HouseCanary

PROPERTY EXPLORER

Property Explorer Static



Property Location
625 Shockley Rd
Auburn, CA 95603

Value Estimate
$590,600

Effective Date
7/22/2026

625 Shockley Rd **Auburn, CA 95603** **County:** Placer County

PROPERTY EXPLORER

HouseCanary Value
High Confidence (89%)
FSD: 0.11

$590,600
$358/ft²

Low	High
$527,719 ($320/ft²)	$653,481 ($396/ft²)

HouseCanary Rental Value
High Confidence (92%)
FSD: 0.08

$2,981
$1.81/ft²

Low	High
$2,737 ($1.66/ft²)	$3,226 ($1.96/ft²)

Subject

APN # 054-031-008-000

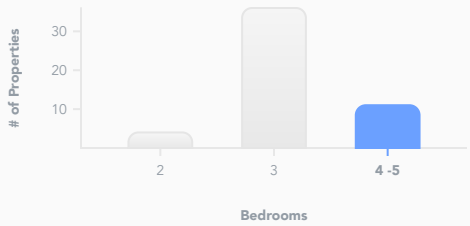
Property Type	Single Family Detached	**Year Built**	1952
Beds	4	**Lot Size**	13,096 ft²
Baths	2	**Owner Occupied**	Yes
GLA	1,650 ft²	**HOA Fee**	—
Sq. Ft. Above Grade	— ft²	**HOA Fee Includes**	—
Sq. Ft. Below Grade	— ft²	**Tax Amount (Year)**	$7,065 (2025)
Condition	Well Maintained		

Transaction History

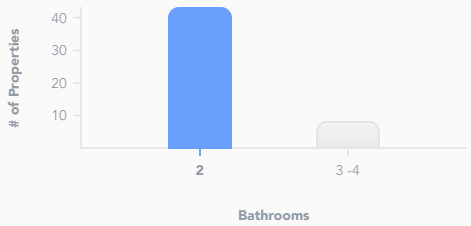
Date	Event	Type	Price	Appreciation	ADOM	Source
6/12/2025	Deed Recorded	—	$—	—	—	deed
9/21/2006	Closed	Arms-Length	$405,000	153% ($245,000)	—	deed
6/25/1998	Closed	Arms-Length	$160,000	7% ($10,500)	—	deed
1/3/1997	Deed Recorded	—	$—	—	—	deed
8/28/1996	Closed	Arms-Length	$149,500	—	—	deed

