

JANUARY
2026

DAAR LOUDOUN COUNTY

MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®

DAAR Market Indicators Report



Key Market Trends: January 2026

- After increasing the last 16 months, sales fell in the first month of 2026. Home sales decreased 19.5% leading to 214 sales in January, 52 fewer than the year before. There was a drop-off in activity in Ashburn zip code 20147 with 20 fewer sales (-46.5%) and Leesburg zip code 20176 down 12 from the year prior (-31.6%). Sales were higher in Chantilly zip code 20152 (+3 sales) and Sterling zip code 20165 (+2 sales) compared to the same time a year ago.
- Pending sales surged in Loudoun County this month. The year began with 316 total pending sales in the county, 52 more than the year before, growing 19.7%. In Ashburn zip code 20148, there were 23 more pending sales than the previous year (+67.6%) while activity remained unchanged in Leesburg zip code 20175. Pending sales were also on the rise in Sterling zip code 20165 with 12 more than last year (+70.6%). Purcellville zip code 20132 experienced a decrease in pending sales in January (-33.3%).
- Loudoun County experienced modest price growth at the beginning of the new year. At \$700,000, the median home price was \$3,000 higher than a year earlier (+0.4%). There were significant price gains in Aldie zip code 20105 with homes costing \$295,350 more than last year (+39.8%) and in Ashburn zip code 20147 with prices up \$127,000 (+22.1%). Prices fell the furthest in Leesburg zip code 20176 (-\$236,800) and Sterling zip code 20165 (-\$66,450).
- Despite the uptick in listings, months of supply dipped in the county. There were 380 total listings at the end of January, up 2.4% from a year ago, which is nine additional listings. Listings went up the most in Leesburg zip code 20175 with 15 more than the year prior (+75.0%). Ashburn zip code 20148 saw the largest decline in listings this month with 72 fewer than the previous year (-52.6%) followed by Sterling zip code 20164 down 14 listings (-43.8%).



DAAR Market Dashboard

YoY Chg	Jan-26	Indicator
▼ -19.5%	214	Sales
▲ 19.7%	316	Pending Sales
▼ -0.7%	448	New Listings
▲ 0.1%	\$699,995	Median List Price
▲ 0.4%	\$700,000	Median Sales Price
▼ -3.5%	\$290	Median Price Per Square Foot
▼ -13.9%	\$183.9	Sold Dollar Volume (in millions)
▼ -1.4%	99.1%	Average Sold/Ask Price Ratio
▲ 37.6%	38	Average Days on Market
▲ 2.4%	380	Active Listings
▼ -1.2%	0.9	Months of Supply

INTEREST RATE TRACKER



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Consumers Should Consult with a REALTOR®. Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

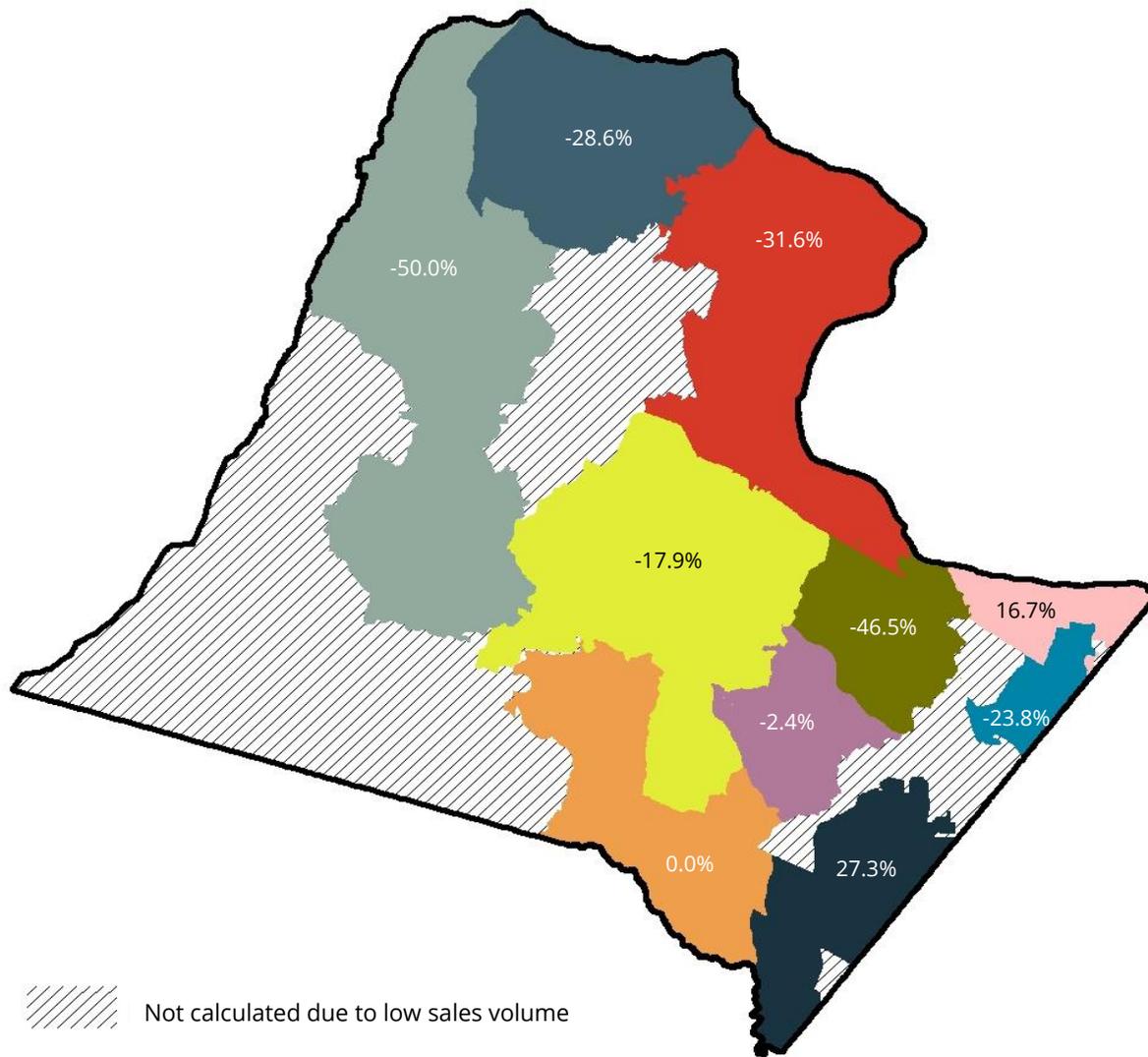
Identify a Professional to Manage the Procedure. REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®.

Data Note: The housing market data for all jurisdictions in Virginia was re-benchmarked in November 2021. Please note that Market Indicator Reports released prior to November 2021 were produced using the prior data vintage and may not tie to reports that use the current data set for some metrics. We recommend using the current reports for historical comparative analysis.



