

DAAR LOUDOUN COUNTY

MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®

DAAR Market Indicators Report



Key Market Trends: February 2026

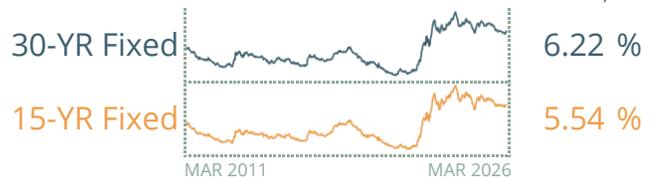
- In Loudoun County, sales were higher this year compared to last year.** There were 315 sales throughout the county in February, up 8.2% from the previous year, which is 24 additional sales. Activity was on the rise in Ashburn zip code 20148 with 12 more sales than last year (+29.3%) and in Aldie zip code 20105 with six additional sales (+31.6%). Sales were down in Leesburg zip code 20175 with six less than a year ago (-18.8%) and Sterling zip code 20164 with five fewer home sales (-17.2%).
- Countywide, pending sales fell in the month of February.** The total number of pending sales came to 376 in Loudoun County, 25 fewer pending sales than the year before, decreasing by 6.2%. Pending sales dipped for the third consecutive month in Sterling zip code 20164 (-11 pending sales) and dropped in Ashburn zip code 20148 after increasing the last three months (-11 pending sales). Leesburg zip code 20176 had six more pending sales than last year (+10.7%), and Purcellville zip code 20132 had one additional pending sales (+5.3%).
- Prices continued to increase across the Loudoun County market.** The median home price was \$772,500 this month, up 2.8% from last year, a \$21,400 price gain. Home prices surged in Serling zip code 20165 with homes costing \$65,715 more than a year ago (+10.3%), and in Lovettsville zip code 20180 with a \$62,500 price gain (+8.3%). For homes sold in Aldie zip code 20105 there was a \$149,925 median price drop (-12.0%) compared to last February. Ashburn zip code 20147 also experienced a significant drop in median sales price (-\$82,500).
- After growing for the last 13 months, active listings decreased in Loudoun County this month.** February ended with 413 total listings in the county, 13 fewer listings than the previous year, dipping 3.1%. The two markets with the sharpest declines in listings were Ashburn zip code 20148 (-58 listings), and Purcellville zip code 20132 (-23 listings). Listings went up the most in Leesburg zip code 20175 with 20 more than the year before (+76.9%).



DAAR Market Dashboard

YoY Chg	Feb-26	Indicator
▲ 8.2%	315	Sales
▼ -6.2%	376	Pending Sales
▼ -5.6%	523	New Listings
▲ 1.3%	\$760,000	Median List Price
▲ 2.8%	\$772,500	Median Sales Price
▼ -1.2%	\$292	Median Price Per Square Foot
▲ 19.9%	\$297.2	Sold Dollar Volume (in millions)
▼ -1.2%	100.2%	Average Sold/Ask Price Ratio
▲ 42.0%	28	Average Days on Market
▼ -3.1%	413	Active Listings
▼ -6.6%	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.

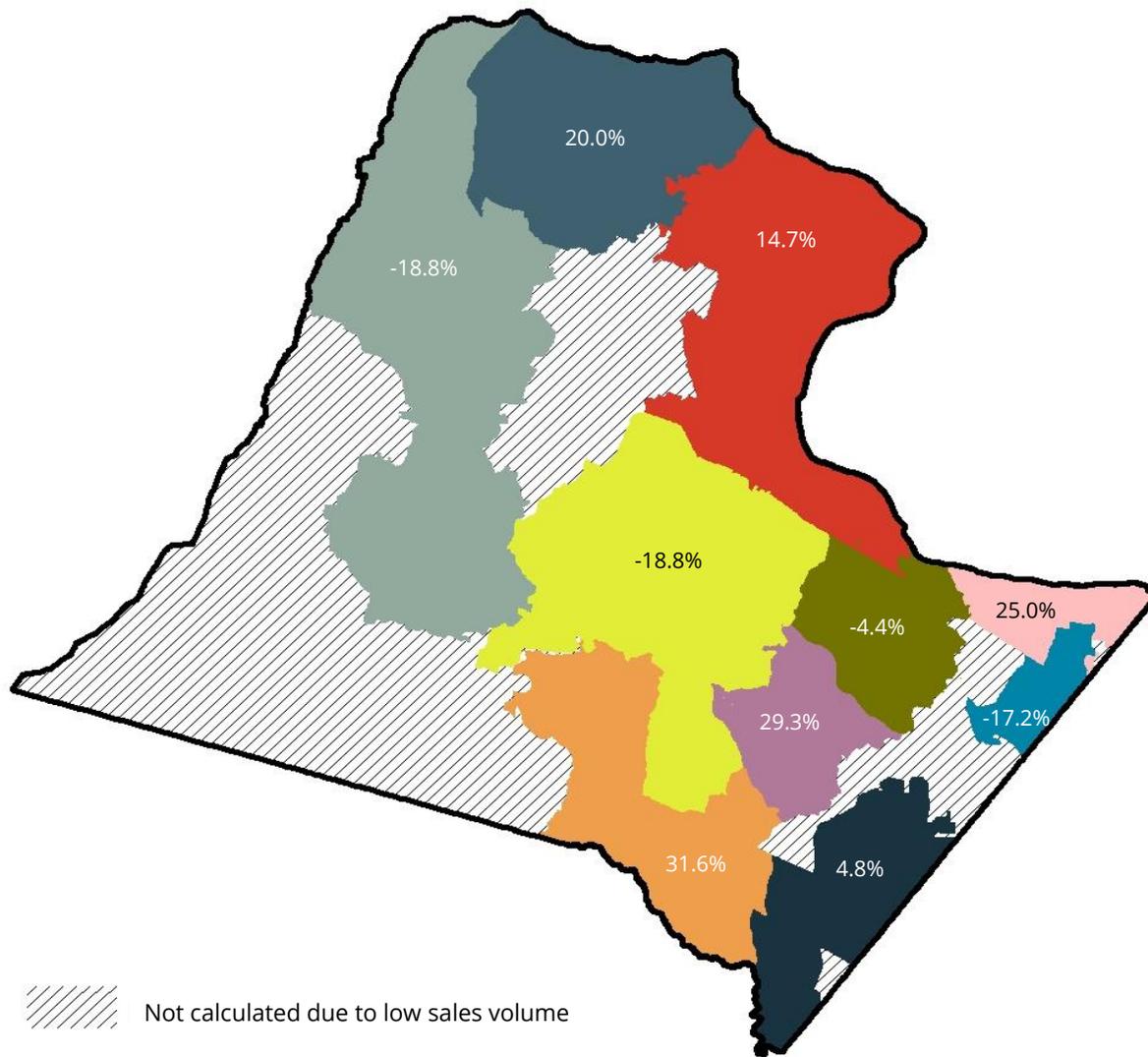
Identify a Professional to Manage the Procedure. REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

