

Ashburn

Community · VA · Virginia > Loudoun County

BALANCED MARKET

\$762K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

1,175

SALES (12 MO)

\$803K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



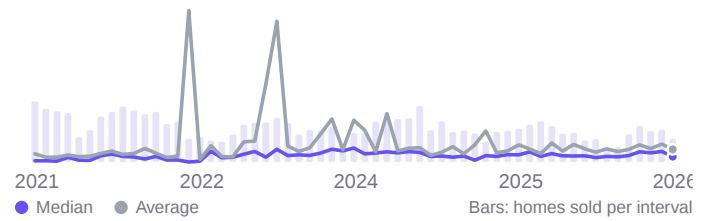
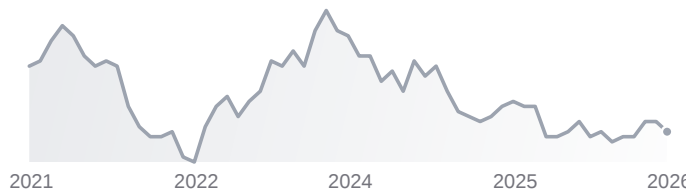
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$705K · Average \$846K

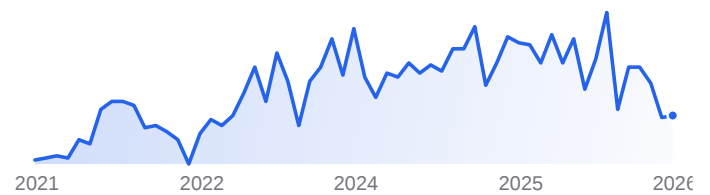
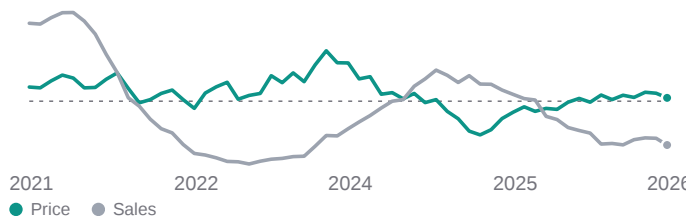


Growth (year over year)

Price +1.8% · Sales -23.7%

Price per square foot

\$304/ft²

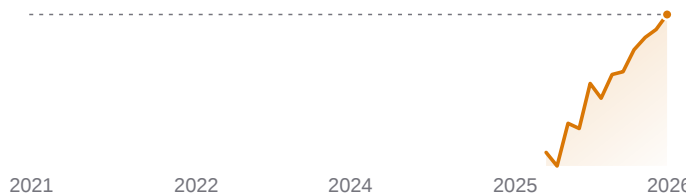


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

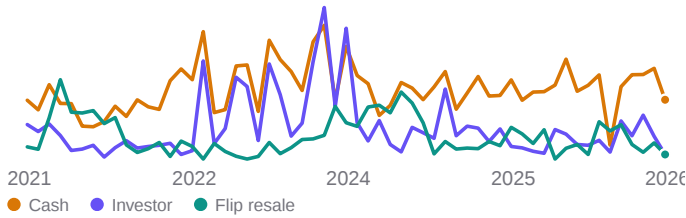
3.8%



BUYERS & OUTCOMES

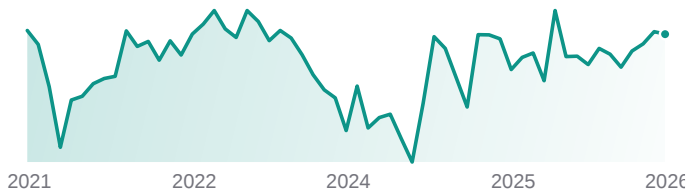
Buyer mix

Cash 15% · Investor 1.2% · Flip resale 1.2%



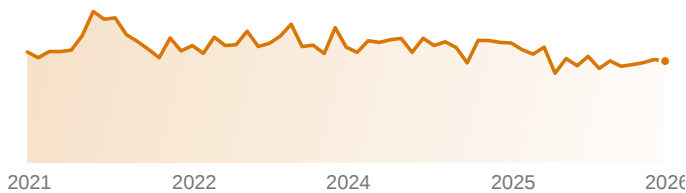
Sellers who sold at a gain

96%

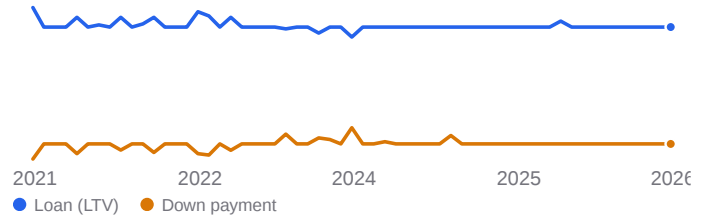


Median annualized return at resale

+4.3%

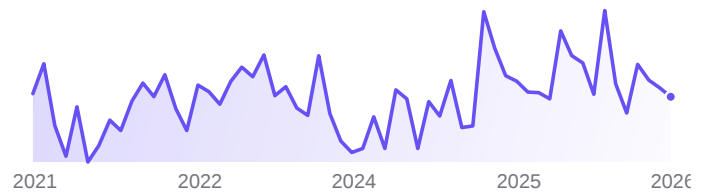


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



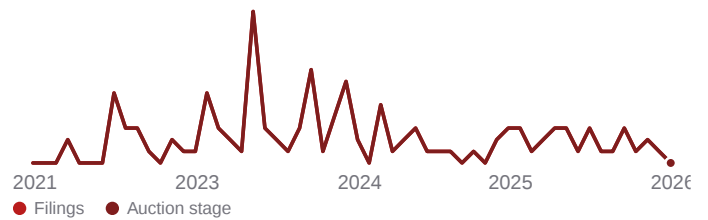
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	30,872
Median value (AVM)	\$803K
Median size	2,508 ft²
Median bedrooms	3
Median year built	2005
Single family	39%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	0.5%
Owner occupied	84%
Company owned	8.3%
Median loan-to-value	52%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	49,142
Density	3,213 / mi²
Median household income	\$145K
Average household income	\$169K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	41
Homes occupied	96%
Bachelor's or higher	38%
Poverty rate	3.3%
Unemployment	0.9%
Average temp	54°F
Annual precip	42 in
Sunshine	63%

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.