Market Activity - DAAR Footprint



Zip Code	Home Sales		% Chg
	Jan-25	Jan-26	
20105 Aldie	17	17	0.0%
20132 Purcellville	20	10	-50.0%
20147 Ashburn	43	23	-46.5%
20148 Ashburn	41	40	-2.4%
20152 Chantilly	11	14	27.3%
20164 Sterling	21	16	-23.8%
20165 Sterling	12	14	16.7%
20175 Leesburg	28	23	-17.9%
20176 Leesburg	38	26	-31.6%
20180 Lovettsville	7	5	-28.6%

 Not calculated due to low sales volume

Total Market Overview



Key Metrics	2-year Trends		Jan-25	Jan-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Jan-24	Jan-26						
Sales			266	214	-19.5%	266	214	-19.5%
Pending Sales			264	316	19.7%	264	316	19.7%
New Listings			451	448	-0.7%	451	448	-0.7%
Median List Price			\$699,450	\$699,995	0.1%	\$700,000	\$699,995	0.0%
Median Sales Price			\$697,000	\$700,000	0.4%	\$700,000	\$700,000	0.0%
Median Price Per Square Foot			\$301	\$290	-3.5%	\$302	\$290	-3.8%
Sold Dollar Volume (in millions)			\$213.6	\$183.9	-13.9%	\$213.6	\$183.9	-13.9%
Average Sold/Ask Price Ratio			100.5%	99.1%	-1.4%	100.5%	99.1%	-1.4%
Average Days on Market			28	38	37.6%	28	38	38.9%
Active Listings			371	380	2.4%	n/a	n/a	n/a
Months of Supply			0.9	0.9	-1.2%	n/a	n/a	n/a

Source: Virginia REALTORS®, data accessed February 15, 2026

Single-Family Detached Market Overview



Key Metrics	2-year Trends		Jan-25	Jan-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Jan-24	Jan-26						
Sales			113	89	-21.2%	113	89	-21.2%
Pending Sales			122	139	13.9%	122	139	13.9%
New Listings			214	202	-5.6%	214	202	-5.6%
Median List Price			\$957,000	\$1,050,000	9.7%	\$970,000	\$1,050,000	8.2%
Median Sales Price			\$965,000	\$1,038,000	7.6%	\$970,000	\$1,038,000	7.0%
Median Price Per Square Foot			\$302	\$278	-7.9%	\$303	\$278	-8.3%
Sold Dollar Volume (in millions)			\$121.6	\$111.6	-8.2%	\$121.6	\$111.6	-8.2%
Average Sold/Ask Price Ratio			101.3%	99.4%	-1.9%	101.2%	99.4%	-1.8%
Average Days on Market			30	38	27.4%	28	38	32.6%
Active Listings			172	165	-4.1%	n/a	n/a	n/a
Months of Supply			0.9	0.8	-11.7%	n/a	n/a	n/a

Source: Virginia REALTORS®, data accessed February 15, 2026

Townhome & Condo Market Overview



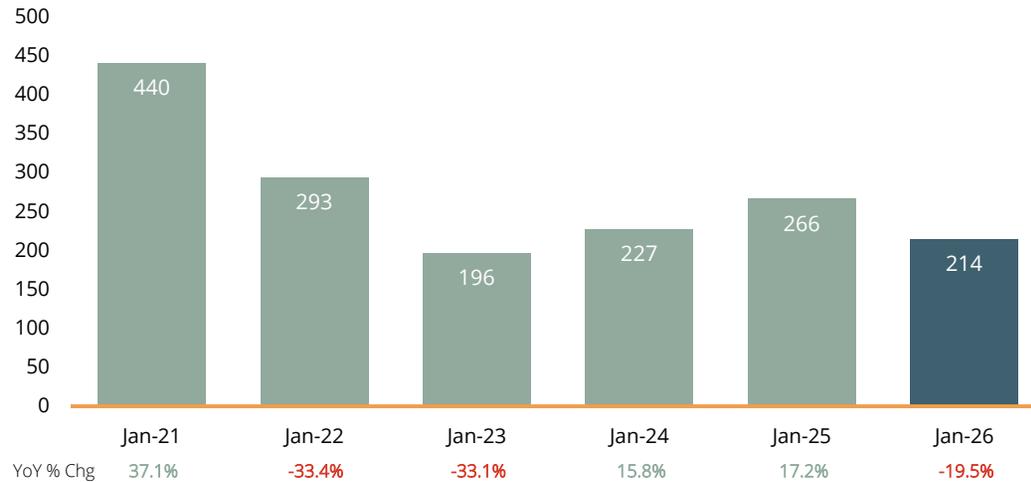
Key Metrics	2-year Trends		Jan-25	Jan-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Jan-24	Jan-26						
Sales			153	125	-18.3%	153	125	-18.3%
Pending Sales			142	177	24.6%	142	177	24.6%
New Listings			237	246	3.8%	237	246	3.8%
Median List Price			\$595,000	\$595,000	0.0%	\$599,000	\$595,000	-0.7%
Median Sales Price			\$590,000	\$593,000	0.5%	\$590,000	\$593,000	0.5%
Median Price Per Square Foot			\$301	\$299	-0.5%	\$301	\$299	-0.5%
Sold Dollar Volume (in millions)			\$92.0	\$72.4	-21.4%	\$92.0	\$72.4	-21.4%
Average Sold/Ask Price Ratio			99.9%	98.9%	-1.1%	99.9%	98.9%	-1.0%
Average Days on Market			26	39	46.0%	27	39	44.1%
Active Listings			199	215	8.0%	n/a	n/a	n/a
Months of Supply			0.9	0.9	8.5%	n/a	n/a	n/a

Source: Virginia REALTORS®, data accessed February 15, 2026

Sales



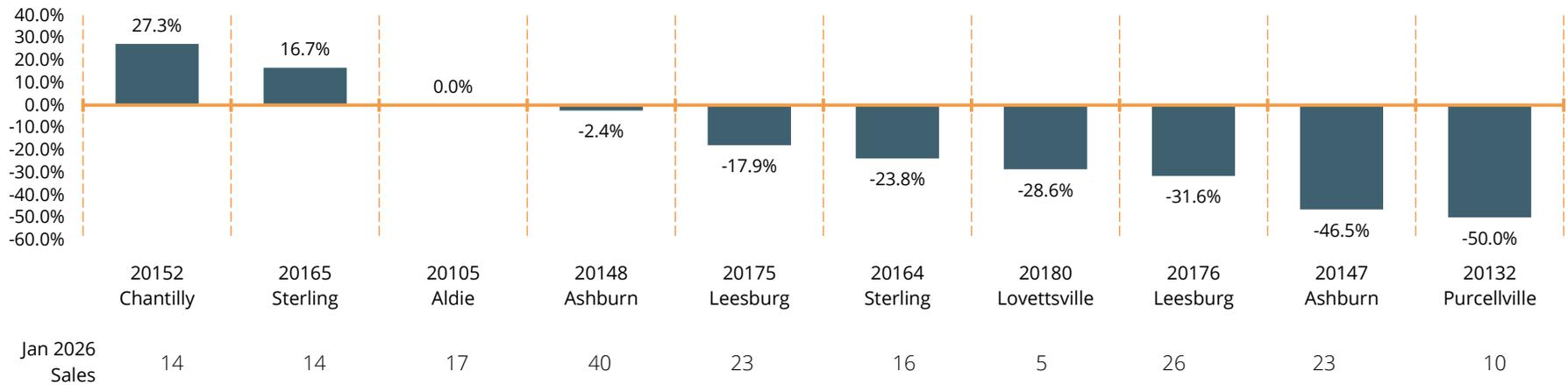
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
Feb-25	131	20.2%	160	-2.4%
Mar-25	202	10.4%	204	9.7%
Apr-25	244	10.9%	243	3.8%
May-25	261	4.0%	259	6.6%
Jun-25	265	7.3%	263	-4.0%
Jul-25	259	10.2%	267	-5.7%
Aug-25	251	16.2%	273	9.6%
Sep-25	202	17.4%	214	-4.9%
Oct-25	238	17.8%	245	-7.9%
Nov-25	182	15.2%	207	-1.0%
Dec-25	174	2.4%	230	3.6%
Jan-26	89	-21.2%	125	-18.3%
12-month Avg	208	9.8%	224	-0.7%