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
	Feb-25	Feb-26	
20105 Aldie	19	25	31.6%
20132 Purcellville	16	13	-18.8%
20147 Ashburn	45	43	-4.4%
20148 Ashburn	41	53	29.3%
20152 Chantilly	21	22	4.8%
20164 Sterling	29	24	-17.2%
20165 Sterling	24	30	25.0%
20175 Leesburg	32	26	-18.8%
20176 Leesburg	34	39	14.7%
20180 Lovettsville	5	6	20.0%

 Not calculated due to low sales volume

Total Market Overview



Key Metrics	2-year Trends		Feb-25	Feb-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Feb-24	Feb-26						
Sales			291	315	8.2%	557	529	-5.0%
Pending Sales			401	376	-6.2%	665	692	4.1%
New Listings			554	523	-5.6%	1,005	971	-3.4%
Median List Price			\$750,000	\$760,000	1.3%	\$727,150	\$732,500	0.7%
Median Sales Price			\$751,100	\$772,500	2.8%	\$732,500	\$735,000	0.3%
Median Price Per Square Foot			\$296	\$292	-1.2%	\$299	\$291	-2.8%
Sold Dollar Volume (in millions)			\$247.8	\$297.2	19.9%	\$461.4	\$481.1	4.3%
Average Sold/Ask Price Ratio			101.4%	100.2%	-1.2%	100.9%	99.7%	-1.2%
Average Days on Market			20	28	42.0%	24	32	34.8%
Active Listings			426	413	-3.1%	n/a	n/a	n/a
Months of Supply			1.0	0.9	-6.6%	n/a	n/a	n/a

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

Single-Family Detached Market Overview



Key Metrics	2-year Trends		Feb-25	Feb-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Feb-24	Feb-26						
Sales			131	143	9.2%	244	232	-4.9%
Pending Sales			183	174	-4.9%	305	313	2.6%
New Listings			258	248	-3.9%	472	450	-4.7%
Median List Price			\$999,000	\$1,100,000	10.1%	\$980,000	\$1,094,900	11.7%
Median Sales Price			\$1,020,000	\$1,100,000	7.8%	\$1,000,000	\$1,100,000	10.0%
Median Price Per Square Foot			\$285	\$277	-3.0%	\$290	\$277	-4.5%
Sold Dollar Volume (in millions)			\$148.7	\$189.6	27.5%	\$270.3	\$301.1	11.4%
Average Sold/Ask Price Ratio			102.1%	100.6%	-1.5%	101.6%	100.1%	-1.5%
Average Days on Market			22	27	24.2%	25	31	24.3%
Active Listings			200	183	-8.5%	n/a	n/a	n/a
Months of Supply			1.0	0.9	-15.2%	n/a	n/a	n/a

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

Townhome & Condo Market Overview



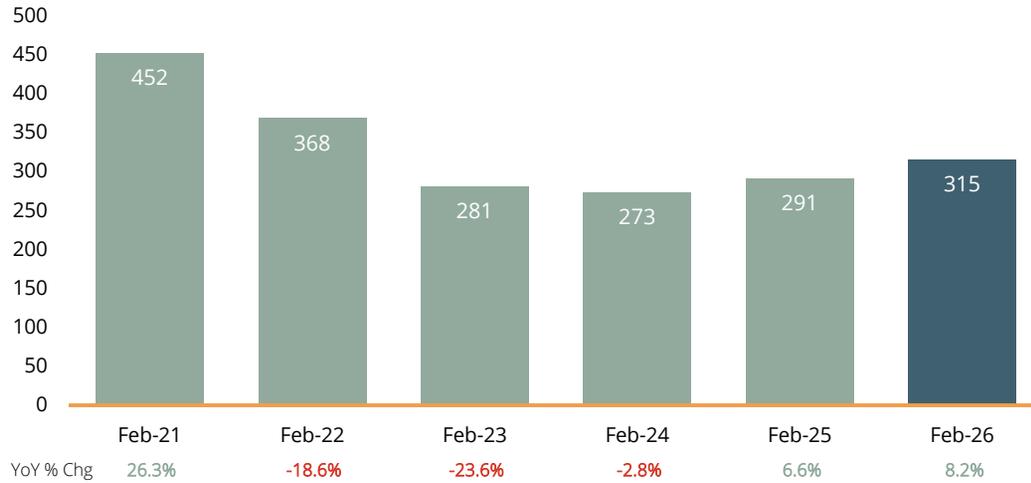
Key Metrics	2-year Trends		Feb-25	Feb-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Feb-24	Feb-26						
Sales			160	172	7.5%	313	297	-5.1%
Pending Sales			218	202	-7.3%	360	379	5.3%
New Listings			296	275	-7.1%	533	521	-2.3%
Median List Price			\$577,450	\$627,450	8.7%	\$590,888	\$615,000	4.1%
Median Sales Price			\$590,000	\$631,620	7.1%	\$592,000	\$615,000	3.9%
Median Price Per Square Foot			\$306	\$302	-1.3%	\$305	\$302	-1.0%
Sold Dollar Volume (in millions)			\$99.1	\$107.6	8.6%	\$191.2	\$180.0	-5.8%
Average Sold/Ask Price Ratio			100.7%	99.8%	-0.9%	100.3%	99.4%	-0.9%
Average Days on Market			18	29	59.9%	23	33	44.0%
Active Listings			226	230	1.8%	n/a	n/a	n/a
Months of Supply			1.0	1.0	1.4%	n/a	n/a	n/a