Subject's Comparability to Market

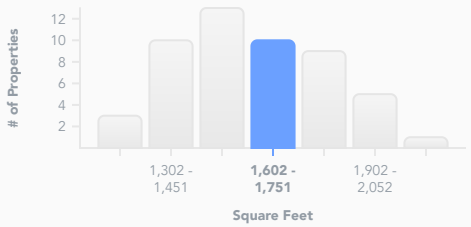
Bedrooms



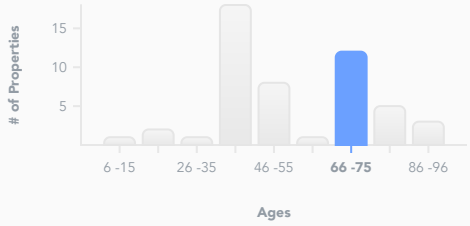
Bathrooms



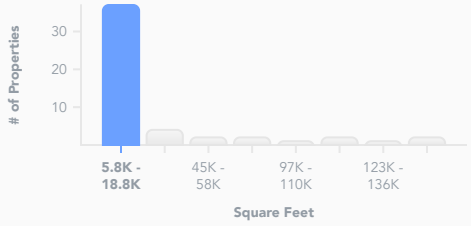
Square Feet



Age



Site Area

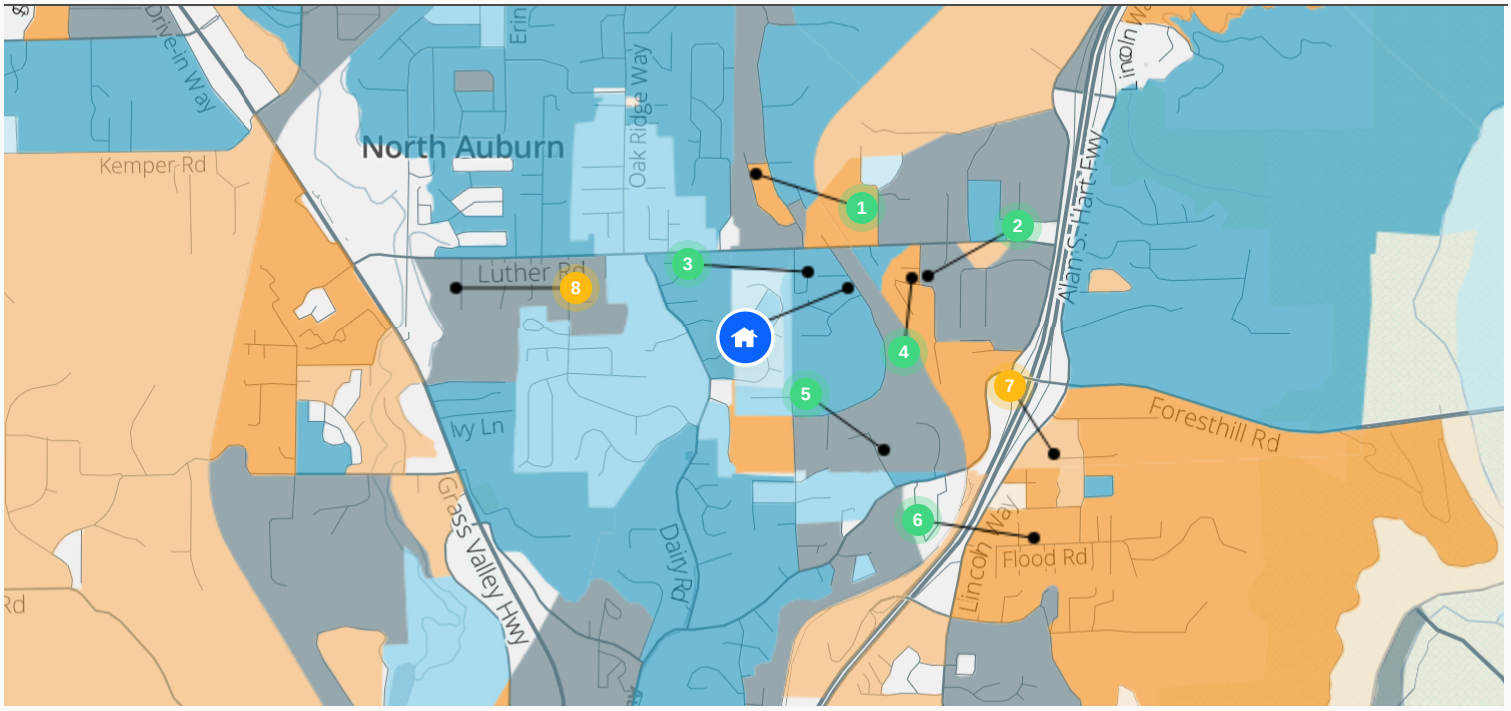


Legend
- Subject Property
- Nearby properties

625 Shockley Rd **Auburn, CA 95603** **County:** Placer County

PROPERTY EXPLORER

HouseCanary Suggested Sold & Active Comparables (1 of 3)



Similarity

High Moderate Low Subject

Sales $/ft²

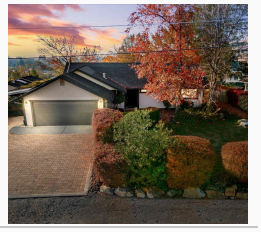
< $323 | $323 to $347 | $347 to $367 | $367 to $385 | $385 to $404 | $404 to $432 | >= $432

