

Leesburg 20176

ZIP code · VA · Virginia > Loudoun County > Leesburg

BALANCED MARKET

\$776K

MEDIAN SALE PRICE

-12.9%

1-YR CHANGE

648

SALES (12 MO)

\$841K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



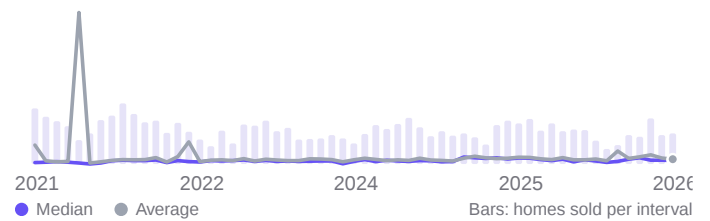
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$770K · Average \$852K

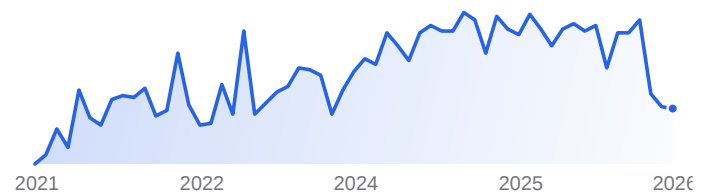
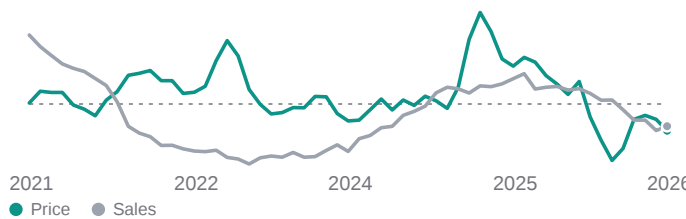


Growth (year over year)

Price -12.9% · Sales -10.7%

Price per square foot

\$283/ft²

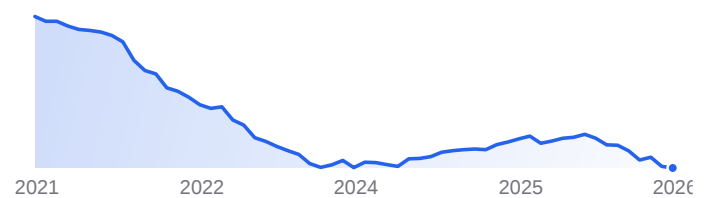
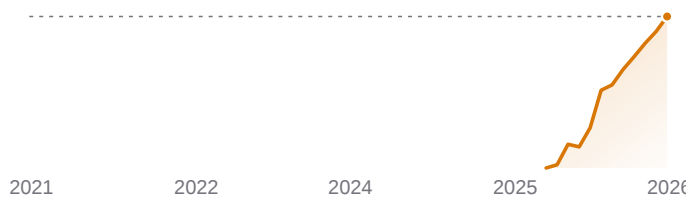


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

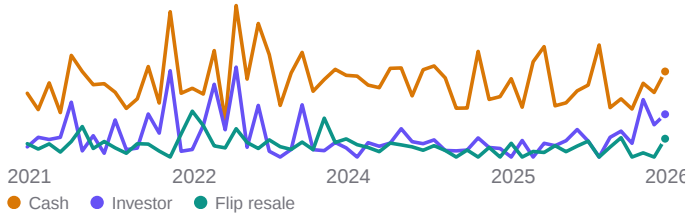
4.2%



BUYERS & OUTCOMES

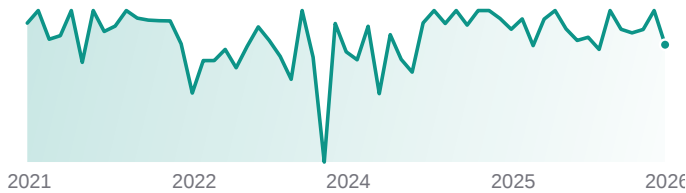
Buyer mix

Cash 25% · Investor 13% · Flip resale 5.5%



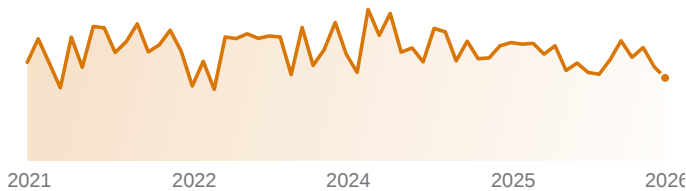
Sellers who sold at a gain

93%

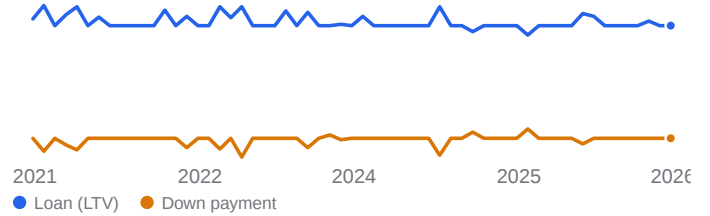


Median annualized return at resale

+3.8%

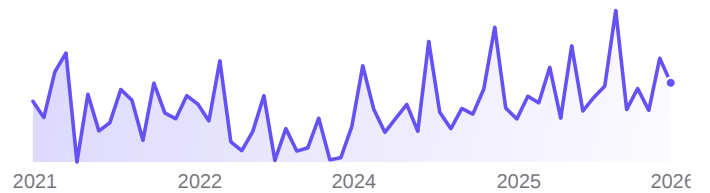


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



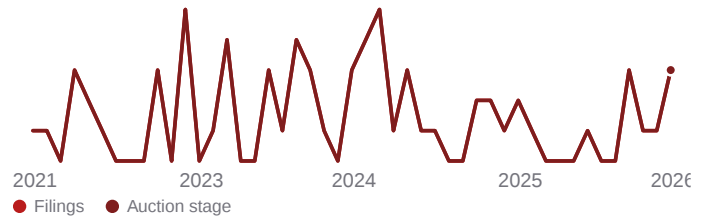
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	15,331
Median value (AVM)	\$841K
Median size	2,560 ft²
Median bedrooms	4
Median year built	2001
Single family	54%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.8%
Owner occupied	88%
Company owned	9.2%
Median loan-to-value	51%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	53,956
Density	932 / mi²
Median household income	\$152K
Average household income	\$184K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	43
Homes occupied	97%
Bachelor's or higher	36%
Poverty rate	6.7%
Unemployment	0.9%
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.