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

Sales



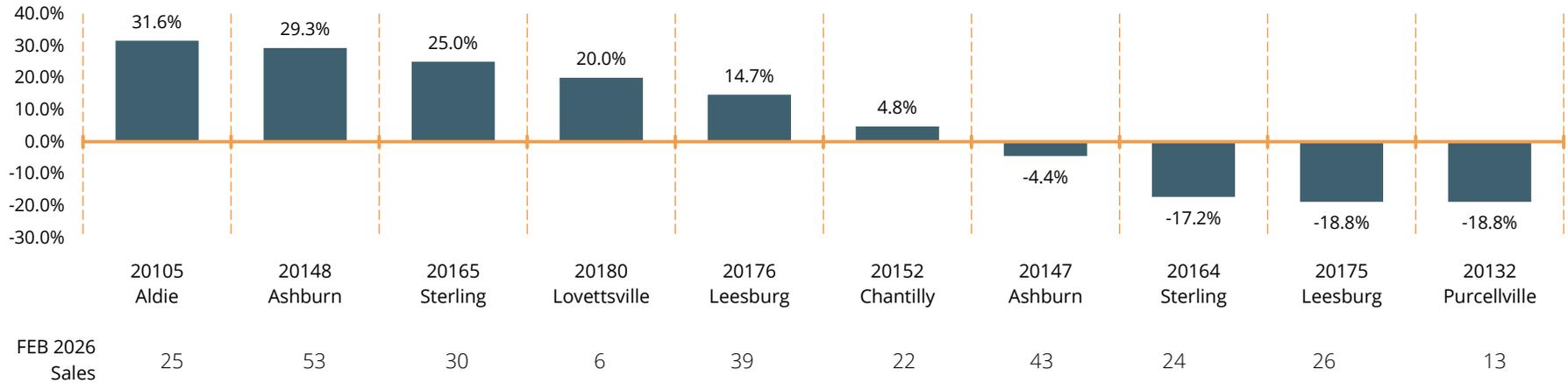
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg	& Condo	YoY Chg
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%
Feb-26	143	9.2%	172	7.5%
12-month Avg	209	9.2%	225	-0.1%

Zip Code

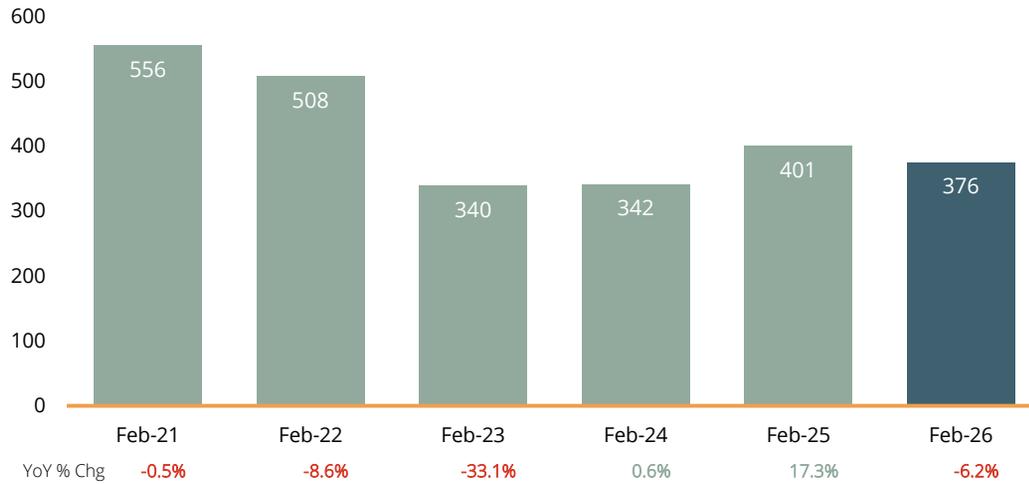
% Change in Sales
Feb-25 to Feb-26



Pending Sales



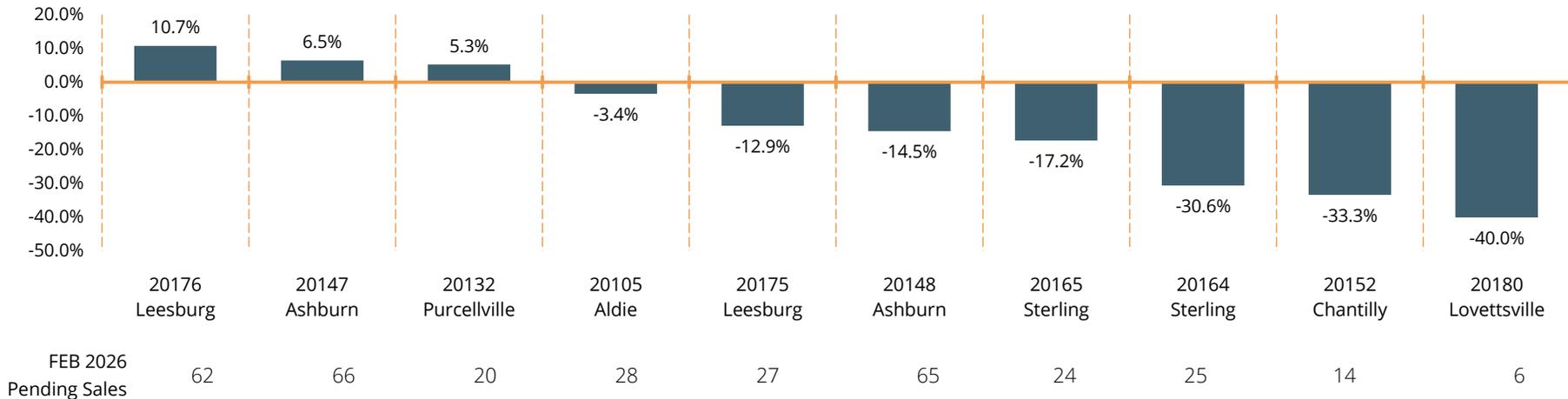
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg	& Condo	YoY Chg
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%
Feb-26	174	-4.9%	202	-7.3%
12-month Avg	208	9.2%	228	1.4%

