

Leesburg 20175

ZIP code · VA · Virginia > Loudoun County > Leesburg

BALANCED MARKET

\$855K

MEDIAN SALE PRICE

+3.4%

1-YR CHANGE

473

SALES (12 MO)

\$878K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

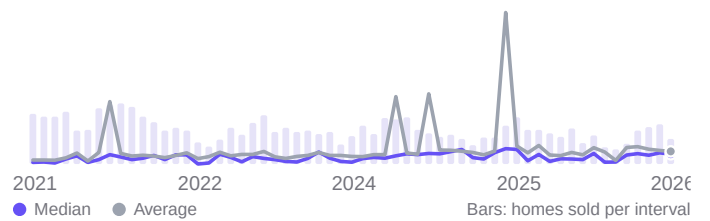
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$851K · Average \$941K

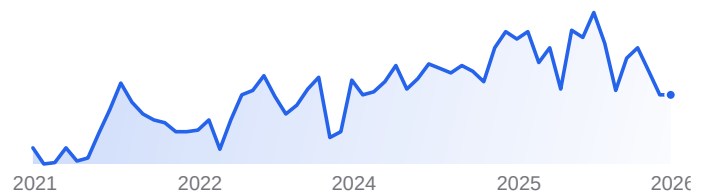
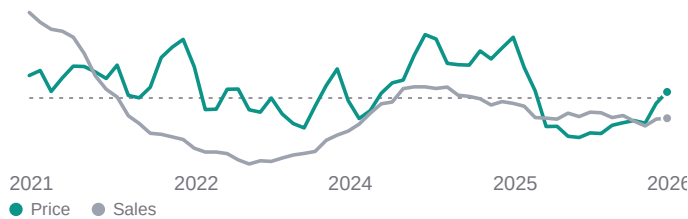


Growth (year over year)

Price +3.4% · Sales -11.3%

Price per square foot

\$311/ft²

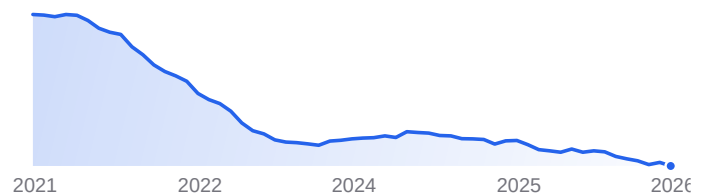
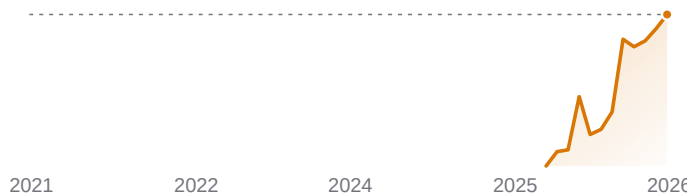


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

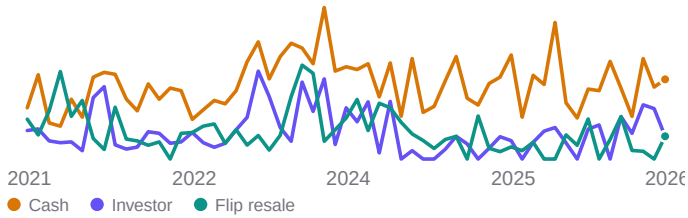
4.2%



BUYERS & OUTCOMES

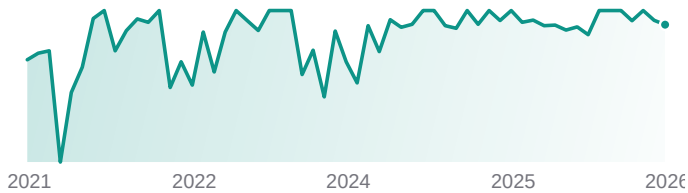
Buyer mix

Cash 19% · Investor 5.6% · Flip resale 5.6%



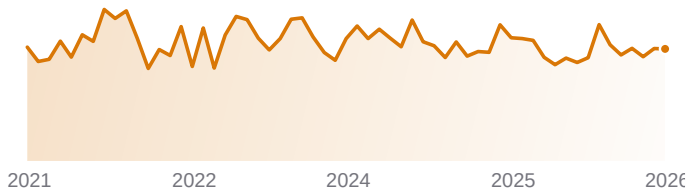
Sellers who sold at a gain

97%

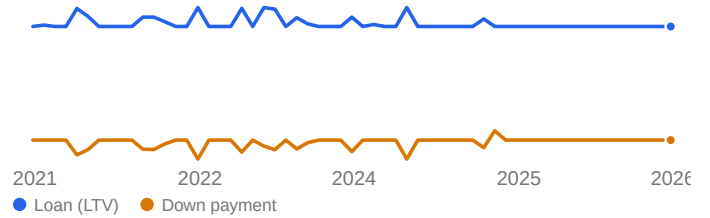


Median annualized return at resale

+5.5%

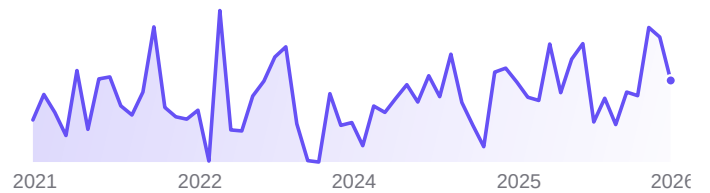


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



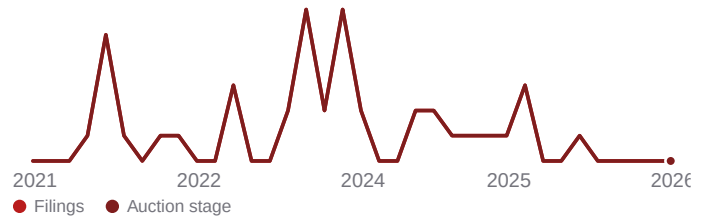
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,297
Median value (AVM)	\$878K
Median size	2,448 ft²
Median bedrooms	4
Median year built	1999
Single family	63%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	0.6%
Owner occupied	86%
Company owned	9.6%
Median loan-to-value	51%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	43,938
Density	690 / mi²
Median household income	\$170K
Average household income	\$198K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	39
Homes occupied	97%
Bachelor's or higher	39%
Poverty rate	4.3%
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.