

DAAR LOUDOUN COUNTY

MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®

DAAR Market Indicators Report



Key Market Trends: March 2026

- After going up last month, sales fell in Loudoun County this month.** The total number of transactions came to 384 in March, 22 fewer sales than last year, decreasing 5.4%. Sales were down in Sterling zip code 20165 after rising for two straight months (-11 sales). Leesburg zip code 20176 also saw a drop-in sales activity with 10 fewer transactions than the year before (-14.9%). Home sales grew 18.5% in the Ashburn zip code 20148 this month (+12 sales).
- Pending sales decreased for the second straight month in Loudoun County.** There was a 2.1% dip in activity, leading to 521 pending sales in March, 11 fewer than last year. The two markets with the sharpest reductions in pending sales were Leesburg, zip code 20176 (-25 pending sales), and Aldie, zip code 20105 (-22 pending sales). Ashburn zip code 20147 saw 16 additional pending transactions this month (+20.8%) while Chantilly zip code 20152 had eight more than a year earlier (+24.2%).
- Home prices were down in March after climbing for the last three months.** Prices fell 7% with the median home price at \$753,000 in Loudoun County, \$57,000 less than the previous year. There were significant price reductions in Chantilly zip code 20152, with homes costing \$159,451 less than a year ago (-19.2%), and Lovettsville zip code 20180, with prices down \$105,000 (-12.3%). Aldie zip code 20105 saw a \$63,795 surge in sale price this month (+5.2%), while homes in Sterling zip code 20164 sold for \$38,750 more than the year before (+6.6%).
- Fewer listings led to less supply in the Loudoun County market.** The total number of listings came to 435 at the end of March, decreasing by 12.5%, which is 62 fewer listings. Ashburn zip code 20148 saw the biggest decline in listings this month (-77 listings), as activity decreased for the eighth straight month in Purcellville zip code 20132 (-18 listings). The only market where listings grew was Leesburg zip code 20175, with 17 more listings than the year before (+54.8%).



DAAR Market Dashboard

YoY Chg	Mar-26	Indicator
▼ -5.4%	384	Sales
▼ -2.1%	521	Pending Sales
▼ -6.3%	680	New Listings
▼ -6.3%	\$749,990	Median List Price
▼ -7.0%	\$753,000	Median Sales Price
▲ 0.7%	\$296	Median Price Per Square Foot
▼ -8.0%	\$331.4	Sold Dollar Volume (in millions)
▲ 0.3%	101.8%	Average Sold/Ask Price Ratio
▲ 15.7%	21	Average Days on Market
▼ -12.5%	435	Active Listings
▼ -14.8%	1.0	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.

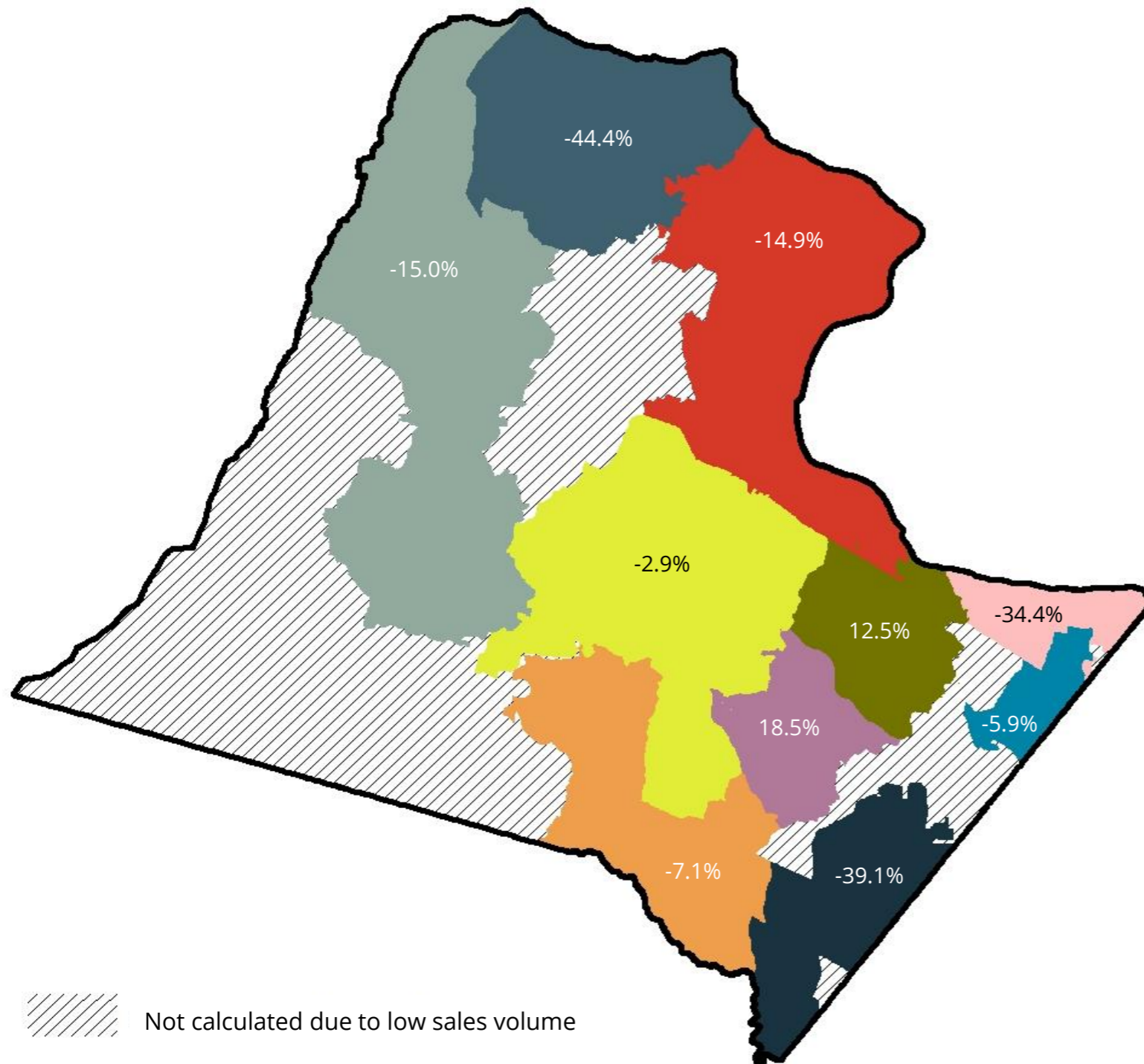
Identify a Professional to Manage the Procedure. REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