Zip Code

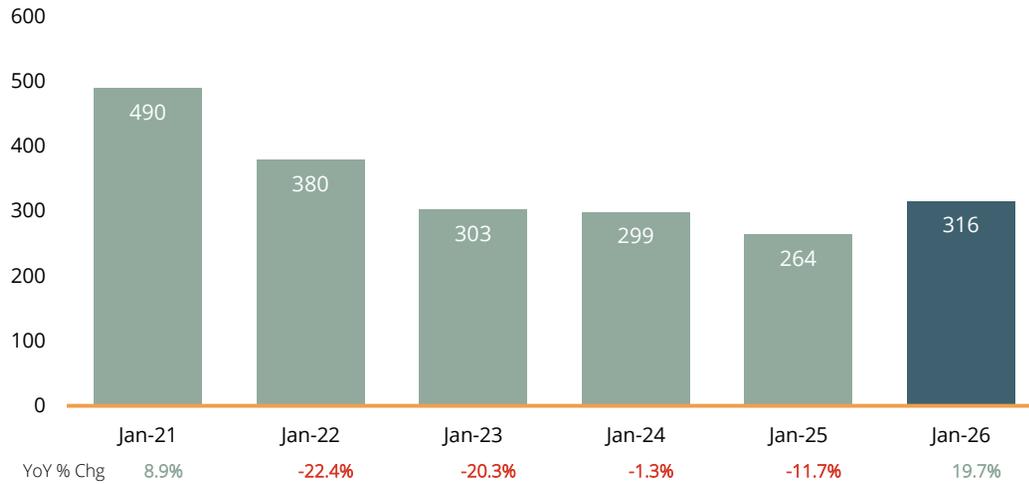
% Change in Sales
Jan-25 to Jan-26



Pending Sales



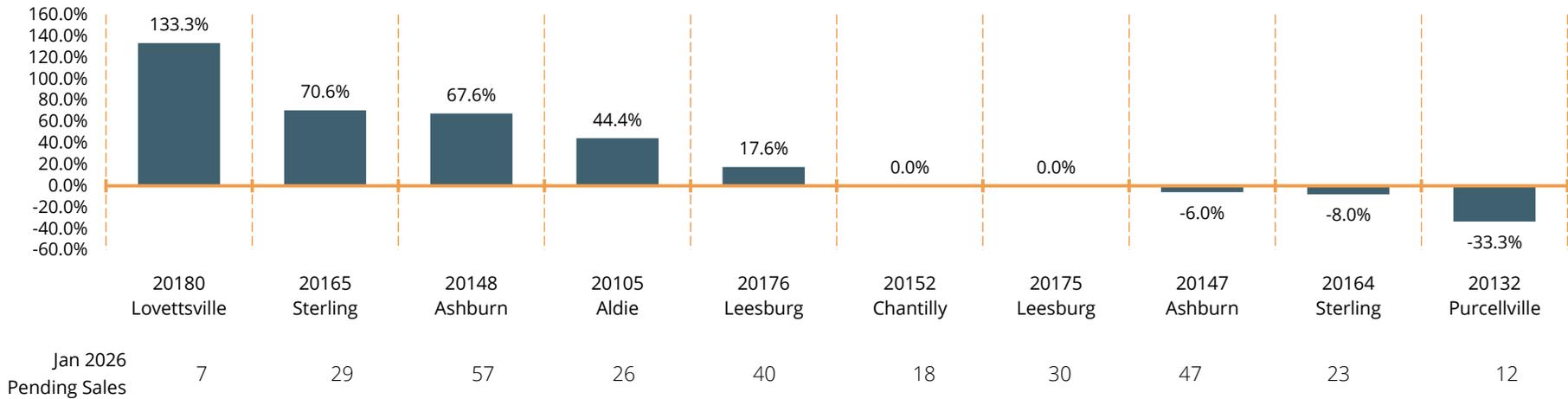
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
Feb-25	183	15.1%	218	19.1%
Mar-25	262	24.8%	270	20.0%
Apr-25	252	-4.2%	263	5.2%
May-25	268	19.6%	241	-16.3%
Jun-25	242	0.8%	284	8.0%
Jul-25	242	14.2%	244	-6.5%
Aug-25	225	21.6%	247	8.8%
Sep-25	207	-1.0%	238	-4.4%
Oct-25	238	28.6%	217	-10.7%
Nov-25	161	5.2%	205	13.3%
Dec-25	82	-15.5%	149	-2.0%
Jan-26	139	13.9%	177	24.6%
12-month Avg	208	10.7%	229	3.3%

Zip Code

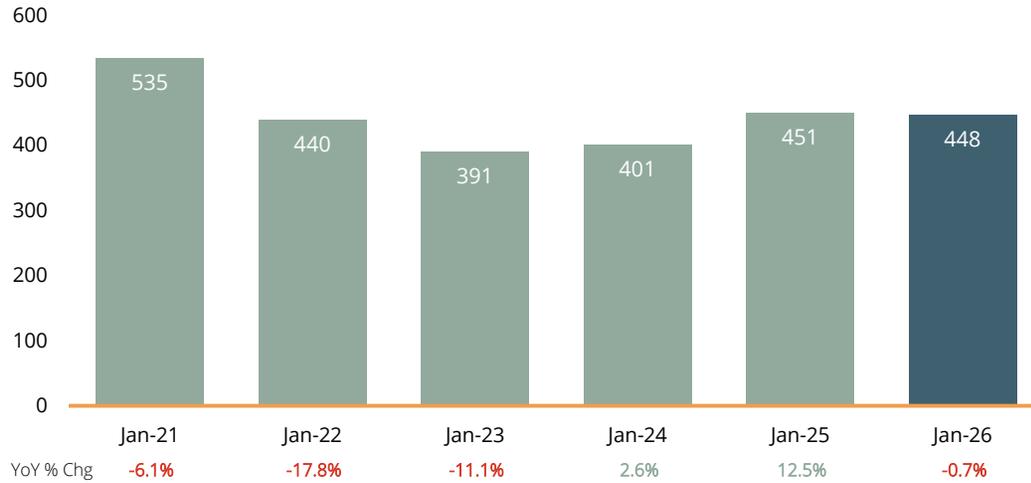
% Change in Pending Sales
Jan-25 to Jan-26