Zip Code

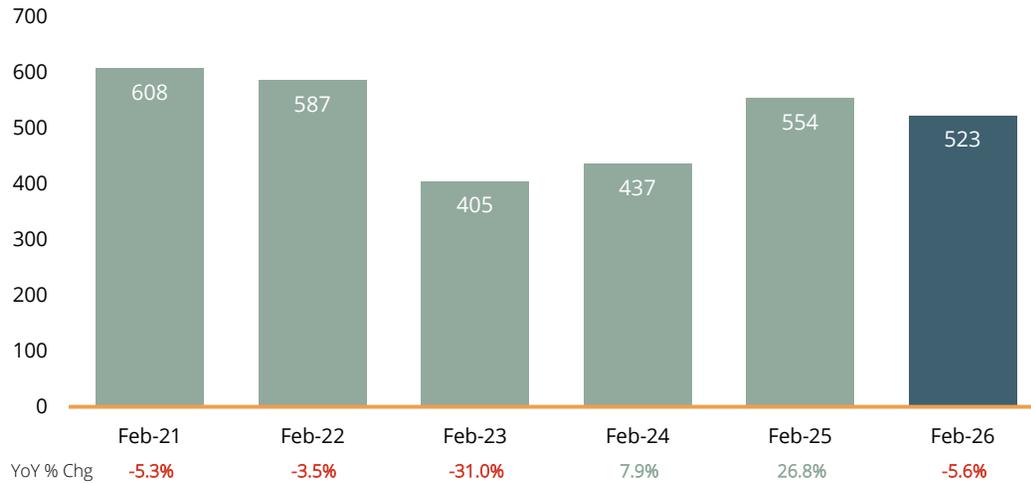
% Change in Pending Sales
Feb-25 to Feb-26



New Listings



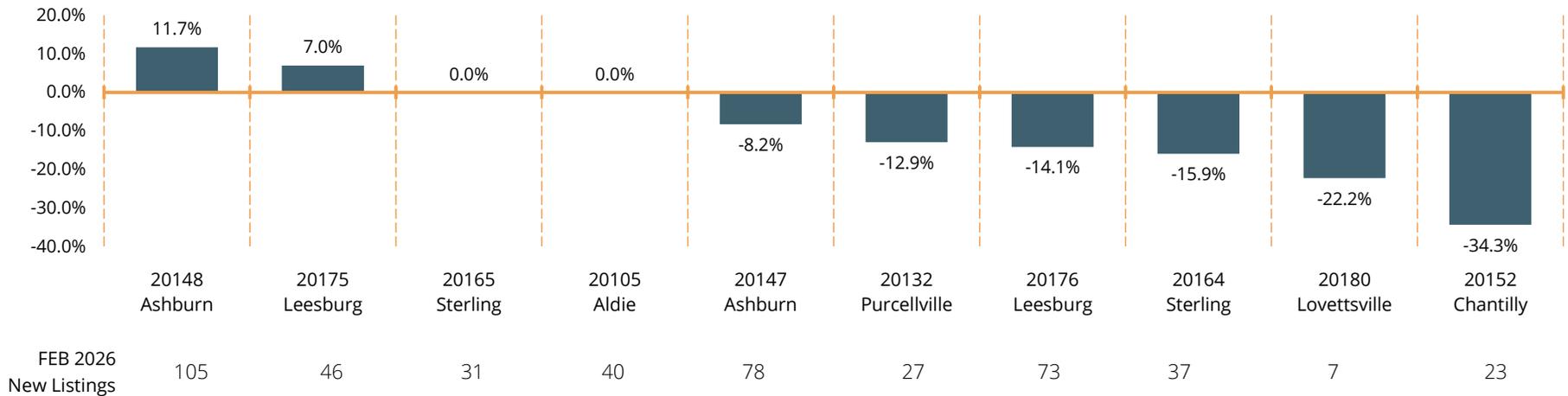
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
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%
Feb-26	248	-3.9%	275	-7.1%
12-month Avg	290	10.1%	323	8.7%

Zip Code

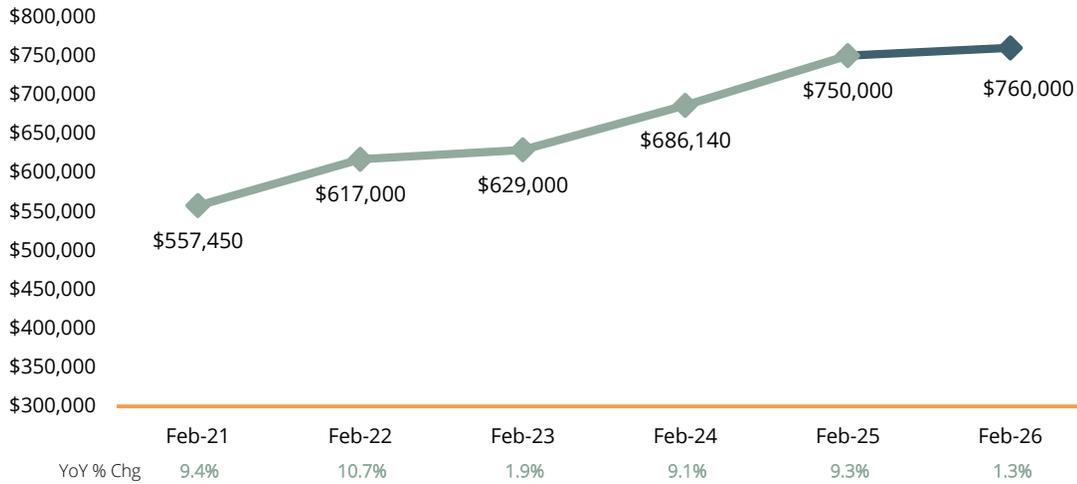
% Change in New Listings
Feb-25 to Feb-26



Median List Price



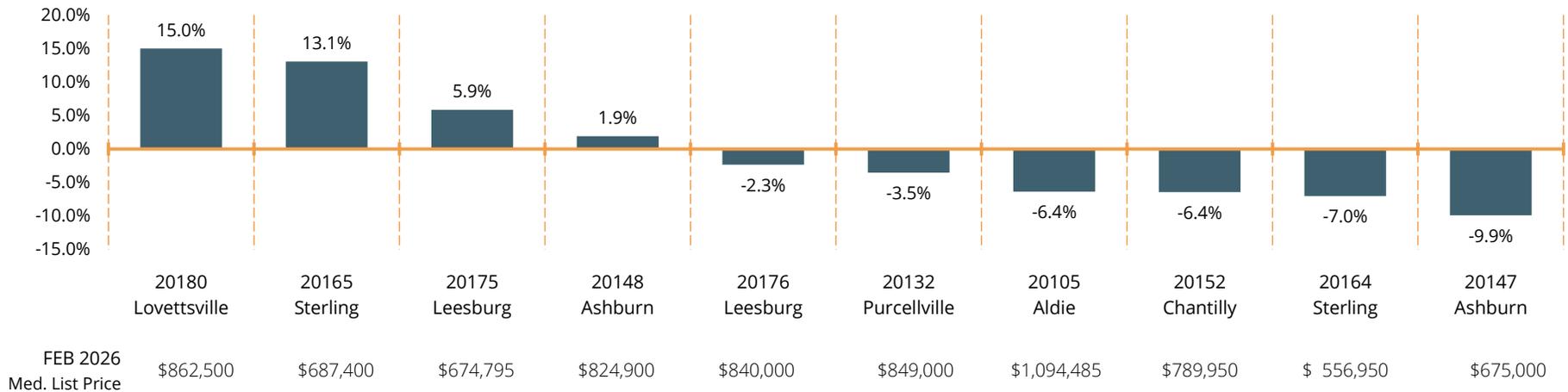
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
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%
Feb-26	\$1,100,000	10.1%	\$627,450	8.7%
12-month Avg	\$1,040,426	5.3%	\$618,548	1.7%