#	Address	Distance	Status	Market $	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	625 Shockley Rd	—	**Closed**	**$405,000**	**9/21/2006**	**4**	**2**	**1,650 ft²**	**13,096 ft²**	**Single Family Detached**	**1952**
1	970 Sierra View Cir Auburn, CA 95603	0.34 mi	Closed	$555,000	4/7/2026	4	2	1,661 ft²	6,399 ft²	Single Family Detached	1978
2	179 Daniels Dr Auburn, CA 95603	0.19 mi	Closed	$558,625	5/15/2026	3	2	1,582 ft²	10,450 ft²	Single Family Detached	1962
3	739 Fisher Dr Auburn, CA 95603	0.10 mi	Closed	$508,000	2/2/2026	3	2.5	1,512 ft²	13,164 ft²	Single Family Detached	1972
4	190 Daniels Dr Auburn, CA 95603	0.15 mi	Closed	$531,500	1/28/2026	4	2	1,480 ft²	9,283 ft²	Single Family Detached	1951
5	164 Mulberry Ln Auburn, CA 95603	0.38 mi	Closed	$519,000	3/24/2026	4	2	1,676 ft²	17,424 ft²	Single Family Detached	1960
6	225 Flood Rd Auburn, CA 95603	0.72 mi	Closed	$485,000	2/9/2026	3	2	1,718 ft²	12,702 ft²	Single Family Detached	1949
7	15 Sierra Mesa Ct Auburn, CA 95603	0.61 mi	Closed	$608,700	2/27/2026	3	2	1,506 ft²	8,581 ft²	Single Family Detached	1990
8	1445 Lowe Ln Auburn, CA 95603	0.91 mi	Closed	$610,000	2/6/2026	3	2	1,314 ft²	10,454 ft²	Single Family Detached	1987

HouseCanary Suggested Sold & Active Comparables (2 of 3)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
					
Address	625 Shockley Rd Auburn, CA 95603	970 Sierra View Cir Auburn, CA 95603	179 Daniels Dr Auburn, CA 95603	739 Fisher Dr Auburn, CA 95603	190 Daniels Dr Auburn, CA 95603
Similarity	—	●●● **98**	●●● **96**	●●● **94**	●●● **92**
Distance	—	0.34 mi	0.19 mi	0.10 mi	0.15 mi
Sale Date	9/21/2006	4/7/2026	5/15/2026	2/2/2026	1/28/2026
Sale Price	$405,000	$555,000	$558,625	$508,000	$531,500
Sale Price/ft²	$245/ft²	$334/ft²	$353/ft²	$336/ft²	$359/ft²
List Date	—	1/21/2026	4/16/2026	9/25/2025	9/14/2025
List Price	$—	$569,000	$569,000	$508,000	$539,000
List Price/ft²	—/ft²	$343/ft²	$360/ft²	$336/ft²	$364/ft²
Bedrooms	4	4	3	3	4
Bathrooms	2	2	2	2.5	2
Square Feet	1,650 ft²	1,661 ft²	1,582 ft²	1,512 ft²	1,480 ft²
Sq. Ft. Above Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Sq. Ft. Below Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Lot Size	13,096 ft²	6,399 ft²	10,450 ft²	13,164 ft²	9,283 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1952	1978	1962	1972	1951
Listing Status	Closed	Closed	Closed	Closed	Closed
Subdivision	SHOCKLEY TRACT	SIERRA VIEW HEIGHTS NO. 2	—	—	—
Active D.O.M.	—	56	8	15	3
Cumulative D.O.M.	—	75	29	15	31
Current Value	$590,600	$554,415	$558,246	$505,262	$526,994
Pool	Unknown	No	No	No	No
Garage Spaces	1	2	0	2	1
Stories	—	1	1	2	1
Basement	Unknown	No	Unknown	No	Unknown
Distressed	No	No	No	No	No
Flip	No	No	Yes	No	No
Market Price	$405,000	$555,000	$558,625	$508,000	$531,500
HPI Adjustment	—	$725	$426	$703	$1,224
HC Adjustment	—	$978	$15,625	$24,061	$36,762
Adjusted Value	—	$556,703	$574,676	$532,764	$569,486

