

Sterling 20166

ZIP code · VA · Virginia > Loudoun County > Sterling

BUYER'S MARKET

\$625K

MEDIAN SALE PRICE

+3.6%

1-YR CHANGE

140

SALES (12 MO)

\$604K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



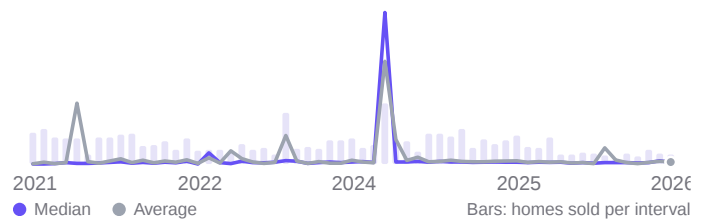
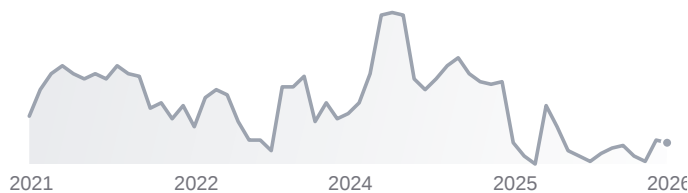
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$600K · Average \$618K

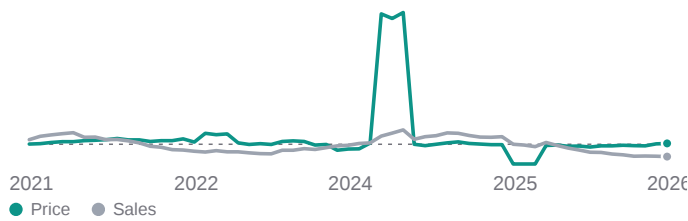


Growth (year over year)

Price +3.6% · Sales -52.9%

Price per square foot

\$290/ft²

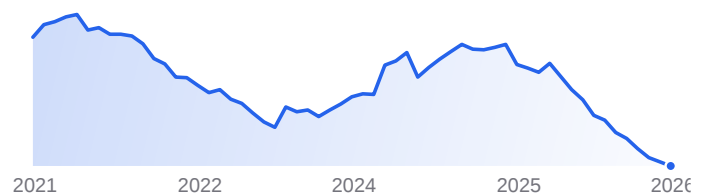
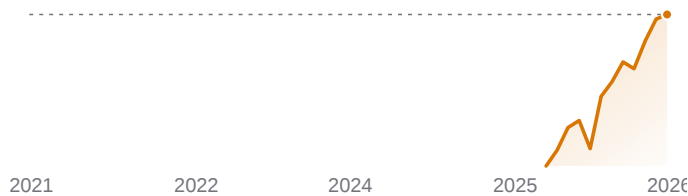


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

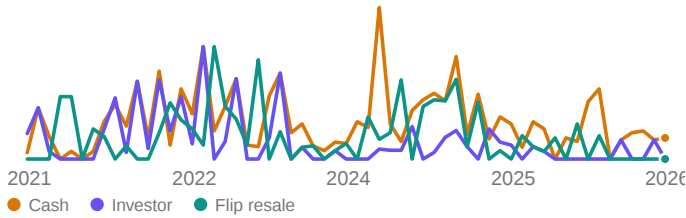
3.6%



BUYERS & OUTCOMES

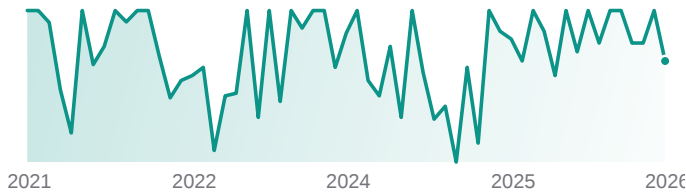
Buyer mix

Cash 10% · Investor 0% · Flip resale 0%



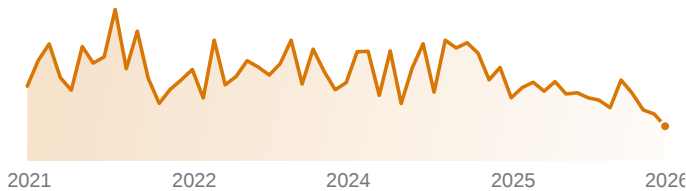
Sellers who sold at a gain

78%

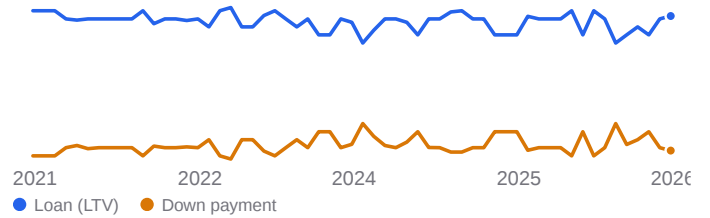


Median annualized return at resale

+1.9%

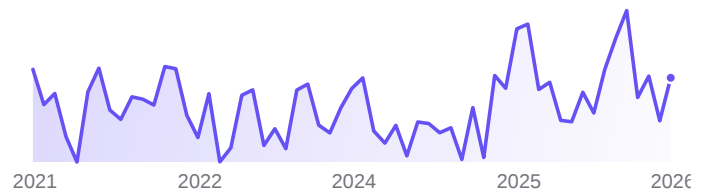


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.3%



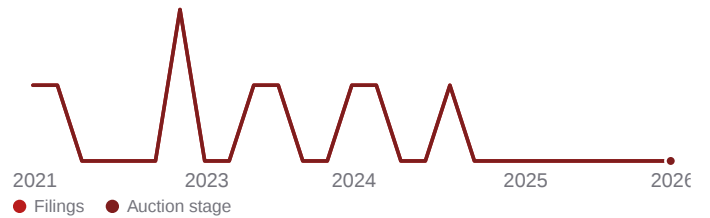
Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,911
Median value (AVM)	\$604K
Median size	2,080 ft²
Median bedrooms	3
Median year built	2004
Single family	16%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	0.7%
Owner occupied	79%
Company owned	5.7%
Median loan-to-value	60%

Typical ownership tenure

7.4 yrs

COMMUNITY

Population	18,322
Density	838 / mi²
Median household income	\$133K
Average household income	\$164K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	42
Homes occupied	95%
Bachelor's or higher	34%
Poverty rate	8.1%
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.