Zip Code

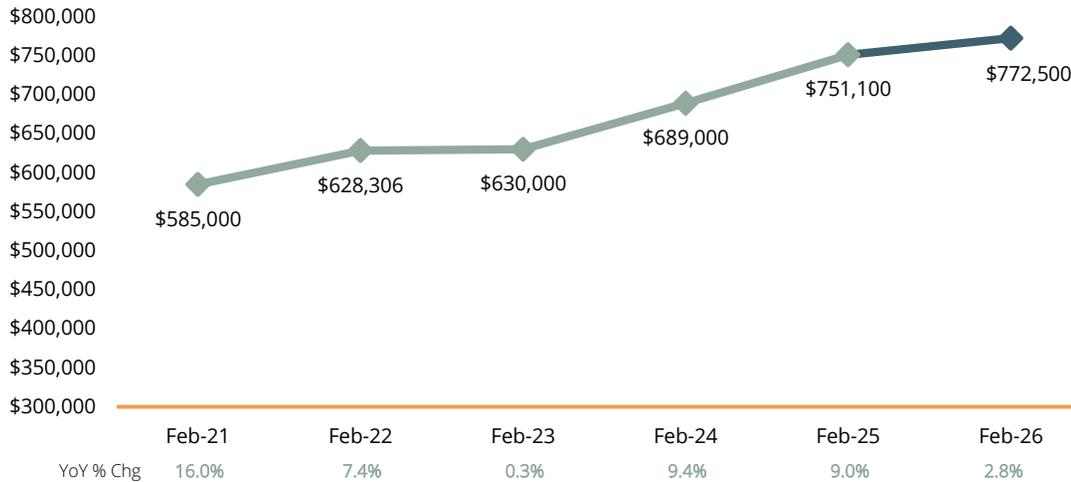
% Change in Median List Price
Feb-25 to Feb-26



Median Sales Price



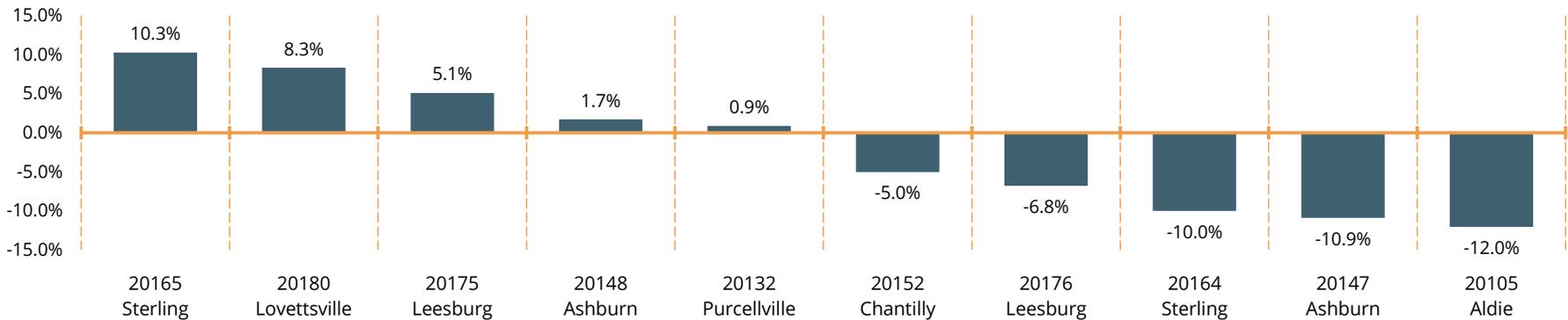
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
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%
Feb-26	\$1,100,000	7.8%	\$631,620	7.1%
12-month Avg	\$1,042,223	3.2%	\$618,584	1.2%