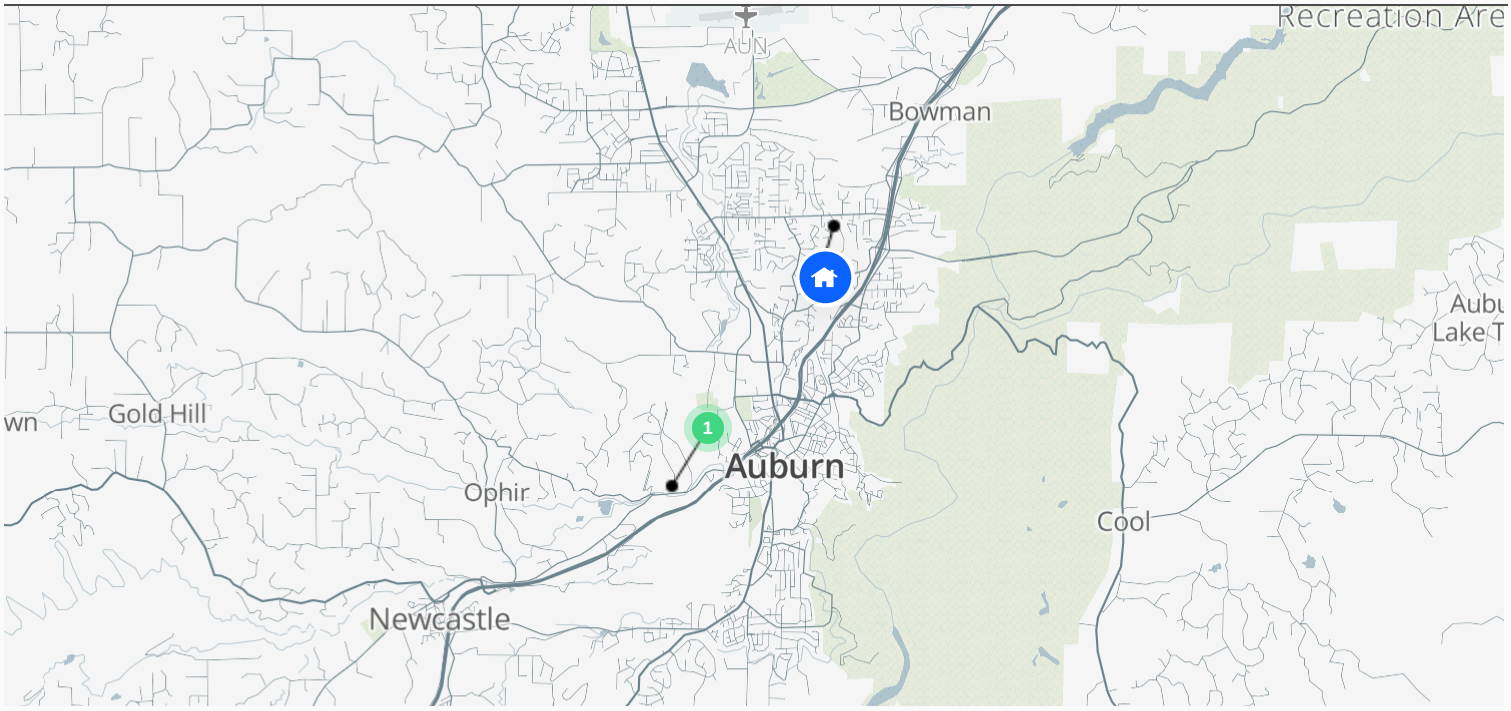
HouseCanary Suggested Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
					