New Listings



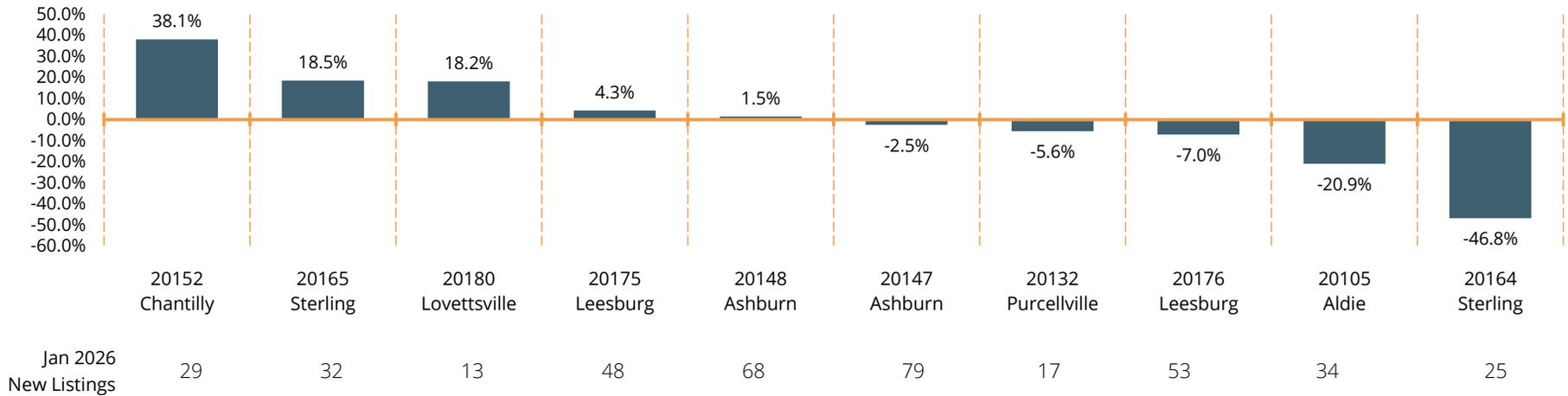
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
Feb-25	258	24.6%	296	28.7%
Mar-25	370	41.2%	356	21.9%
Apr-25	430	22.9%	387	19.1%
May-25	427	19.6%	445	20.3%
Jun-25	343	6.9%	381	10.8%
Jul-25	326	17.3%	369	13.9%
Aug-25	290	10.7%	313	-5.7%
Sep-25	313	11.8%	339	-5.8%
Oct-25	268	2.3%	357	20.6%
Nov-25	168	-18.0%	237	8.2%
Dec-25	93	-14.7%	170	0.6%
Jan-26	202	-5.6%	246	3.8%
12-month Avg	291	12.3%	325	11.4%

Zip Code

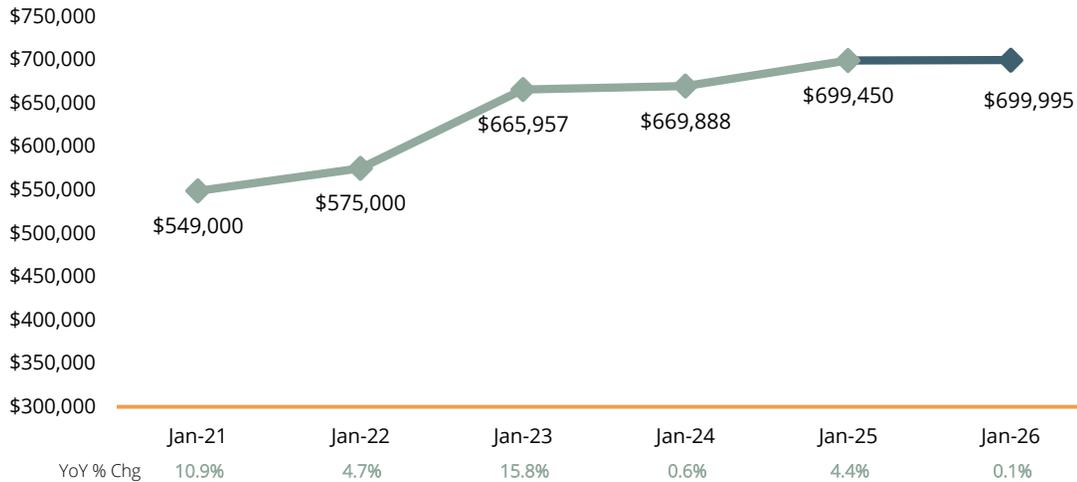
% Change in New Listings
Jan-25 to Jan-26



Median List Price



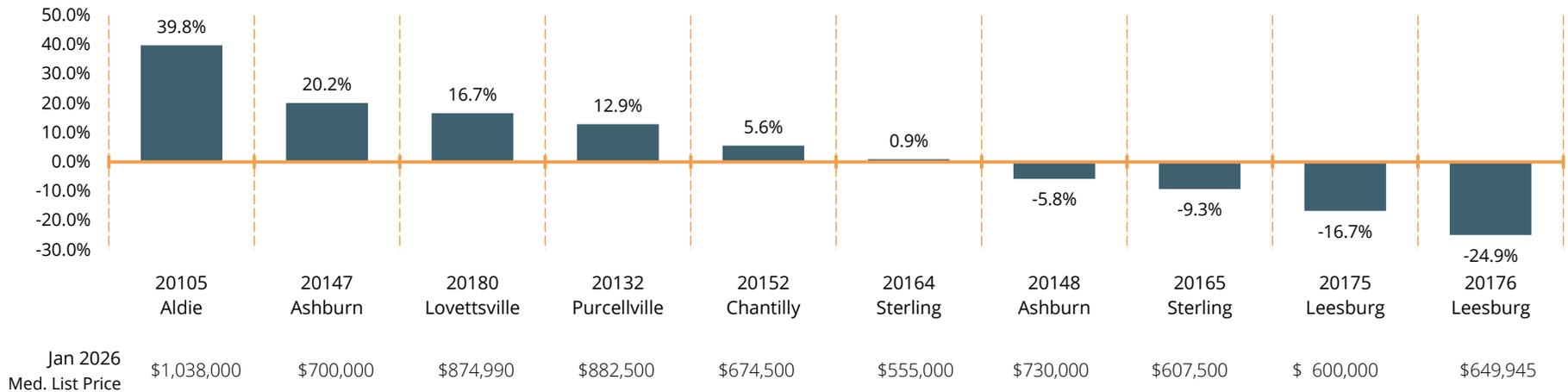
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
Feb-25	\$999,000	8.0%	\$577,450	-2.1%
Mar-25	\$1,025,000	7.9%	\$640,000	8.3%
Apr-25	\$1,099,450	11.1%	\$632,000	1.1%
May-25	\$1,036,640	9.1%	\$629,900	2.4%
Jun-25	\$1,064,990	13.4%	\$619,900	0.8%
Jul-25	\$1,025,000	0.0%	\$619,990	4.4%
Aug-25	\$1,050,000	5.0%	\$599,990	-0.2%
Sep-25	\$985,000	-3.3%	\$612,000	-0.5%
Oct-25	\$1,049,950	5.0%	\$599,000	-3.4%
Nov-25	\$950,000	-2.8%	\$614,900	-1.6%
Dec-25	\$1,049,085	-0.1%	\$632,450	1.2%
Jan-26	\$1,050,000	9.7%	\$595,000	0.0%
12-month Avg	\$1,032,010	5.1%	\$614,382	0.8%

