

Paeonian Springs 20129

ZIP code · VA · Virginia > Loudoun County

BALANCED MARKET

\$893K

MEDIAN SALE PRICE

-19.4%

1-YR CHANGE

16

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



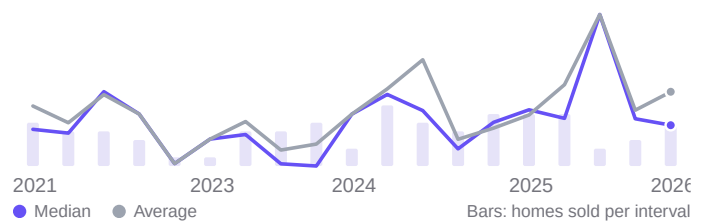
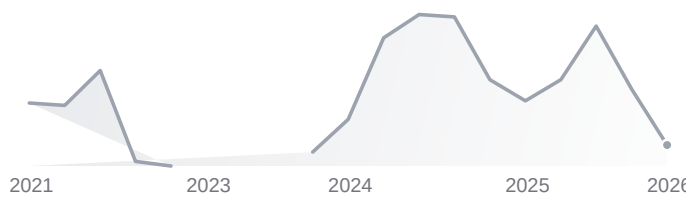
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$1M · Average \$1.5M

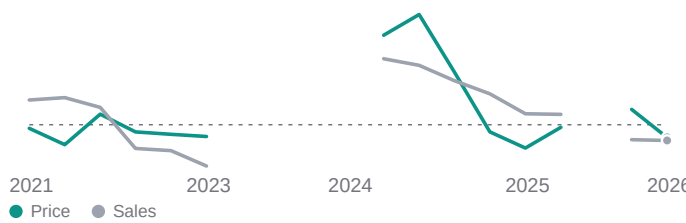


Growth (year over year)

Price -19.4% · Sales -23.8%

Price per square foot

\$322/ft²

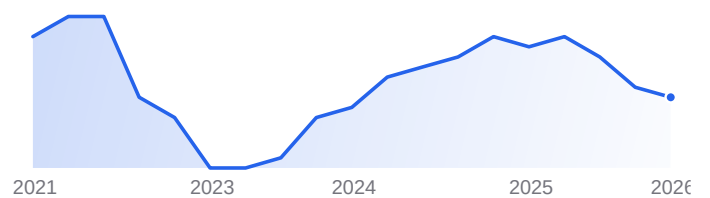


Sale premium vs estimated value

-22.3%

Annual turnover (share of homes sold)

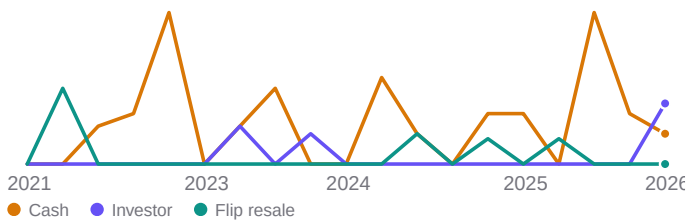
6.0%



BUYERS & OUTCOMES

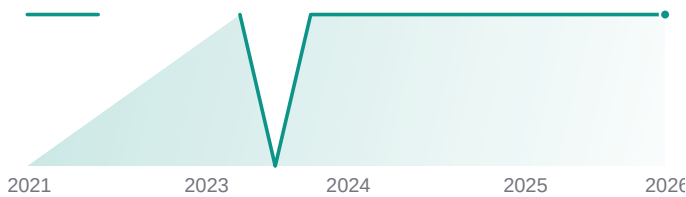
Buyer mix

Cash 20% · Investor 40% · Flip resale 0%



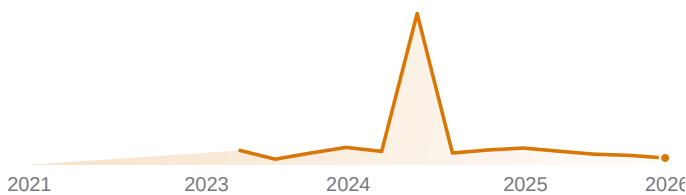
Sellers who sold at a gain

100%

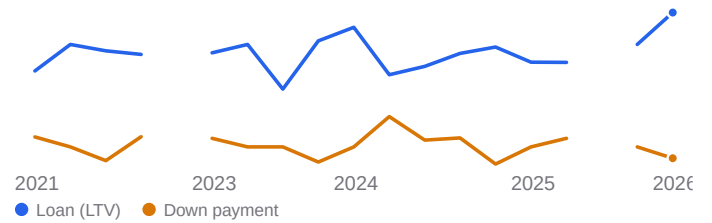


Median annualized return at resale

+3.2%

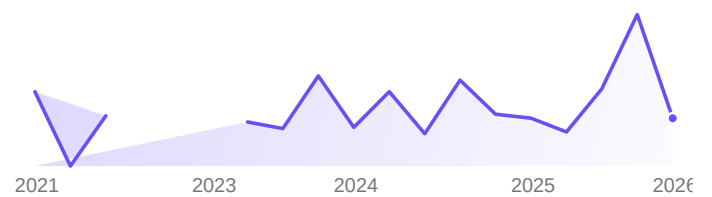


Financing (share of purchase price) Loan (LTV) 99% · Down payment 13%



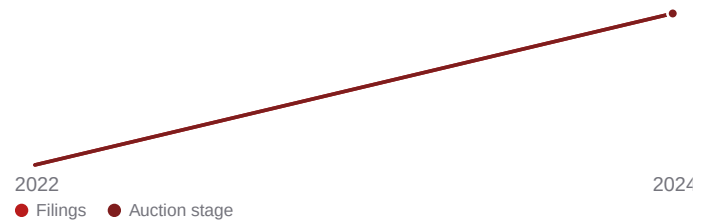
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	266
Median value (AVM)	\$1.4M
Median size	3,294 ft²
Median bedrooms	4
Median year built	1995
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.8%
Owner occupied	84%
Company owned	18%
Median loan-to-value	44%
Typical ownership tenure	6.3 yrs

COMMUNITY

Population	652
Density	219 / mi²
Median household income	\$231K
Average household income	\$358K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	37
Homes occupied	95%
Bachelor's or higher	38%
Poverty rate	0.7%
Unemployment	0.9%
Average temp	54°F
Annual precip	43 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.