Address	625 Shockley Rd Auburn, CA 95603	164 Mulberry Ln Auburn, CA 95603	225 Flood Rd Auburn, CA 95603	15 Sierra Mesa Ct Auburn, CA 95603	1445 Lowe Ln Auburn, CA 95603
Similarity	—	●●● 92	●●● 85	●●○ 80	●●○ 80
Distance	—	0.38 mi	0.72 mi	0.61 mi	0.91 mi
Sale Date	9/21/2006	3/24/2026	2/9/2026	2/27/2026	2/6/2026
Sale Price	$405,000	$519,000	$485,000	$608,700	$610,000
Sale Price/ft²	$245/ft²	$310/ft²	$282/ft²	$404/ft²	$464/ft²
List Date	—	1/21/2026	10/2/2025	1/7/2026	1/2/2026
List Price	$—	$519,000	$499,000	$624,500	$599,000
List Price/ft²	—/ft²	$310/ft²	$290/ft²	$415/ft²	$456/ft²
Bedrooms	4	4	3	3	3
Bathrooms	2	2	2	2	2
Square Feet	1,650 ft²	1,676 ft²	1,718 ft²	1,506 ft²	1,314 ft²
Sq. Ft. Above Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Sq. Ft. Below Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Lot Size	13,096 ft²	17,424 ft²	12,702 ft²	8,581 ft²	10,454 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1952	1960	1949	1990	1987
Listing Status	Closed	Closed	Closed	Closed	Closed
Subdivision	SHOCKLEY TRACT	—	MORGAN TRACT (AMENDED)	SIERRA MESA SUBDIVISION	DEACON BLUE
Active D.O.M.	—	32	65	35	35
Cumulative D.O.M.	—	61	103	49	35
Current Value	$590,600	$517,191	$484,471	$604,905	$605,688
Pool	Unknown	No	No	No	No
Garage Spaces	1	1	2	2	2
Stories	—	1	1	1	1
Basement	Unknown	No	Unknown	No	No
Distressed	No	No	No	No	No
Flip	No	Yes	No	No	No
Market Price	$405,000	$519,000	$485,000	$608,700	$610,000
HPI Adjustment	—	$265	$779	$634	$560
HC Adjustment	—	-$26,097	-$6,496	-$22,859	$48,258
Adjusted Value	—	$493,168	$479,283	$586,475	$658,818

625 Shockley Rd **Auburn, CA 95603** **County:** Placer County

PROPERTY EXPLORER

HouseCanary Suggested Rental Comparables



Similarity

High Moderate Low Subject

#	Address	Distance	Rental Listing Status	Rental $	Rental $ Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	625 Shockley Rd	—	—	**$—/mo.**	—	**4**	**2**	**1,650 ft²**	**13,096 ft²**	**Single Family Detached**	**1952**
1	110 Duncan Hill Rd Auburn, CA 95603	2.84 mi	Closed	$4,600/mo.	10/17/2025	4	2	1,416 ft²	135,036 ft²	Single Family Detached	1960

Market Risk

Risk of Decline	Risk Level	This month last year
35.5%	**Neutral**	**42.5%**

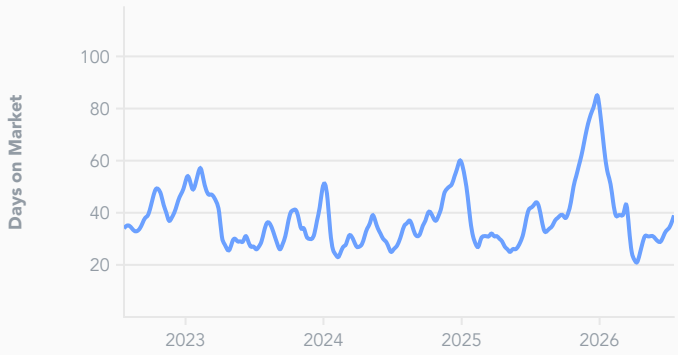
Neighborhood & Subject Marketability

Months of Supply - ZIP



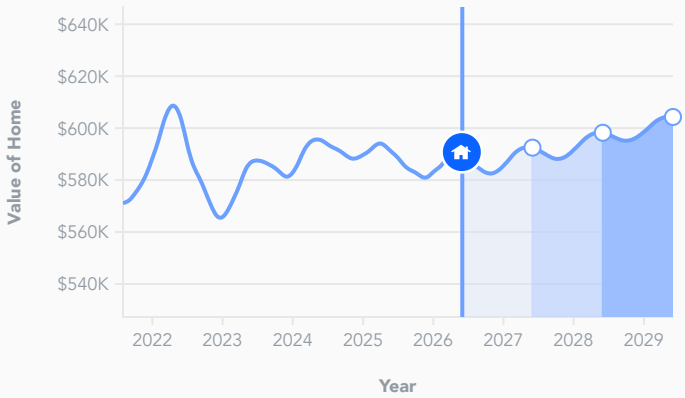
This month last year	This month
4	**4**

Days on Market - Sold or De-listed Properties - ZIP



This month last year	This month
42	**39**

HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	**0%**	2 Year	**1%**	3 Year	**2%**
2027	**$592,489**	2028	**$598,218**	2029	**$604,301**

