

Middleburg 20117

ZIP code · VA · Virginia > Loudoun County > Middleburg

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+20.2%

1-YR CHANGE

67

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

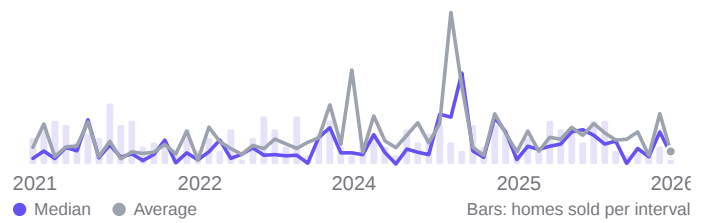
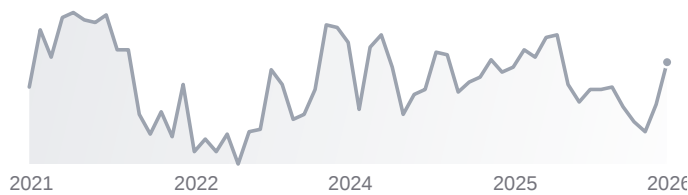
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$864K · Average \$966K

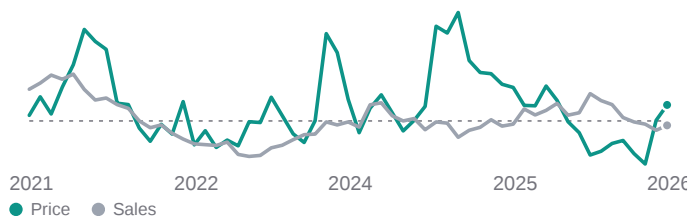


Growth (year over year)

Price +20.2% · Sales -5.6%

Price per square foot

\$315/ft²

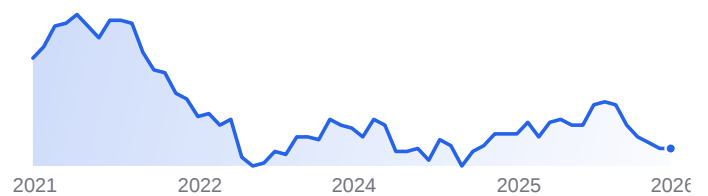
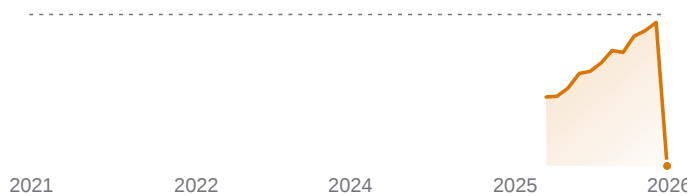


Sale premium vs estimated value

-8.1%

Annual turnover (share of homes sold)

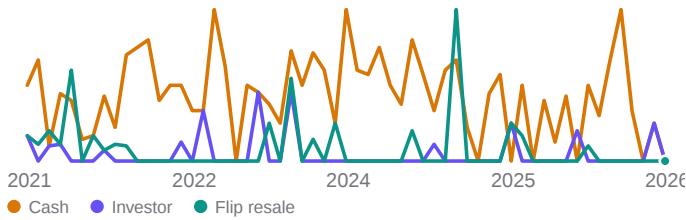
5.4%



BUYERS & OUTCOMES

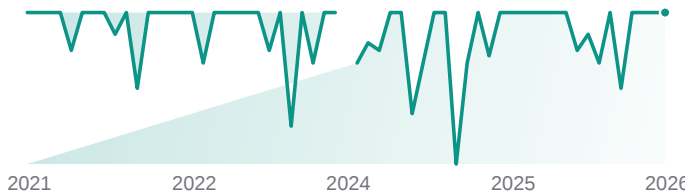
Buyer mix

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



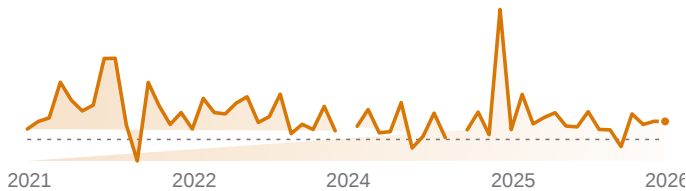
Sellers who sold at a gain

100%

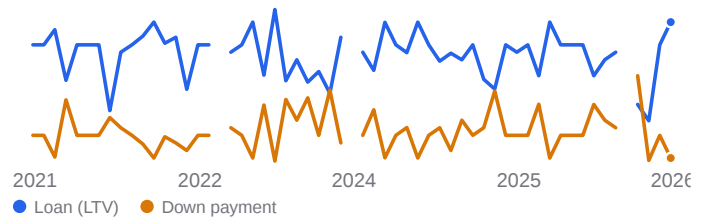


Median annualized return at resale

+5.5%

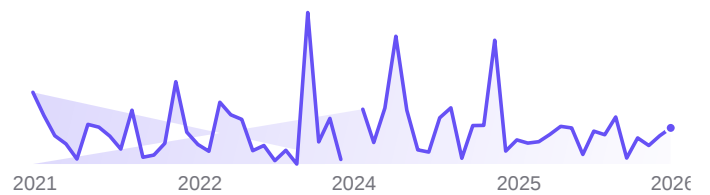


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



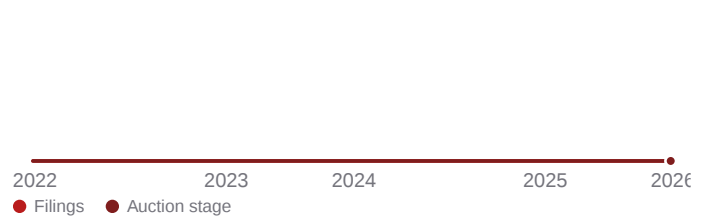
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,237
Median value (AVM)	\$1.4M
Median size	2,423 ft²
Median bedrooms	3
Median year built	1980
Single family	89%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.0%
Owner occupied	63%
Company owned	28%
Median loan-to-value	33%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	3,091
Density	66 / mi ²
Median household income	\$128K
Average household income	\$174K
Crime index (US avg 100)	176
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	38
Homes occupied	87%
Bachelor's or higher	35%
Poverty rate	6.1%
Unemployment	0.7%
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.