

Sterling 20165

ZIP code · VA · Virginia > Loudoun County > Sterling

BALANCED MARKET

\$752K

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

371

SALES (12 MO)

\$749K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



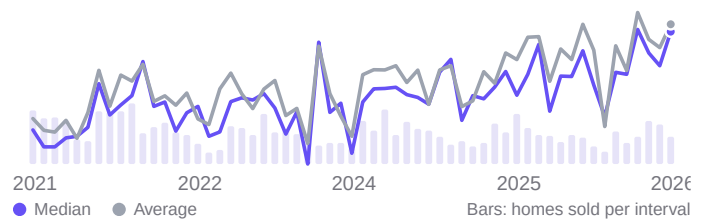
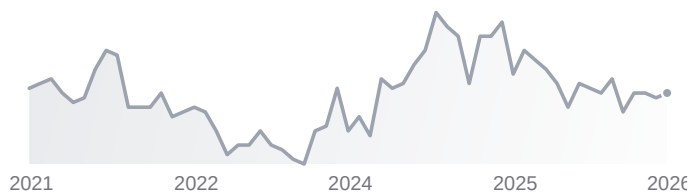
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$795K · Average \$812K

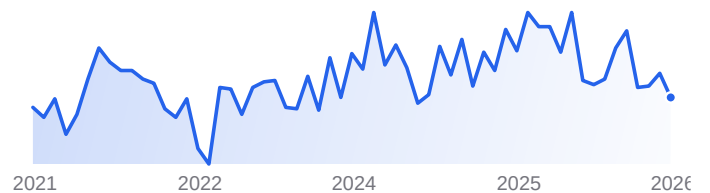
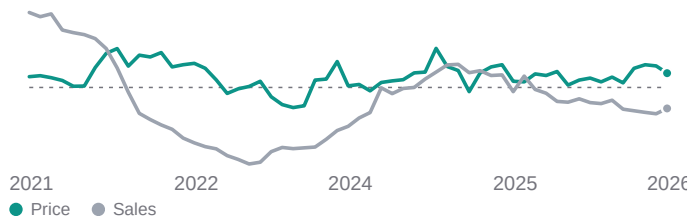


Growth (year over year)

Price +7.1% · Sales -10.4%

Price per square foot

\$297/ft²

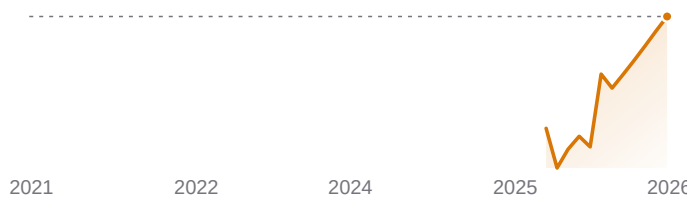


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

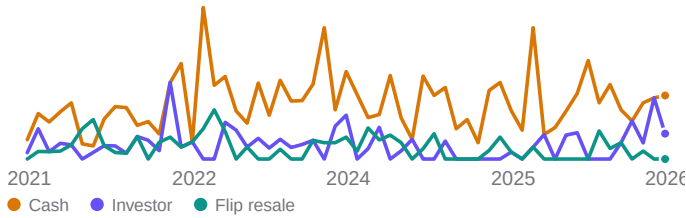
3.5%



BUYERS & OUTCOMES

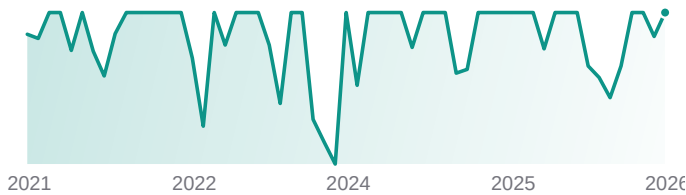
Buyer mix

Cash 16% · Investor 6.5% · Flip resale 0%



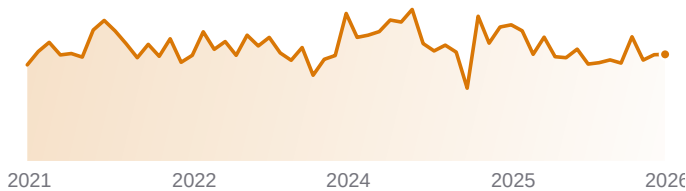
Sellers who sold at a gain

100%

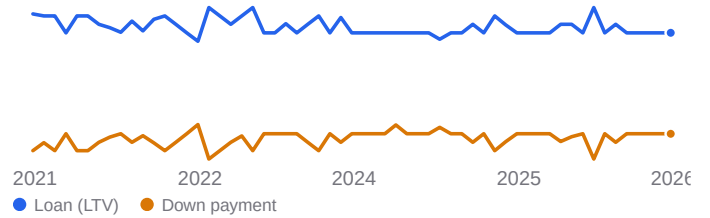


Median annualized return at resale

+4.3%

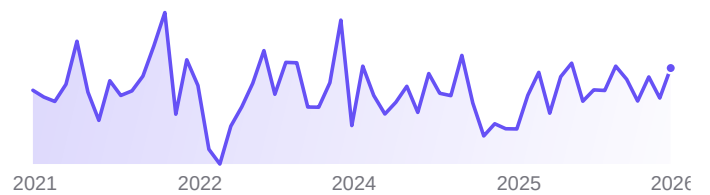


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



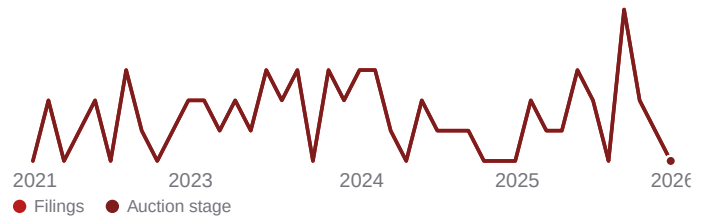
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,655
Median value (AVM)	\$749K
Median size	2,274 ft²
Median bedrooms	3
Median year built	1994
Single family	50%
Condos	8.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	0.6%
Owner occupied	87%
Company owned	7.6%
Median loan-to-value	53%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	34,365
Density	3,477 / mi²
Median household income	\$169K
Average household income	\$210K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	37
Homes occupied	98%
Bachelor's or higher	41%
Poverty rate	2.2%
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.