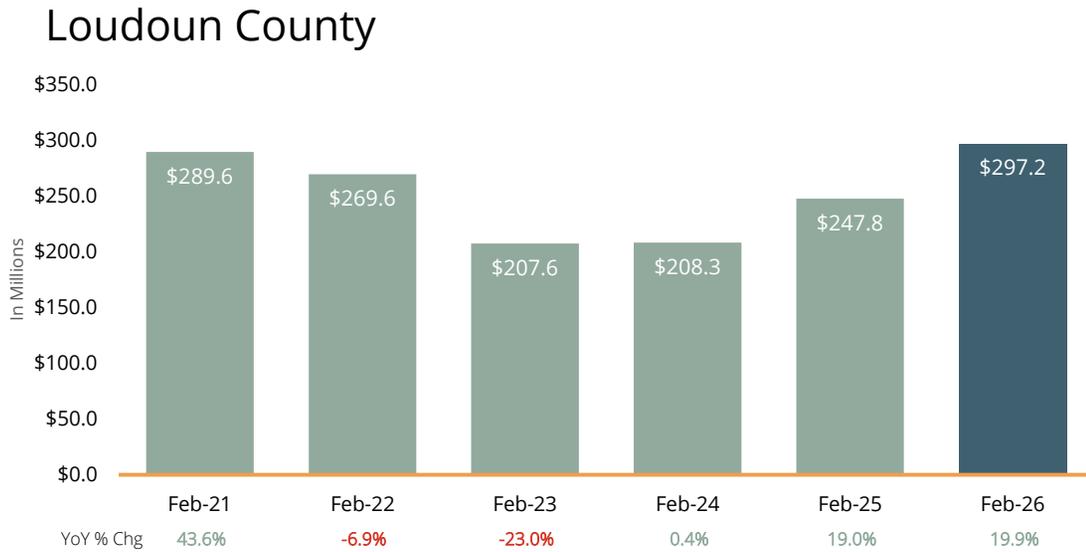
Zip Code

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

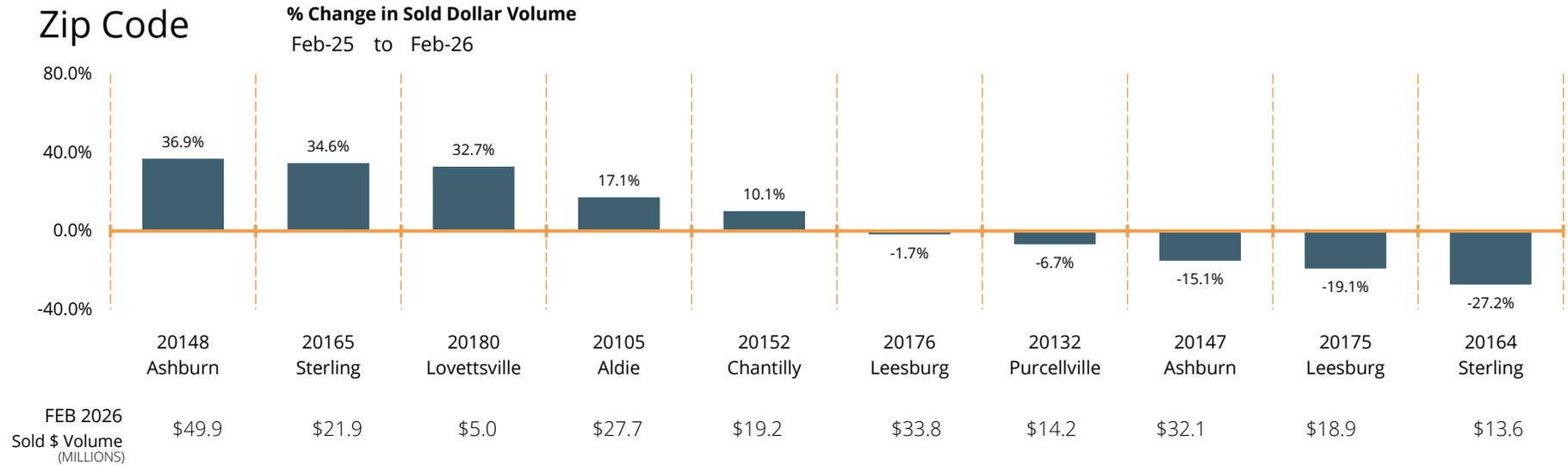


FEB 2026 Med. Sales Price	20165 Sterling	20180 Lovettsville	20175 Leesburg	20148 Ashburn	20132 Purcellville	20152 Chantilly	20176 Leesburg	20164 Sterling	20147 Ashburn	20105 Aldie
	\$704,450	\$812,500	\$664,795	\$824,010	\$855,000	\$806,500	\$824,900	\$553,500	\$ 675,000	\$1,094,485

Sold Dollar Volume (in millions)



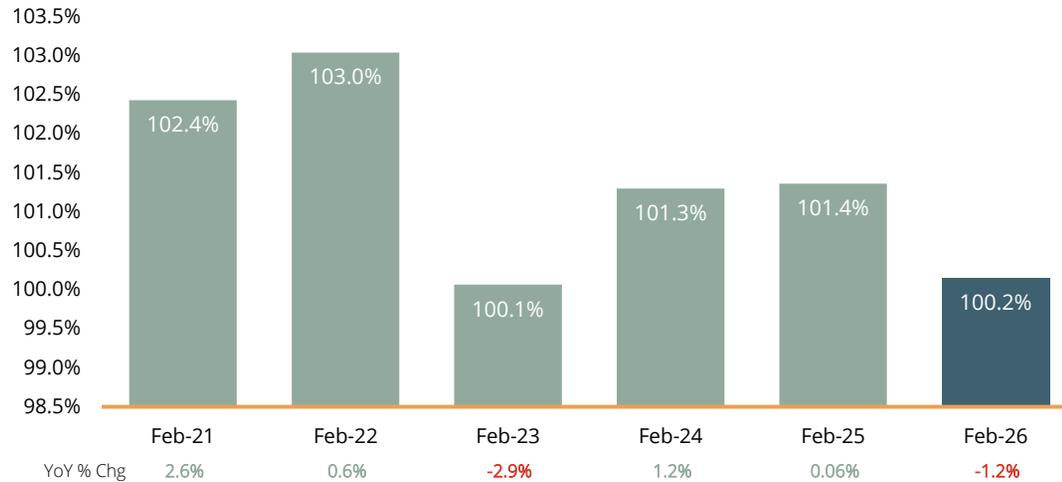
Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
Mar-25	\$228.1	16.4%	\$132.2	16.6%
Apr-25	\$291.5	23.1%	\$154.7	4.1%
May-25	\$291.3	6.9%	\$164.7	12.3%
Jun-25	\$301.0	14.6%	\$168.5	-0.6%
Jul-25	\$296.6	9.9%	\$168.7	-2.6%
Aug-25	\$279.2	18.6%	\$172.5	12.8%
Sep-25	\$222.3	17.8%	\$133.3	-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%
Feb-26	\$189.6	27.5%	\$107.6	8.6%
12-month Avg	\$240.3	13.3%	\$141.6	1.6%



