

Sterling 20164

ZIP code · VA · Virginia > Loudoun County > Sterling

BALANCED MARKET

\$587K

MEDIAN SALE PRICE

+4.1%

1-YR CHANGE

442

SALES (12 MO)

\$592K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



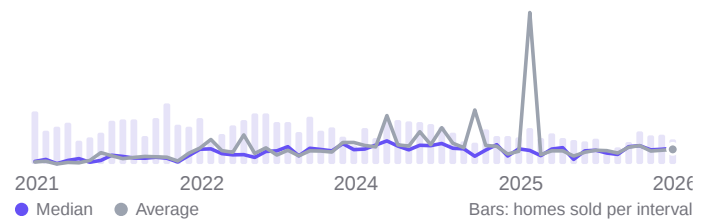
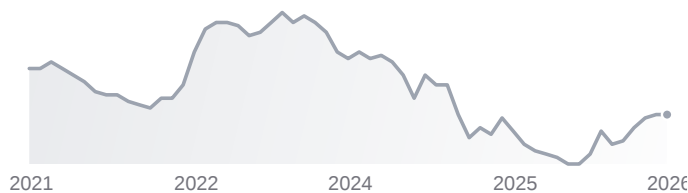
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$595K · Average \$584K

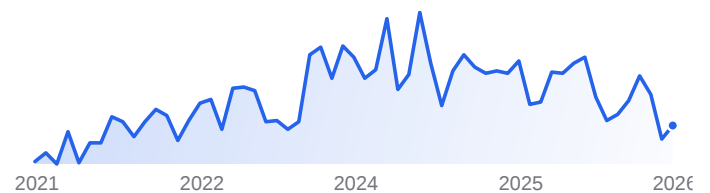
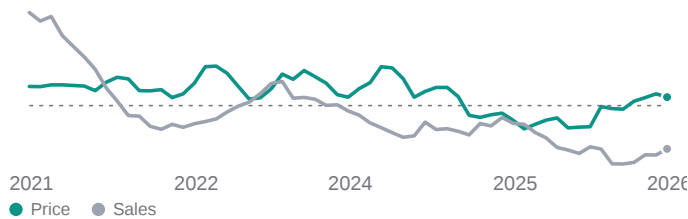


Growth (year over year)

Price +4.1% · Sales -21.2%

Price per square foot

\$312/ft²

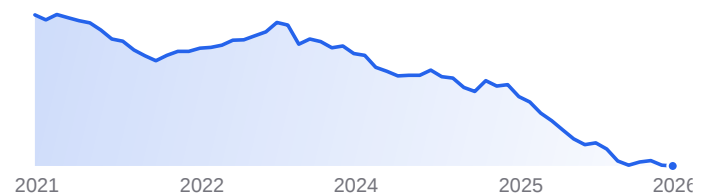
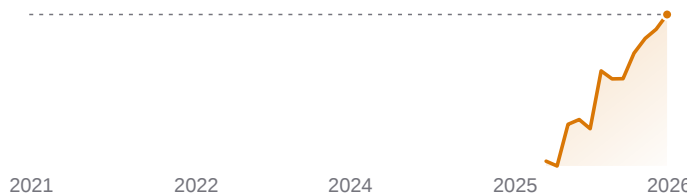


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

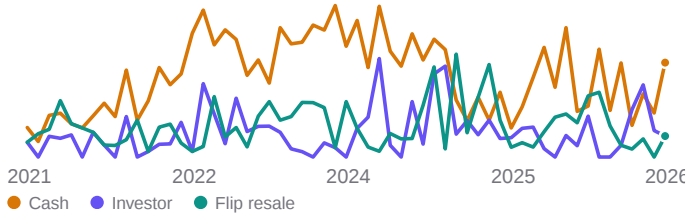
3.6%



BUYERS & OUTCOMES

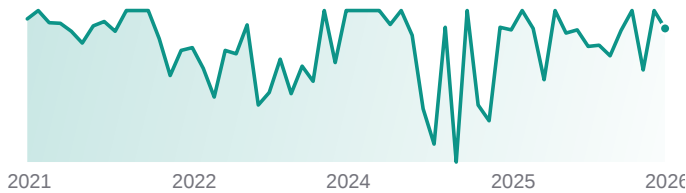
Buyer mix

Cash 24% · Investor 5.4% · Flip resale 5.4%



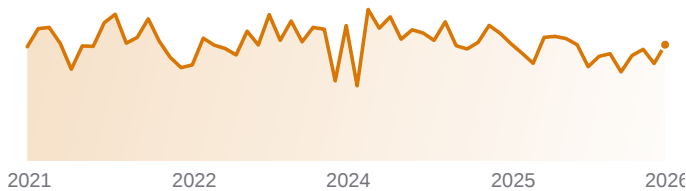
Sellers who sold at a gain

97%

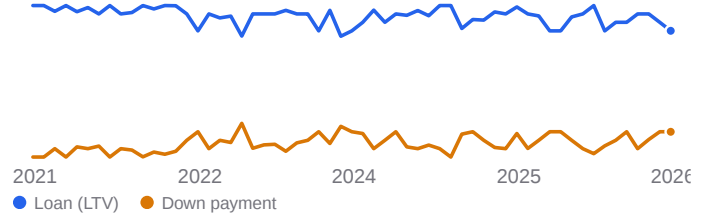


Median annualized return at resale

+5.4%

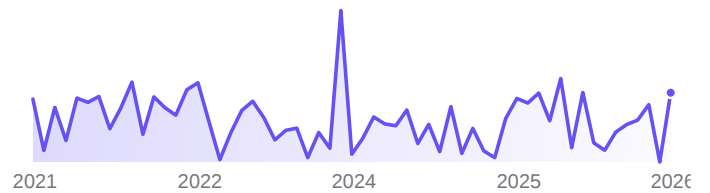


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



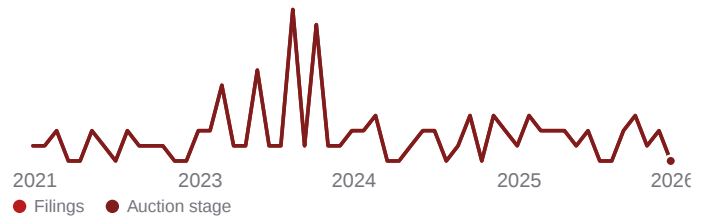
Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,134
Median value (AVM)	\$592K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1977
Single family	57%
Condos	8.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	0.5%
Owner occupied	83%
Company owned	6.7%
Median loan-to-value	53%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	44,608
Density	5,821 / mi²
Median household income	\$120K
Average household income	\$148K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	39
Homes occupied	98%
Bachelor's or higher	27%
Poverty rate	8.9%
Unemployment	1.0%
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.