Zip Code

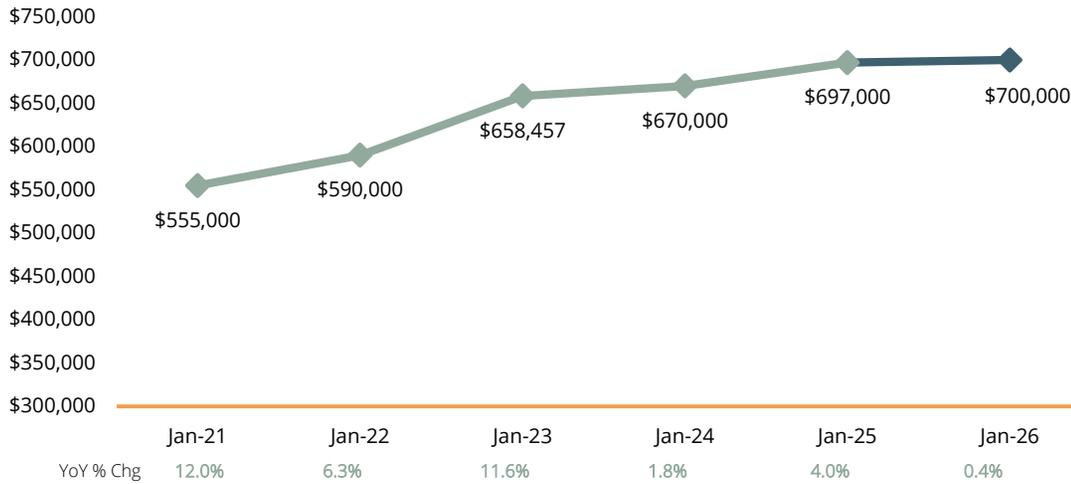
% Change in Median List Price
Jan-25 to Jan-26



Median Sales Price



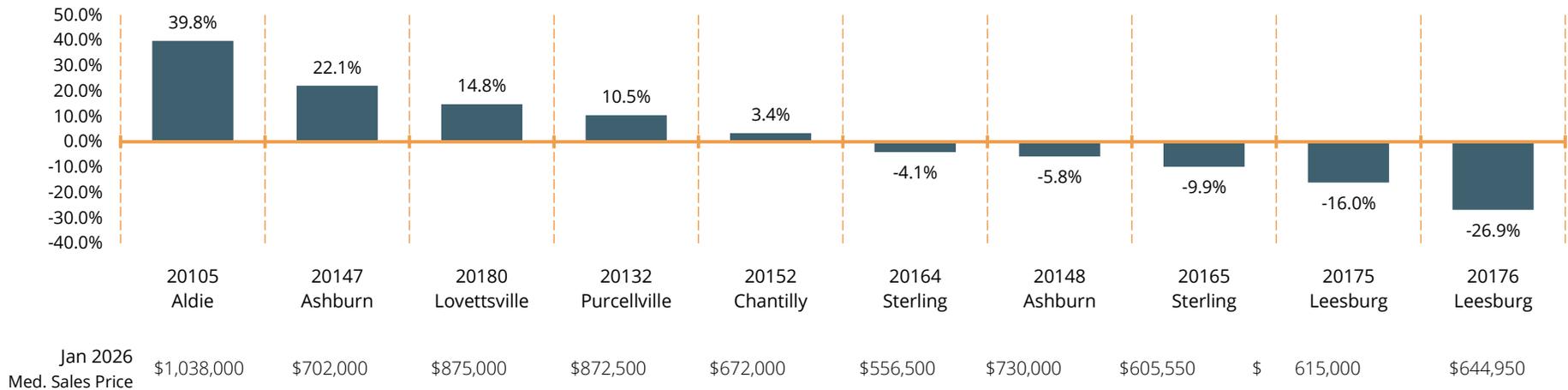
Loudoun County



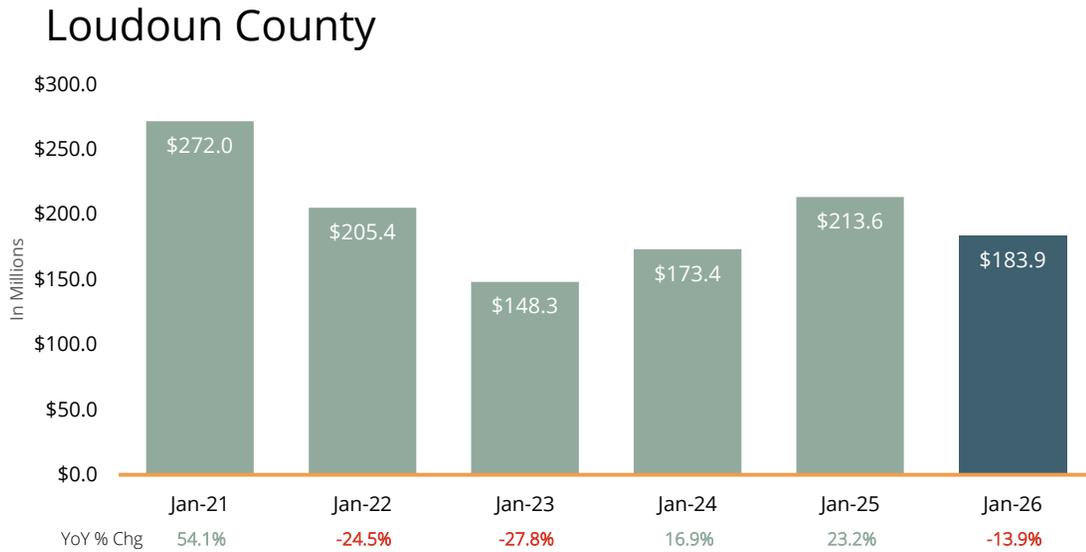
Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
Feb-25	\$1,020,000	9.9%	\$590,000	-2.5%
Mar-25	\$1,061,000	8.8%	\$642,500	7.5%
Apr-25	\$1,111,000	9.6%	\$635,000	0.4%
May-25	\$1,061,111	7.2%	\$635,000	2.5%
Jun-25	\$1,065,000	11.1%	\$622,500	1.2%
Jul-25	\$1,025,000	-2.4%	\$621,000	2.8%
Aug-25	\$1,050,000	1.5%	\$605,000	0.8%
Sep-25	\$981,250	-4.0%	\$605,000	-1.6%
Oct-25	\$1,043,050	1.8%	\$593,000	-3.6%
Nov-25	\$950,000	-2.8%	\$609,390	-3.3%
Dec-25	\$1,021,260	-5.9%	\$630,000	1.2%
Jan-26	\$1,038,000	7.6%	\$593,000	0.5%
12-month Avg	\$1,035,556	3.3%	\$615,116	0.5%

Zip Code

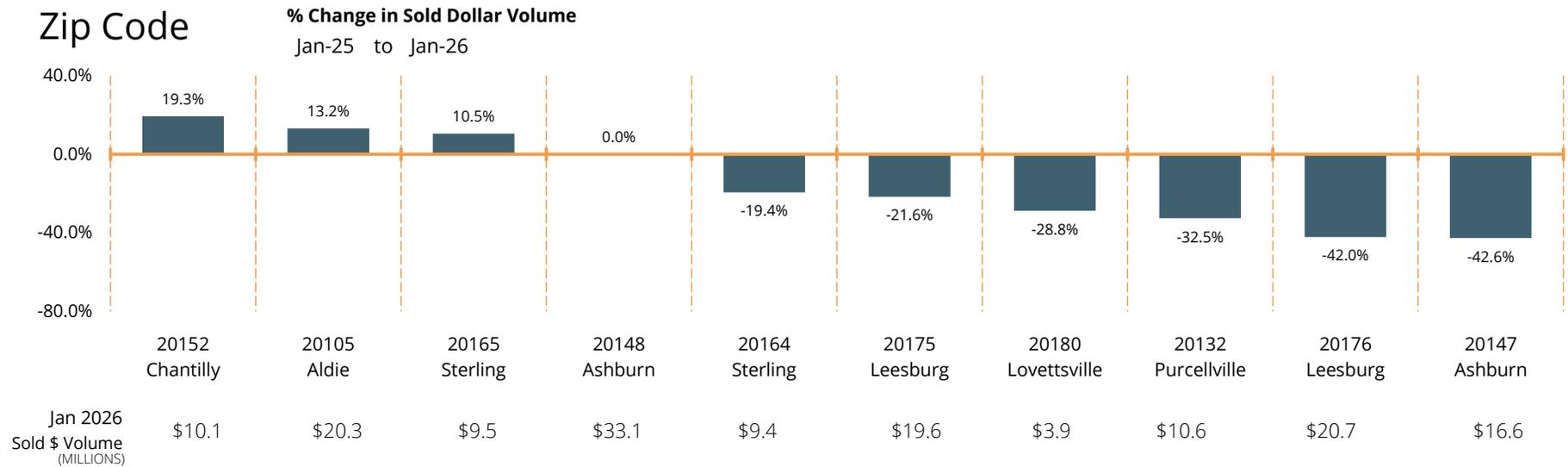
% Change in Median Sales Price
Jan-25 to Jan-26