Average Sold to Ask Price Ratio



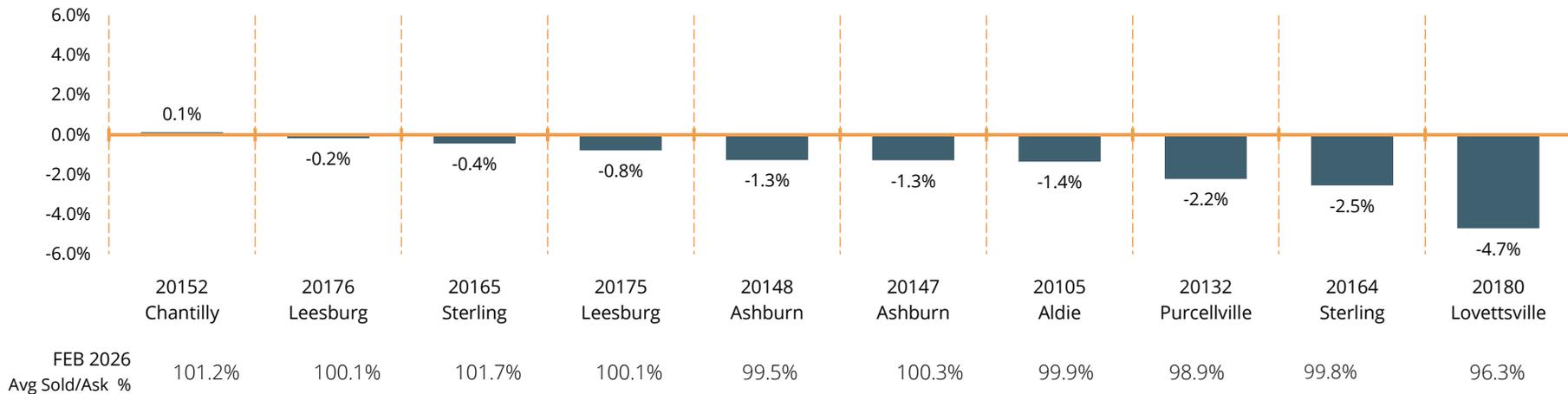
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
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%
Feb-26	100.6%	-1.5%	99.8%	-0.9%
12-month Avg	100.3%	-1.4%	99.9%	-0.8%

Zip Code

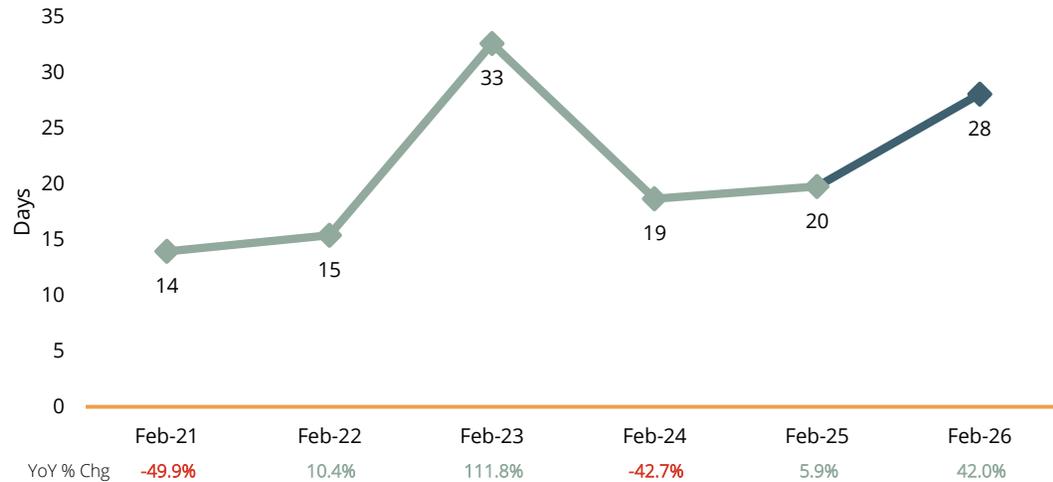
% Change in Average Sold to Ask Price Ratio
Feb-25 to Feb-26



Average Days on Market



Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
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%
Feb-26	27	24.2%	29	59.9%
12-month Avg	26	39.0%	24	28.2%

Zip Code

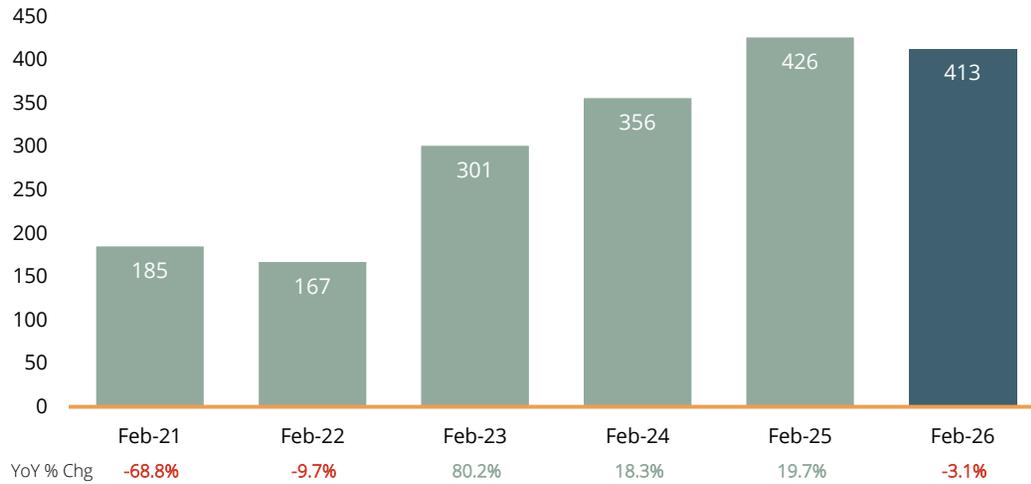
% Change in Average Days on Market
Feb-25 to Feb-26



Active Listings



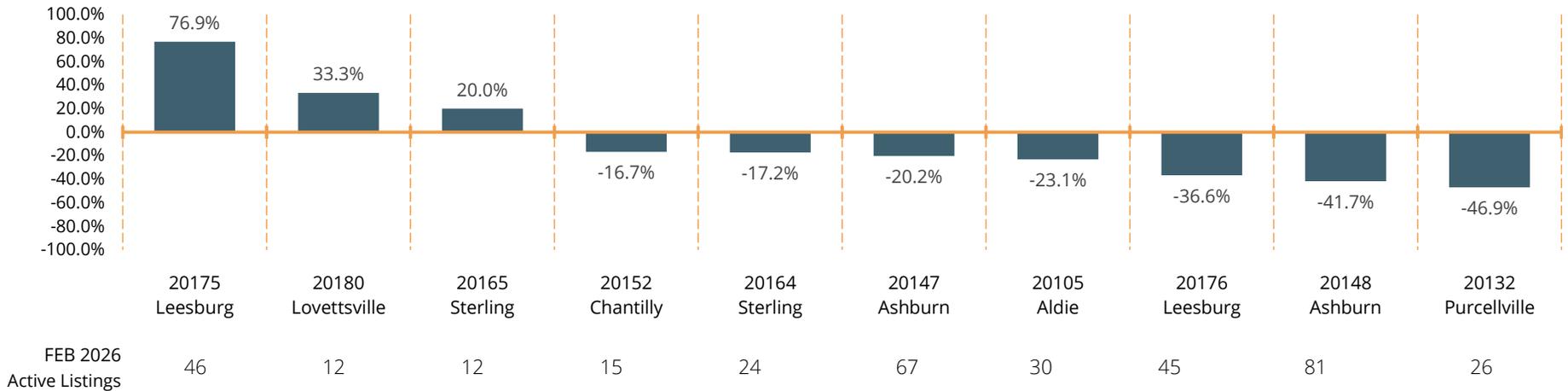
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
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%
Feb-26	183	-8.5%	230	1.8%
12-month Avg	292	35.6%	302	38.8%

