

Ashburn 20147

ZIP code · VA · Virginia > Loudoun County > Ashburn

BALANCED MARKET

\$714K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

781

SALES (12 MO)

\$753K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



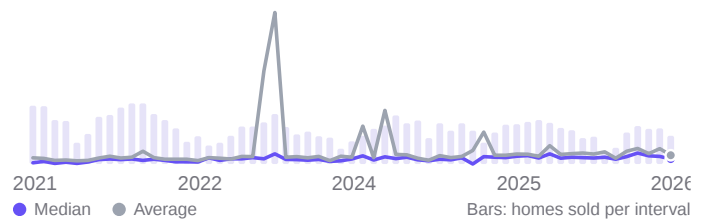
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$662K · Average \$764K

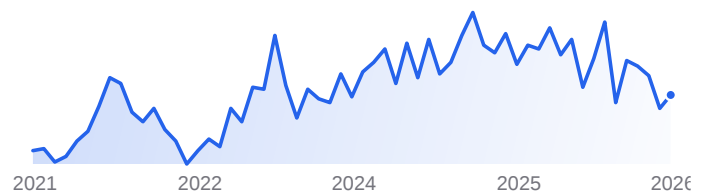
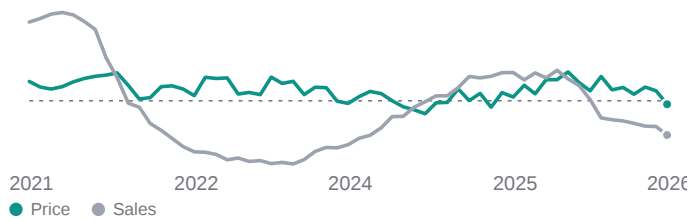


Growth (year over year)

Price -1.7% · Sales -17.0%

Price per square foot

\$313/ft²

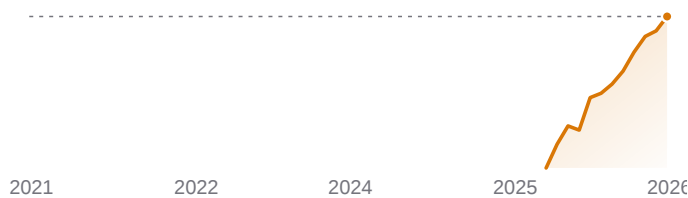


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

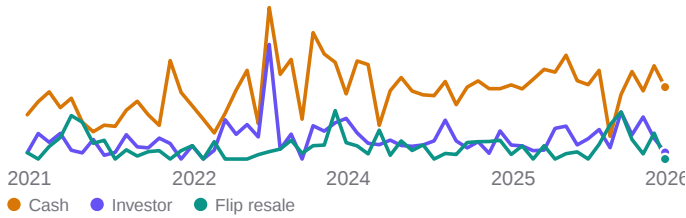
3.9%



BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 1.6% · Flip resale 0%



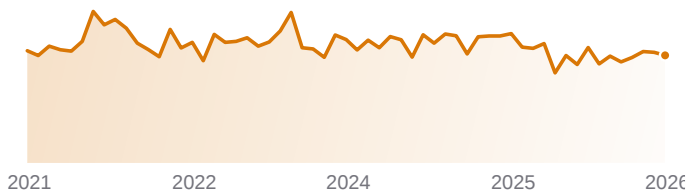
Sellers who sold at a gain

96%

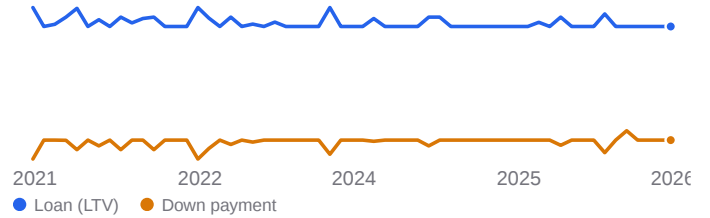


Median annualized return at resale

+4.5%

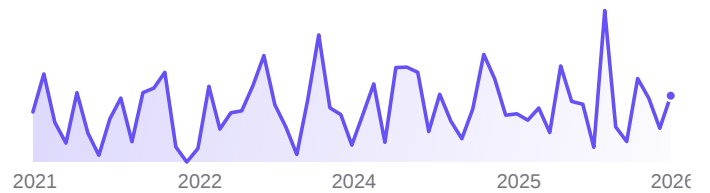


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	20,084
Median value (AVM)	\$753K
Median size	2,282 ft²
Median bedrooms	3
Median year built	2000
Single family	40%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	0.5%
Owner occupied	84%
Company owned	8.8%
Median loan-to-value	51%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	65,613
Density	3,475 / mi²
Median household income	\$152K
Average household income	\$179K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	42
Homes occupied	96%
Bachelor's or higher	38%
Poverty rate	4.5%
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.