Sold Dollar Volume (in millions)



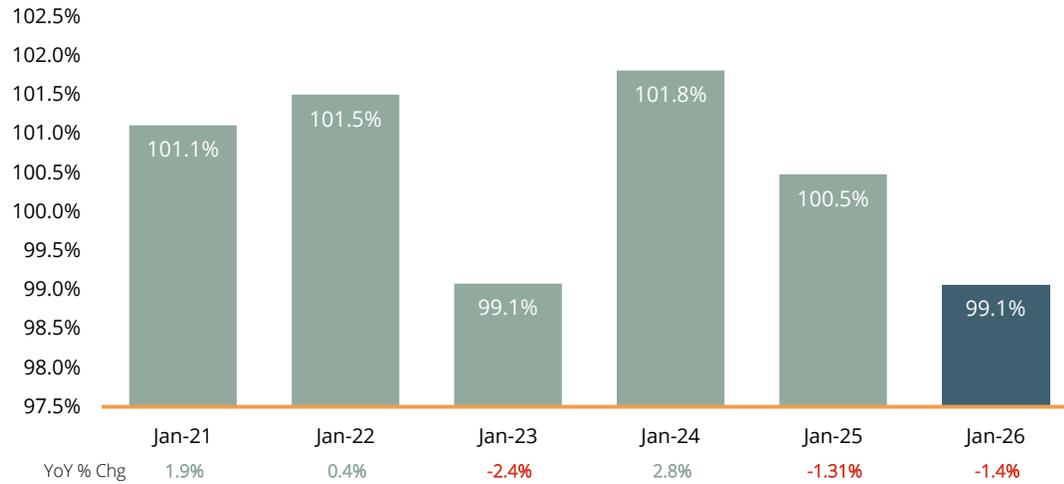
Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
Feb-25	\$148.7	35.6%	\$99.1	0.5%
Mar-25	\$228.1	16.4%	\$132.2	16.6%
Apr-25	\$291.5	23.1%	\$154.7	4.1%
May-25	\$291.3	6.9%	\$164.7	12.3%
Jun-25	\$301.0	14.6%	\$168.5	-0.6%
Jul-25	\$296.6	9.9%	\$168.7	-2.6%
Aug-25	\$279.2	18.6%	\$172.5	12.8%
Sep-25	\$222.3	17.8%	\$133.3	-3.7%
Oct-25	\$272.9	12.8%	\$147.6	-12.1%
Nov-25	\$192.9	6.1%	\$129.7	-0.9%
Dec-25	\$206.7	9.7%	\$147.5	5.4%
Jan-26	\$111.6	-8.2%	\$72.4	-21.4%
12-month Avg	\$236.9	13.5%	\$140.9	1.1%



Average Sold to Ask Price Ratio



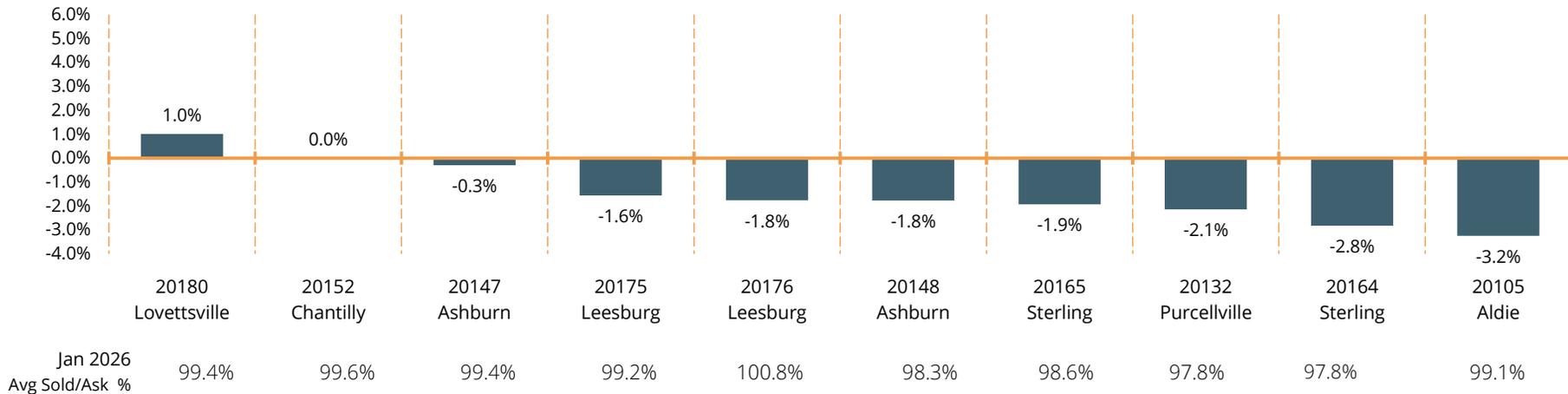
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
Feb-25	102.1%	0.6%	100.7%	-0.4%
Mar-25	102.0%	-0.1%	101.0%	0.0%
Apr-25	101.3%	-0.5%	101.0%	-0.9%
May-25	101.8%	-1.5%	100.4%	-1.1%
Jun-25	100.1%	-1.8%	100.4%	-0.4%
Jul-25	101.1%	-0.9%	99.6%	-1.1%
Aug-25	99.7%	-1.1%	99.6%	-0.5%
Sep-25	99.2%	-2.9%	99.5%	-0.6%
Oct-25	99.7%	-0.6%	99.3%	-0.9%
Nov-25	99.6%	-1.6%	99.3%	-1.1%
Dec-25	99.2%	-2.0%	99.7%	-1.1%
Jan-26	99.4%	-1.9%	98.9%	-1.1%
12-month Avg	100.4%	-1.2%	100.0%	-0.8%

Zip Code

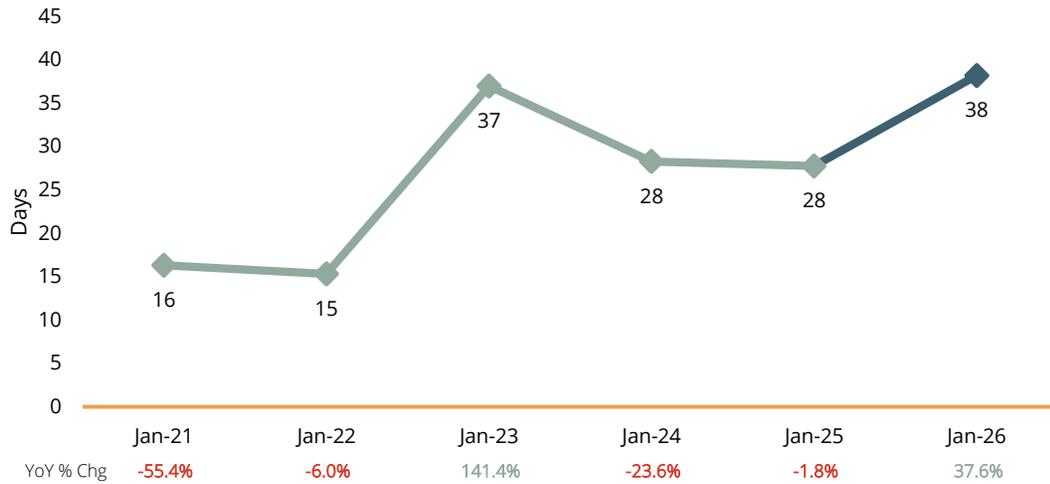
% Change in Average Sold to Ask Price Ratio
Jan-25 to Jan-26



