

Ashburn 20148

ZIP code · VA · Virginia > Loudoun County > Ashburn

BUYER'S MARKET

\$872K

MEDIAN SALE PRICE

+5.4%

1-YR CHANGE

732

SALES (12 MO)

\$872K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



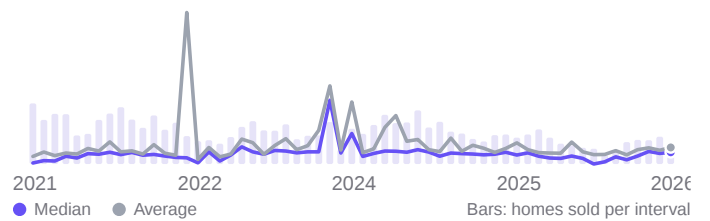
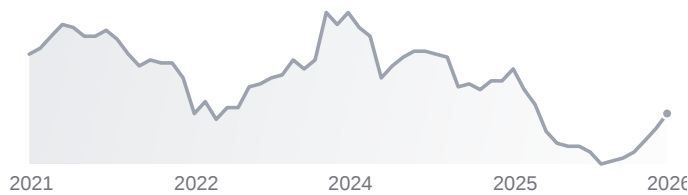
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$875K · Average \$972K

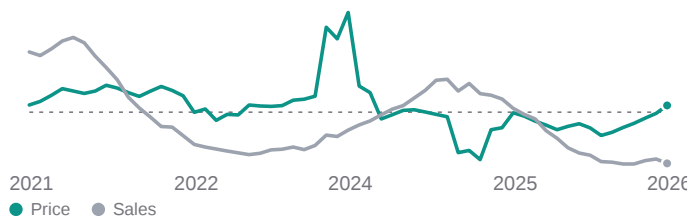


Growth (year over year)

Price +5.4% · Sales -40.7%

Price per square foot

\$292/ft²

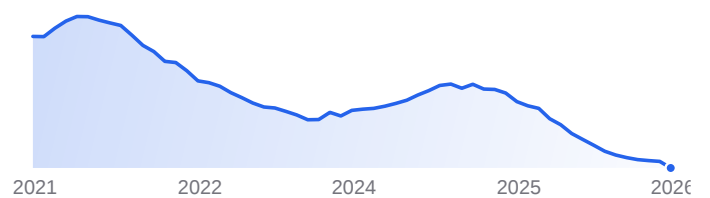
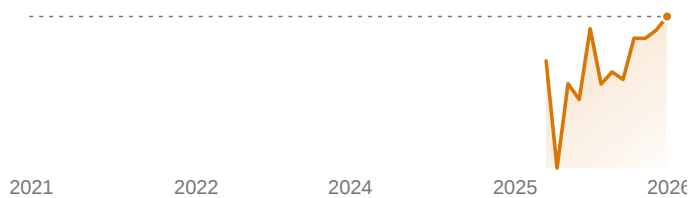


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

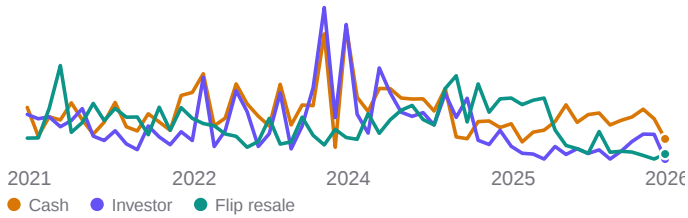
3.5%



BUYERS & OUTCOMES

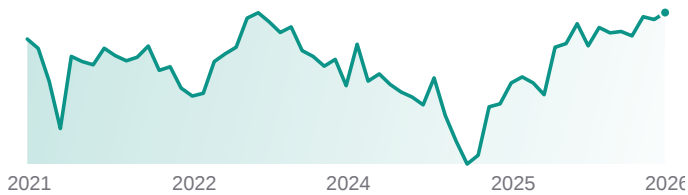
Buyer mix

Cash 7.5% · Investor 0% · Flip resale 1.9%



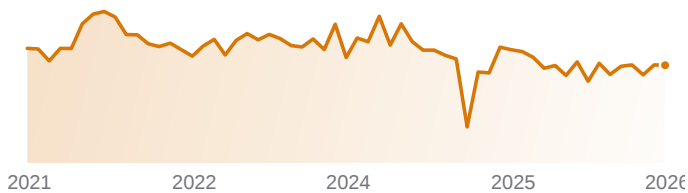
Sellers who sold at a gain

96%

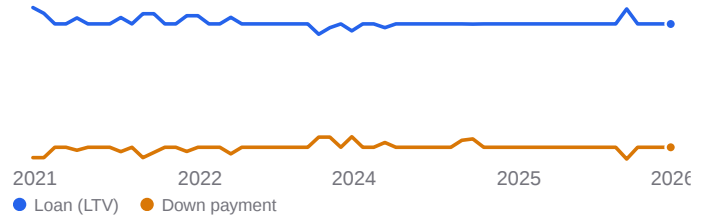


Median annualized return at resale

+4.2%

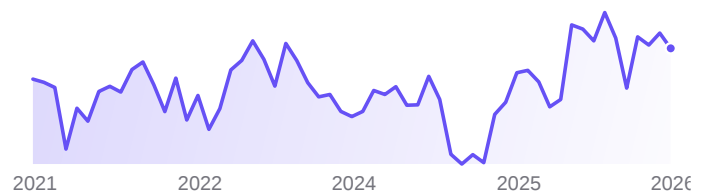


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	20,680
Median value (AVM)	\$872K
Median size	2,849 ft²
Median bedrooms	4
Median year built	2012
Single family	41%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	0.7%
Owner occupied	85%
Company owned	7.0%
Median loan-to-value	56%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	56,606
Density	3,496 / mi²
Median household income	\$195K
Average household income	\$227K
Crime index (US avg 100)	20
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	38
Homes occupied	98%
Bachelor's or higher	40%
Poverty rate	2.5%
Unemployment	1.0%
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.