVENTORY IS PROVIDING MORE CHOICES FOR BUYERS

Housing inventory in Auburn has remained healthy this summer, giving buyers more options than they've had in recent years. While the market has become more balanced, well-maintained and competitively priced homes continue to attract strong interest and move quickly. Buyers are taking advantage of the increased selection, while sellers who present their homes well are still seeing steady activity and solid offers.

HOME PRICES REMAIN STABLE

Home values in Auburn have stayed relatively stable through the summer, reflecting a balanced market rather than dramatic price swings. Median sale prices continue to hold steady, and many homes are selling close to their asking price. Buyers are focusing on desirable neighborhoods, outdoor amenities, and convenient access to Sacramento, while sellers who price their homes according to current market conditions continue to generate strong interest.

MY LISTINGS

13676 Sailor Flat Rd, Nevada City, CA
95959



\$99,000

- **5.35Acres**
- **Direct lake access**
- **No HOA**
- **Adjoins Lost Mine Lake**
- **Scotts Flat Reservoir is minutes away.**
- **Lake Tahoe's North Shore is within reach.**



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Local Events

AUGUST 2026



SUMMER MOVIES UNDER THE STARS

Enjoy free family-friendly outdoor movies
in Auburn, starting around sunset.

August 15 & 29
7:30 PM – 9:30 PM

School Park Preserve
55 College Way, Auburn,
CA 95603

FRIDAY NIGHT MARKETS AT THE SQUARE

Downtown evening market featuring local
vendors, food, live entertainment, and family
activities

August 14, 21 & 28 **Downtown Auburn /**
5:00–8:00 PM **Central Square**
High Street & Lincoln Way,
Auburn, CA 95603



AUBURN CRUISE NIGHT

Classic cars line Lincoln Way alongside food
trucks, live entertainment, and shopping in
historic Downtown Auburn.

August 14
4:00–9:00 PM

Historic Downtown Auburn
601 Lincoln Way, Auburn,
CA 95603



Summer Home Tips for Auburn Homeowners



Auburn's hot, dry summers make seasonal maintenance especially important. Clear dry grass, leaves, and other debris around your home to help reduce wildfire risk, service your HVAC system and replace air filters to keep cooling costs down, water your landscape during the early morning or evening to conserve moisture, inspect your roof and gutters for any needed repairs, seal gaps around windows and doors to improve energy efficiency, and refresh your outdoor living spaces so you can comfortably enjoy the rest of the summer.



AUBURN RECIPE OF THE MONTH

Grilled Peach & Burrata Salad

Ingredients:

- 3 ripe California peaches, halved and pitted
- 1 ball burrata cheese
- 4 cups arugula or mixed greens
- 1/4 cup toasted pecans or walnuts
- Fresh basil leaves
- 2 tablespoons extra-virgin olive oil
- 1 tablespoon balsamic glaze
- Salt and freshly ground black pepper

Directions:

1. Brush peach halves lightly with olive oil and grill for 2–3 minutes per side until grill marks appear.
2. Arrange the greens on a serving platter and top with the grilled peaches.
3. Tear the burrata into pieces and place over the salad.
4. Sprinkle with toasted pecans and fresh basil.
5. Drizzle with olive oil and balsamic glaze, then season with salt and pepper to taste.

Serving Tip: Pair with grilled chicken or crusty sourdough bread for an easy summer dinner that's perfect for enjoying Auburn's warm evenings.

FEATURED AUBURN CALIFORNIA BUSINESS



IKEDA'S

Auburn's beloved hometown market, Ikeda's, has been serving the community for generations with fresh produce, famous fruit pies, baked goods, and delicious deli favorites. A local landmark and favorite stop for residents and visitors alike, Ikeda's captures the charm and flavor that make Auburn such a special place to call home.



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MARKET UPDATE AUGUST 2026

As of early August 2026, the Auburn housing market remains stable but more balanced than it was during the peak seller's market of the past few years. Inventory has improved, giving buyers more choices, while well-priced homes continue to attract solid interest.





MARKET SNAPSHOT

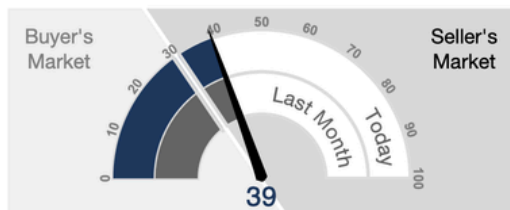
AUBURN, CA

Mon Aug 10 2026

This week the median list price for Auburn, CA is \$799,000 with the market action index hovering around 39. This is about the same as last month's market action index of 39. Inventory has held steady at or around 139. [Click here to stay informed with the Auburn market!](#)

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

MARKET NARRATIVE

The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.

REAL-TIME MARKET PROFILE

Never miss important changes in the Auburn market.

Median List Price		\$799,000
Median Price of New Listings		\$769,000
Per Square Foot		\$363
Average Days on Market		84
Median Days on Market		56
Price Decreased		52%
Price Increased		0%
Relisted		8%
Inventory		139
Median Rent		\$2,400
Market Action		39

Slight Seller's Advantage



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Current Trends

August 2026

INVENTORY IS INCREASING

- Across Placer County, inventory continued its seasonal rise through June and July.
- More listings mean buyers have greater negotiating power than they had in 2023–2025.

PRICES REMAIN RESILIENT

- Placer County median home prices are still about 3% higher year-over-year, despite the increase in available homes.
- Auburn has generally followed this regional trend.

BUYERS ARE BECOMING MORE SELECTIVE

- Homes needing repairs or priced above market are taking longer to sell.
- Updated homes in desirable neighborhoods continue to receive strong interest and can still attract multiple offers.

WHAT THIS MEANS FOR BUYERS

- There are more homes to choose from than a year ago.
- Contingencies (inspection, financing, etc.) are becoming more common again.
- Buyers have slightly stronger negotiating leverage, especially on homes that have been listed for several weeks.



WHAT THIS MEANS FOR SELLERS

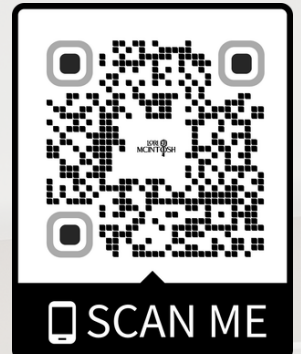


- Pricing correctly from the start is increasingly important.
- Professional photography, staging, and pre-listing improvements can make a noticeable difference.
- Overpricing often leads to longer market times and price reductions.



Book a Zoom call with me.

LORI
MCINTOSH



FREE Seller Course



FREE Buyer Course



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