

Aldie 20105

ZIP code · VA · Virginia > Loudoun County > Aldie

BUYER'S MARKET

\$1.1M

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

408

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



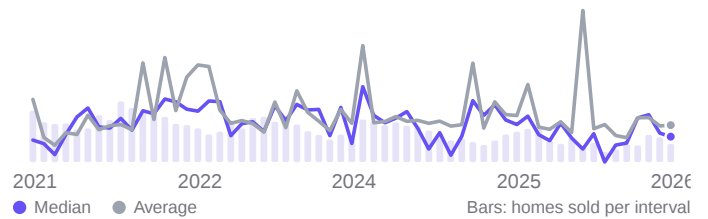
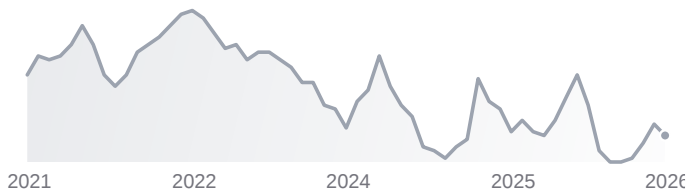
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$965K · Average \$1.1M

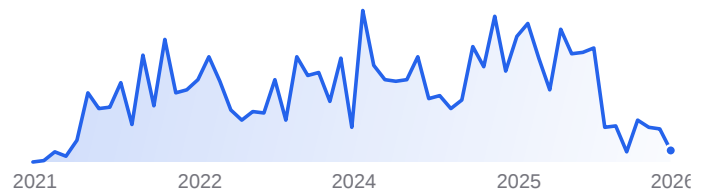
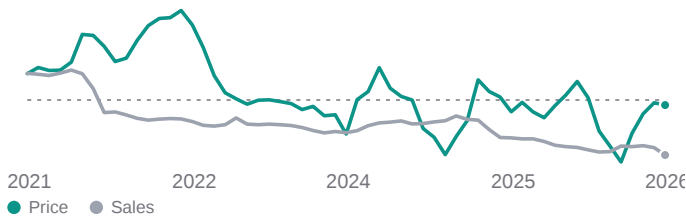


Growth (year over year)

Price -2.8% · Sales -30.5%

Price per square foot

\$279/ft²

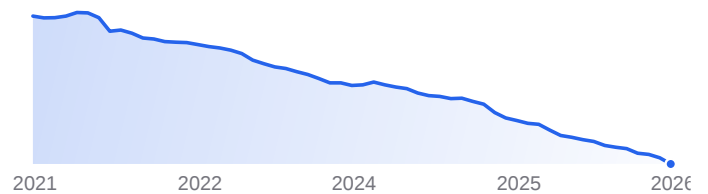
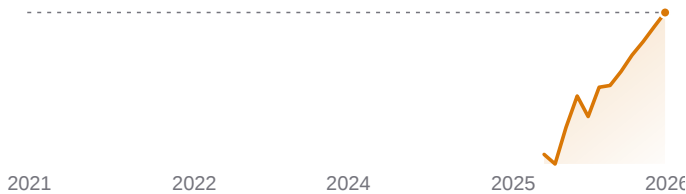


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

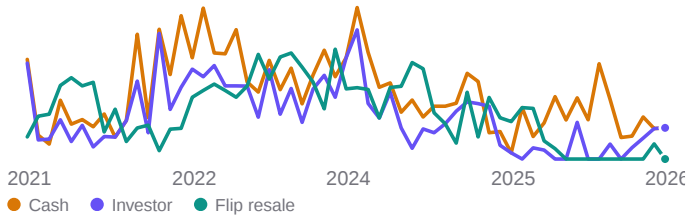
3.4%



BUYERS & OUTCOMES

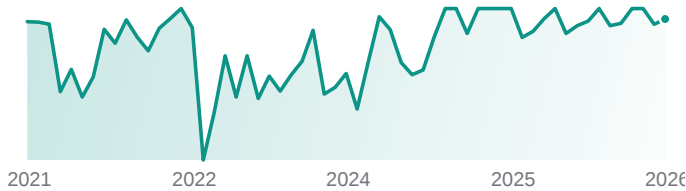
Buyer mix

Cash 9.1% · Investor 9.1% · Flip resale 0%



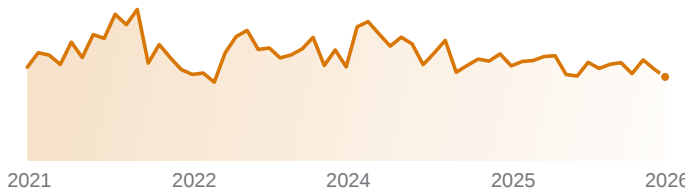
Sellers who sold at a gain

97%

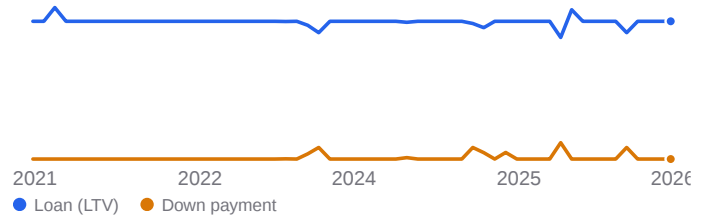


Median annualized return at resale

+4.7%

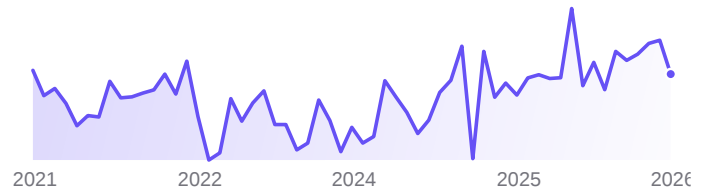


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



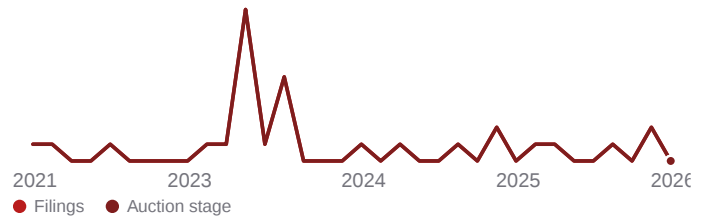
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,054
Median value (AVM)	\$1.2M
Median size	3,164 ft²
Median bedrooms	4
Median year built	2014
Single family	66%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	0.5%
Owner occupied	92%
Company owned	6.2%
Median loan-to-value	53%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	35,414
Density	945 / mi²
Median household income	\$178K
Average household income	\$220K
Crime index (US avg 100)	37
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	37
Homes occupied	98%
Bachelor's or higher	40%
Poverty rate	1.1%
Unemployment	1.0%
Average temp	54°F
Annual precip	43 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.