Average Days on Market



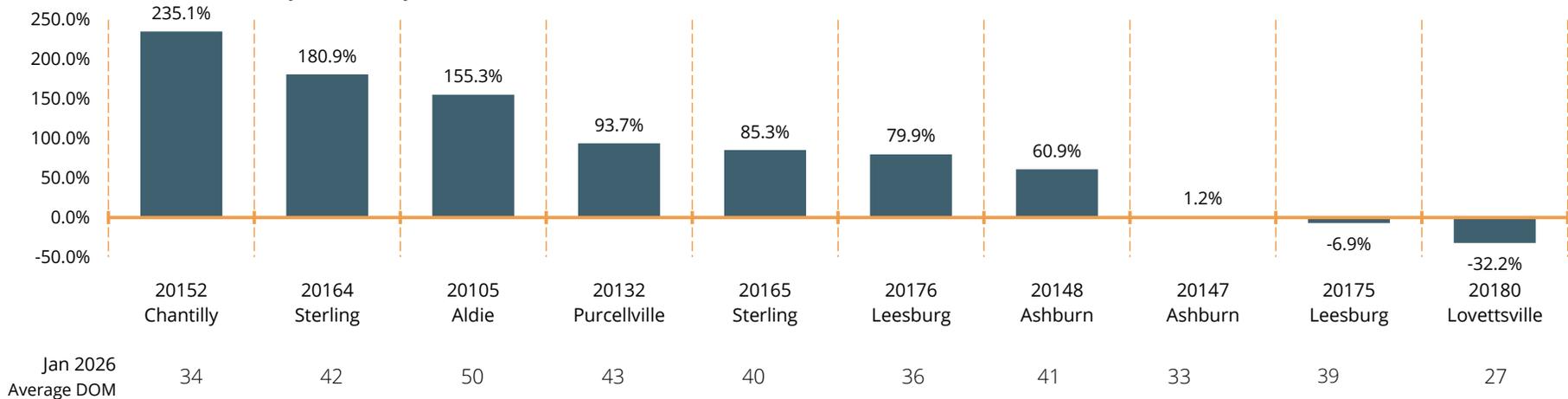
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
Feb-25	22	7.2%	18	2.9%
Mar-25	18	36.7%	19	-3.7%
Apr-25	18	30.8%	15	-16.1%
May-25	13	32.1%	17	36.3%
Jun-25	19	84.6%	16	-6.6%
Jul-25	19	21.1%	22	43.8%
Aug-25	24	59.8%	24	43.0%
Sep-25	31	54.8%	29	18.7%
Oct-25	32	-5.0%	27	33.6%
Nov-25	34	54.4%	24	29.9%
Dec-25	37	107.8%	30	54.1%
Jan-26	38	27.4%	39	46.0%
12-month Avg	25	37.5%	23	23.8%

Zip Code

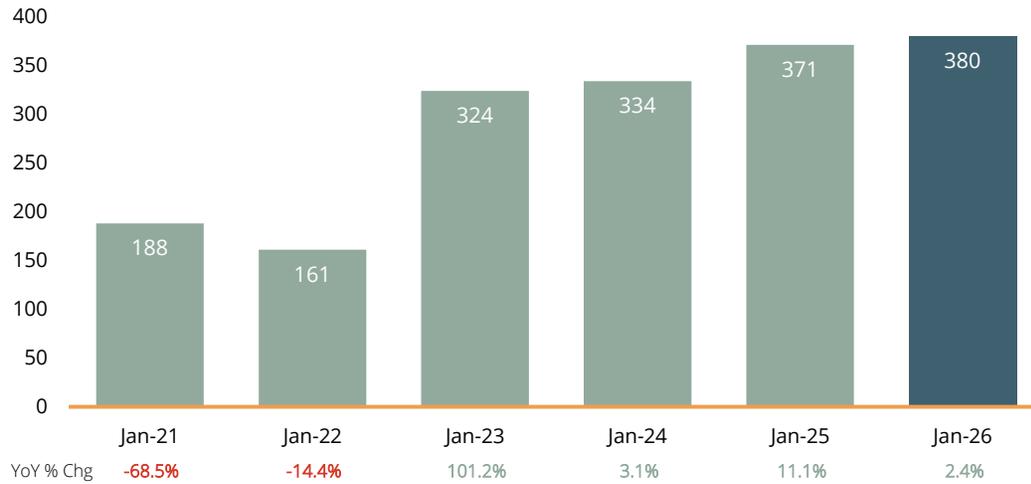
% Change in Average Days on Market
Jan-25 to Jan-26



Active Listings



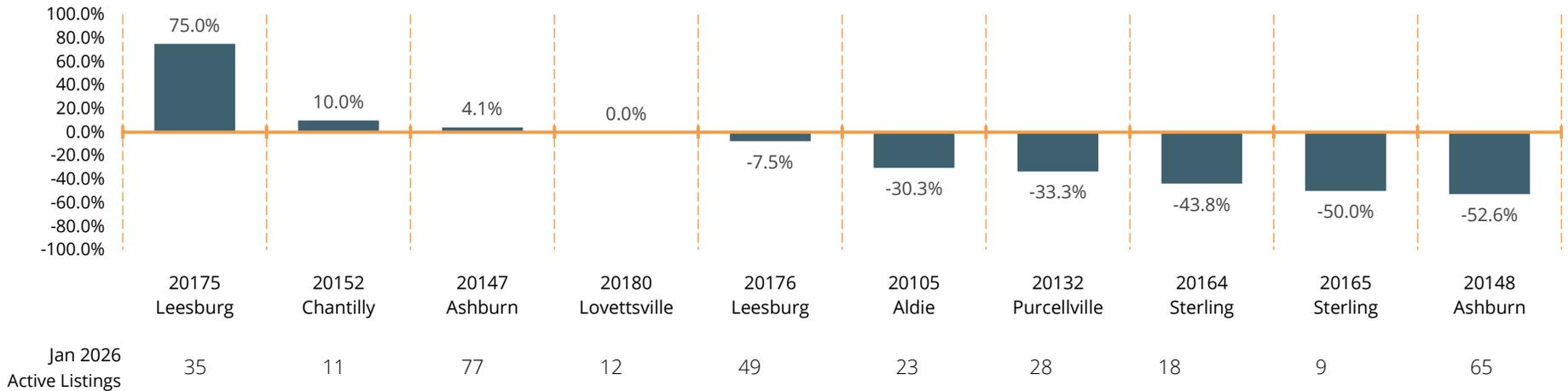
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
Feb-25	200	9.9%	226	29.9%
Mar-25	259	43.9%	238	33.0%
Apr-25	359	97.3%	285	46.9%
May-25	416	61.2%	392	75.0%
Jun-25	416	57.6%	369	62.6%
Jul-25	367	49.2%	365	60.1%
Aug-25	347	36.1%	340	37.7%
Sep-25	355	53.0%	338	20.3%
Oct-25	277	14.5%	352	42.5%
Nov-25	210	1.0%	299	45.1%
Dec-25	148	2.8%	200	30.7%
Jan-26	165	-4.1%	215	8.0%
12-month Avg	293	37.2%	302	41.4%