Zip Code

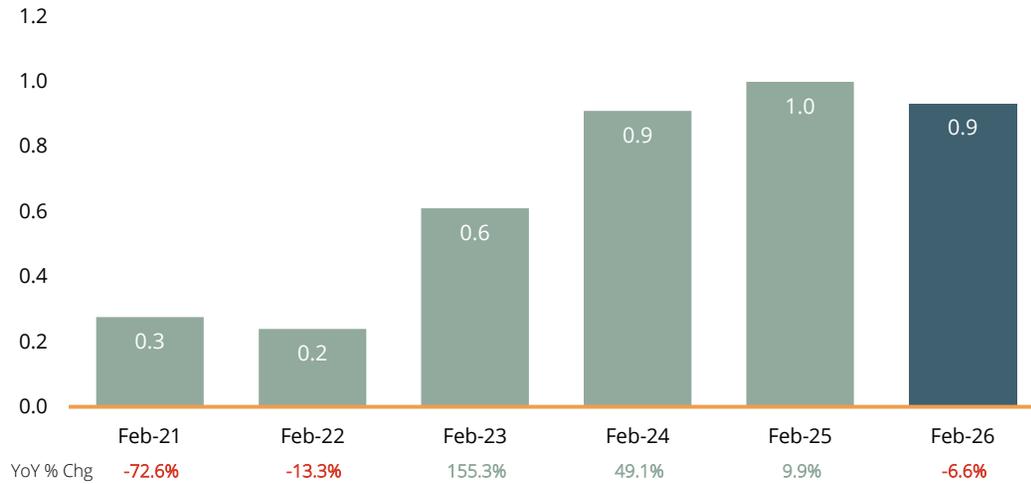
% Change in Active Listings
Feb-25 to Feb-26



Months Supply



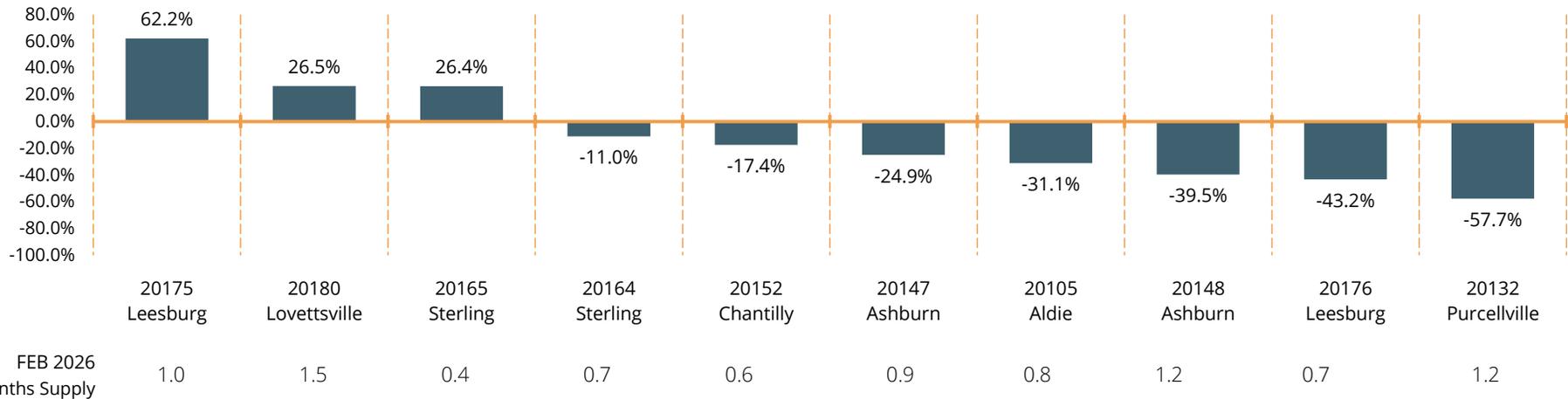
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
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	2.6	195.3%	1.0	12.3%
Feb-26	0.9	-15.2%	1.0	1.4%
12-month Avg	1.8	55.9%	1.2	16.7%

Zip Code

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



Area Overview



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg	Feb-25	Feb-26	% chg
Loudoun County	554	523	-5.6%	291	315	8.2%	\$751,100	\$772,500	2.8%	426	413	-3.1%	1.0	0.9	-6.6%
20105	40	40	0.0%	19	25	31.6%	\$1,244,410	\$1,094,485	-12.0%	39	30	-23.1%	1.2	0.8	-31.1%
20132	31	27	-12.9%	16	13	-18.8%	\$847,500	\$855,000	0.9%	49	26	-46.9%	2.8	1.2	-57.7%
20147	85	78	-8.2%	45	43	-4.4%	\$757,500	\$675,000	-10.9%	84	67	-20.2%	1.2	0.9	-24.9%
20148	94	105	11.7%	41	53	29.3%	\$810,000	\$824,010	1.7%	139	81	-41.7%	2.0	1.2	-39.5%
20152	35	23	-34.3%	21	22	4.8%	\$849,250	\$806,500	-5.0%	18	15	-16.7%	0.7	0.6	-17.4%
20164	44	37	-15.9%	29	24	-17.2%	\$615,000	\$553,500	-10.0%	29	24	-17.2%	0.8	0.7	-11.0%
20165	31	31	0.0%	24	30	25.0%	\$638,736	\$704,450	10.3%	10	12	20.0%	0.3	0.4	26.4%
20175	43	46	7.0%	32	26	-18.8%	\$632,500	\$664,795	5.1%	26	46	76.9%	0.6	1.0	62.2%
20176	85	73	-14.1%	34	39	14.7%	\$885,000	\$824,900	-6.8%	71	45	-36.6%	1.3	0.7	-43.2%
20180	9	7	-22.2%	5	6	20.0%	\$750,000	\$812,500	8.3%	9	12	33.3%	1.2	1.5	26.5%



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.