

Purcellville 20132

ZIP code · VA · Virginia > Loudoun County > Purcellville

SELLER'S MARKET

\$884K

MEDIAN SALE PRICE

-3.5%

1-YR CHANGE

276

SALES (12 MO)

\$911K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

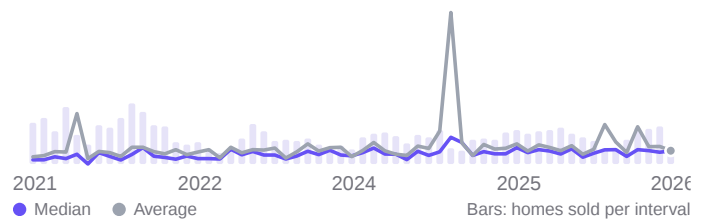
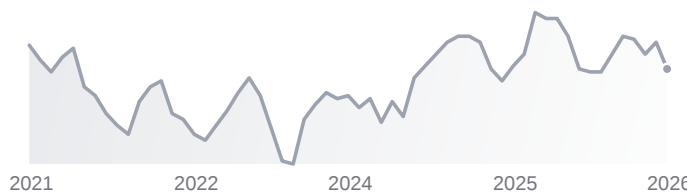
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$893K · Average \$899K

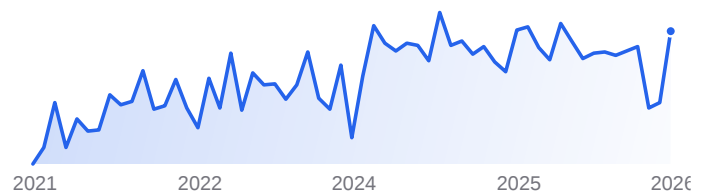
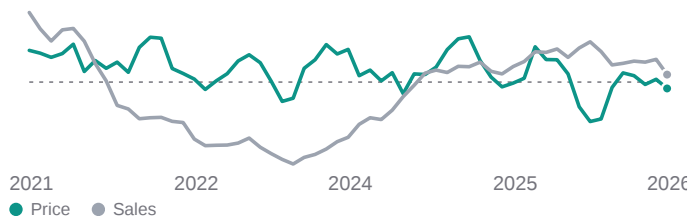


Growth (year over year)

Price -3.5% · Sales +4.2%

Price per square foot

\$347/ft²

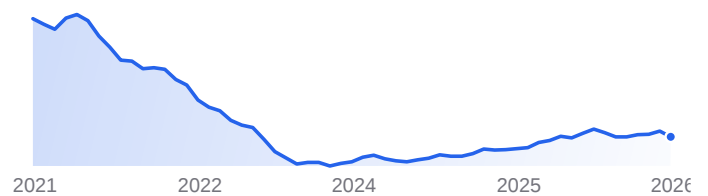
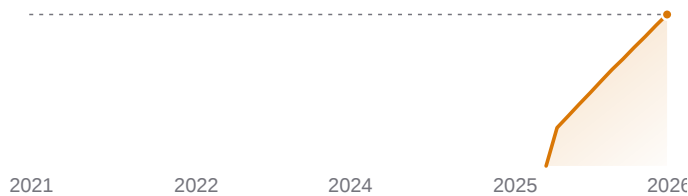


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

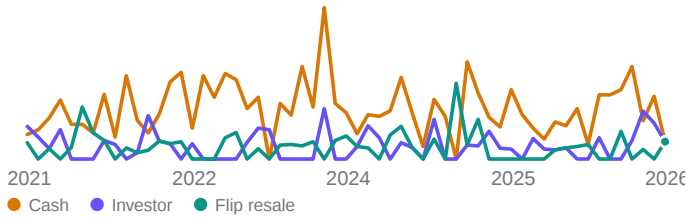
4.6%



BUYERS & OUTCOMES

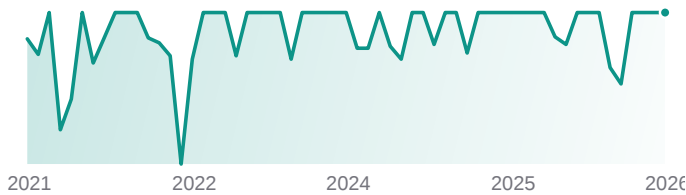
Buyer mix

Cash 6.3% · Investor 6.3% · Flip resale 6.3%



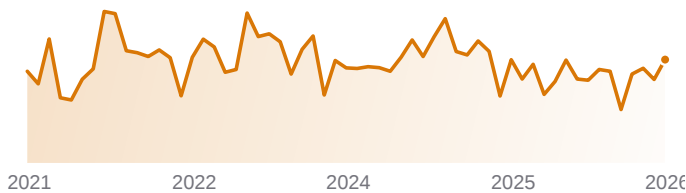
Sellers who sold at a gain

100%

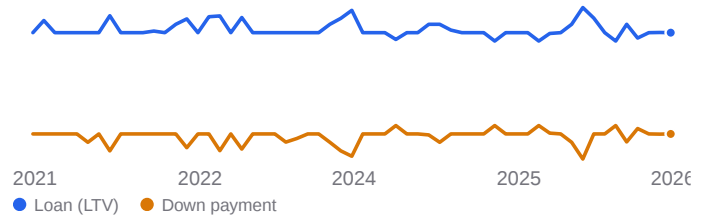


Median annualized return at resale

+6.2%

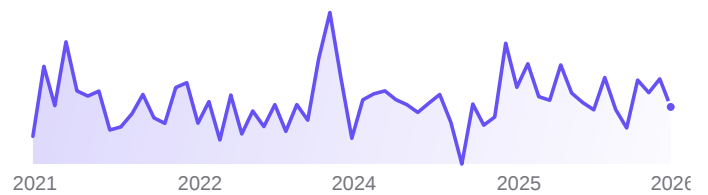


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,059
Median value (AVM)	\$911K
Median size	2,686 ft²
Median bedrooms	4
Median year built	2000
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	0.7%
Owner occupied	90%
Company owned	11%
Median loan-to-value	49%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	20,355
Density	245 / mi²
Median household income	\$172K
Average household income	\$194K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	43
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	2.6%
Unemployment	0.9%
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.