Zip Code

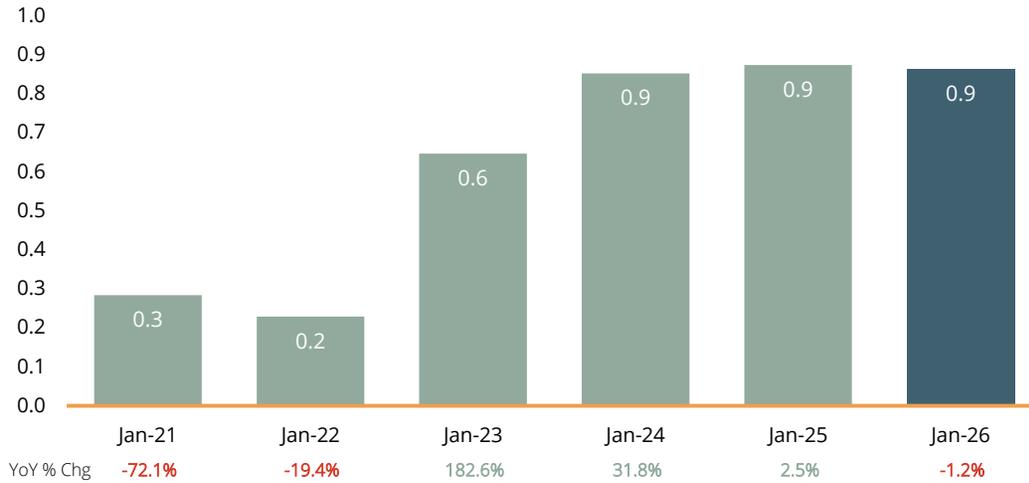
% Change in Active Listings
Jan-25 to Jan-26



Months Supply



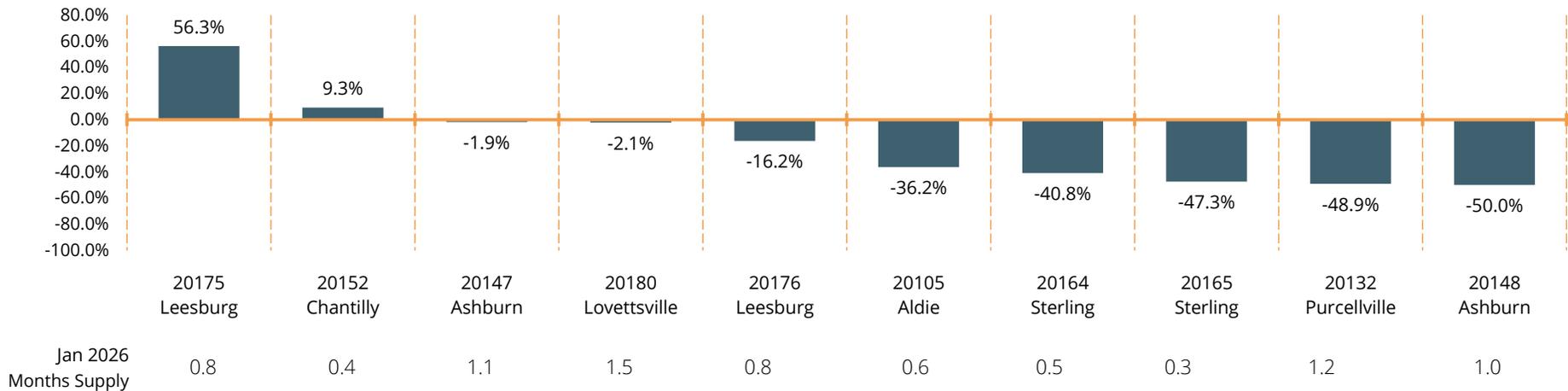
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
Feb-25	1.0	0.8%	1.0	19.3%
Mar-25	1.3	30.7%	1.0	21.3%
Apr-25	1.8	78.5%	1.2	33.4%
May-25	2.1	44.1%	0.0	-100.0%
Jun-25	2.1	39.4%	1.6	46.5%
Jul-25	1.8	31.1%	1.6	50.4%
Aug-25	1.7	20.6%	1.4	25.6%
Sep-25	1.7	34.2%	1.4	11.6%
Oct-25	1.3	1.8%	1.5	36.1%
Nov-25	1.0	-10.5%	1.3	40.8%
Dec-25	3.7	385.9%	0.9	29.1%
Jan-26	0.8	-11.7%	0.9	8.5%
12-month Avg	1.7	44.0%	1.2	17.9%

Zip Code

% Change in Months of Supply
Jan-25 to Jan-26



Area Overview



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg	Jan-25	Jan-26	% chg
Loudoun County	451	448	-0.7%	266	214	-19.5%	\$697,000	\$700,000	0.4%	371	380	2.4%	0.9	0.9	-1.2%
20105	43	34	-20.9%	17	17	0.0%	\$742,650	\$1,038,000	39.8%	33	23	-30.3%	1.0	0.6	-36.2%
20132	18	17	-5.6%	20	10	-50.0%	\$789,500	\$872,500	10.5%	42	28	-33.3%	2.4	1.2	-48.9%
20147	81	79	-2.5%	43	23	-46.5%	\$575,000	\$702,000	22.1%	74	77	4.1%	1.1	1.1	-1.9%
20148	67	68	1.5%	41	40	-2.4%	\$774,900	\$730,000	-5.8%	137	65	-52.6%	1.9	1.0	-50.0%
20152	21	29	38.1%	11	14	27.3%	\$650,000	\$672,000	3.4%	10	11	10.0%	0.4	0.4	9.3%
20164	47	25	-46.8%	21	16	-23.8%	\$580,000	\$556,500	-4.1%	32	18	-43.8%	0.9	0.5	-40.8%
20165	27	32	18.5%	12	14	16.7%	\$672,000	\$605,550	-9.9%	18	9	-50.0%	0.6	0.3	-47.3%
20175	46	48	4.3%	28	23	-17.9%	\$732,500	\$615,000	-16.0%	20	35	75.0%	0.5	0.8	56.3%
20176	57	53	-7.0%	38	26	-31.6%	\$881,750	\$644,950	-26.9%	53	49	-7.5%	1.0	0.8	-16.2%
20180	11	13	18.2%	7	5	-28.6%	\$762,000	\$875,000	14.8%	12	12	0.0%	1.5	1.5	-2.1%



The Virginia REALTORS® association is the largest professional trade association in Virginia, representing 35,000 REALTORS® engaged in the residential and commercial real estate business. The Virginia REALTORS® association serves as the advocate for homeownership and private property rights and represents the interests of real estate professionals and property owners in the Commonwealth of Virginia.

NOTE: The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict code of ethics.

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Data and analysis provided by Virginia REALTORS® Research Team

The numbers reported here are preliminary and based on current entries into multiple listing services. Over time, data may be adjusted slightly to reflect increased reporting. Information is sourced from multiple listing services across Virginia and is deemed reliable, but not guaranteed.