Glossary

HouseCanary Value	This is HouseCanary's estimated market value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's value. Source: HouseCanary analysis
HouseCanary Rental Value	This is HouseCanary's estimated monthly rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent. Source: HouseCanary analysis
Active	Active listings within a 1 year timeframe near the subject property. Source: Local MLS
Comparable Properties	All nearby properties of the same property and sales type that have been ranked according to their similarity to the subject property's locational and physical characteristics. Source: Public Record, HouseCanary analysis
Current Value	Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index. Source: Public Record, HouseCanary Automated Valuation Model
Days on Market	The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data. Source: Local MLS, HouseCanary analysis
Forecast Standard Deviation (FSD)	A statistical measure of model uncertainty in the value estimate generated by the AVM. Lower values of FSD imply less uncertainty in the value estimate. FSD is measured in percentage terms relative to the value estimate to allow for comparison of model uncertainty across multiple properties, regardless of the actual dollar value of those individual estimates. FSD below 0.15 implies high model confidence, FSD between 0.15-0.3 implies average model confidence, and FSD above 0.3 implies low model confidence. Source: House Canary analysis
HouseCanary Suggested Comps	HouseCanary's suggested comparables based on similarity and property type, within the same state and a 6-month timeframe. Source: HouseCanary analysis
MSA 1-Year Risk of Decline	The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators. Source: Local MLS, HouseCanary analysis
Months of Supply	The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary. Source: Local MLS, HouseCanary analysis

Glossary Continued

Non-Disclosure State	In non-disclosure states (or counties) both the transaction sales price and date may be unavailable. This is because these states are not required or cannot legally disclose such information to the public. As a result, HouseCanary relies on other sources (like MLS) to complement the data when possible. The following eleven states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, Texas, Utah and Wyoming. Source: Public Record, MLS
Occupancy Type	Owner occupancy indicates whether the owner of the home is the primary resident Source: Public Record
Property Type	Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Multifamily. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories. Source: Public Record
Similarity	HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property. Source: Public Records, MLS, HouseCanary analysis
Subject's Comparability to Market	All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties. Source: Public Record, HouseCanary analysis

Data Sources

HouseCanary accesses up-to-date data from county recorders and local Multiple Listing Service (MLS). Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Property Explorer for every property.

For questions, please contact HouseCanary at support@housecanary.com.

Disclaimer

This Property Explorer is provided solely for general business information purposes. No advisory, fiduciary or other relationship is created by any acceptance or use of this Property Explorer. The inclusion of this Property Explorer with any other materials does not constitute an endorsement by HouseCanary of any third party or any third party's products or services. The projected market, valuation and financial information, conclusions and other information contained in this Property Explorer are based upon tested methodologies for accuracy. However, such information and conclusions are not definitive forecasts, appraisals or opinions of valuations. All such information and conclusions are stated in terms of probability of likelihood based on market factors and information submitted to HouseCanary, and such information and conclusions are not guaranteed by HouseCanary and should not be construed as a certified appraisal or valuation, or investment advice, or relied upon for critical decision making. HouseCanary uses or has used public and/or confidential data and assumptions provided to HouseCanary by third parties, and HouseCanary has not independently verified the data and assumptions used in these analyses or data sets. Attributes for properties may be inaccurate because county assessor and MLS data does not always include recent additions and/or modifications to property structure. Changes in the underlying data or operating assumptions, or any loss of access to any one or more sources will clearly impact the analyses, information and conclusions set forth in this Property Explorer Report.