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
	Mar-25	Mar-26	
20105 Aldie	28	26	-7.1%
20132 Purcellville	20	17	-15.0%
20147 Ashburn	64	72	12.5%
20148 Ashburn	65	77	18.5%
20152 Chantilly	23	14	-39.1%
20164 Sterling	34	32	-5.9%
20165 Sterling	32	21	-34.4%
20175 Leesburg	34	33	-2.9%
20176 Leesburg	67	57	-14.9%
20180 Lovettsville	9	5	-44.4%

 Not calculated due to low sales volume

Total Market Overview



Key Metrics	2-year Trends		Mar-25	Mar-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Mar-24	Mar-26						
Sales			406	384	-5.4%	963	913	-5.2%
Pending Sales			532	521	-2.1%	1,197	1,213	1.3%
New Listings			726	680	-6.3%	1,731	1,651	-4.6%
Median List Price			\$800,000	\$749,990	-6.3%	\$759,900	\$742,500	-2.3%
Median Sales Price			\$810,000	\$753,000	-7.0%	\$764,900	\$741,500	-3.1%
Median Price Per Square Foot			\$294	\$296	0.7%	\$297	\$293	-1.4%
Sold Dollar Volume (in millions)			\$360.3	\$331.4	-8.0%	\$821.8	\$812.5	-1.1%
Average Sold/Ask Price Ratio			101.5%	101.8%	0.3%	101.1%	100.6%	-0.6%
Average Days on Market			19	21	15.7%	21	28	30.1%
Active Listings			497	435	-12.5%	n/a	n/a	n/a
Months of Supply			1.2	1.0	-14.8%	n/a	n/a	n/a

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

Single-Family Detached Market Overview



Key Metrics	2-year Trends		Mar-25	Mar-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Mar-24	Mar-26						
Sales			202	174	-13.9%	446	406	-9.0%
Pending Sales			262	248	-5.3%	567	561	-1.1%
New Listings			370	328	-11.4%	842	778	-7.6%
Median List Price			\$1,025,000	\$1,067,495	4.1%	\$999,990	\$1,078,000	7.8%
Median Sales Price			\$1,061,000	\$1,100,944	3.8%	\$1,025,000	\$1,100,000	7.3%
Median Price Per Square Foot			\$280	\$279	-0.3%	\$283	\$278	-1.7%
Sold Dollar Volume (in millions)			\$228.1	\$198.0	-13.2%	\$498.4	\$499.1	0.1%
Average Sold/Ask Price Ratio			102.0%	103.6%	1.6%	101.7%	101.6%	-0.1%
Average Days on Market			18	19	3.6%	22	26	20.7%
Active Listings			259	204	-21.2%	n/a	n/a	n/a
Months of Supply			1.3	1.0	-25.7%	n/a	n/a	n/a

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

Townhome & Condo Market Overview



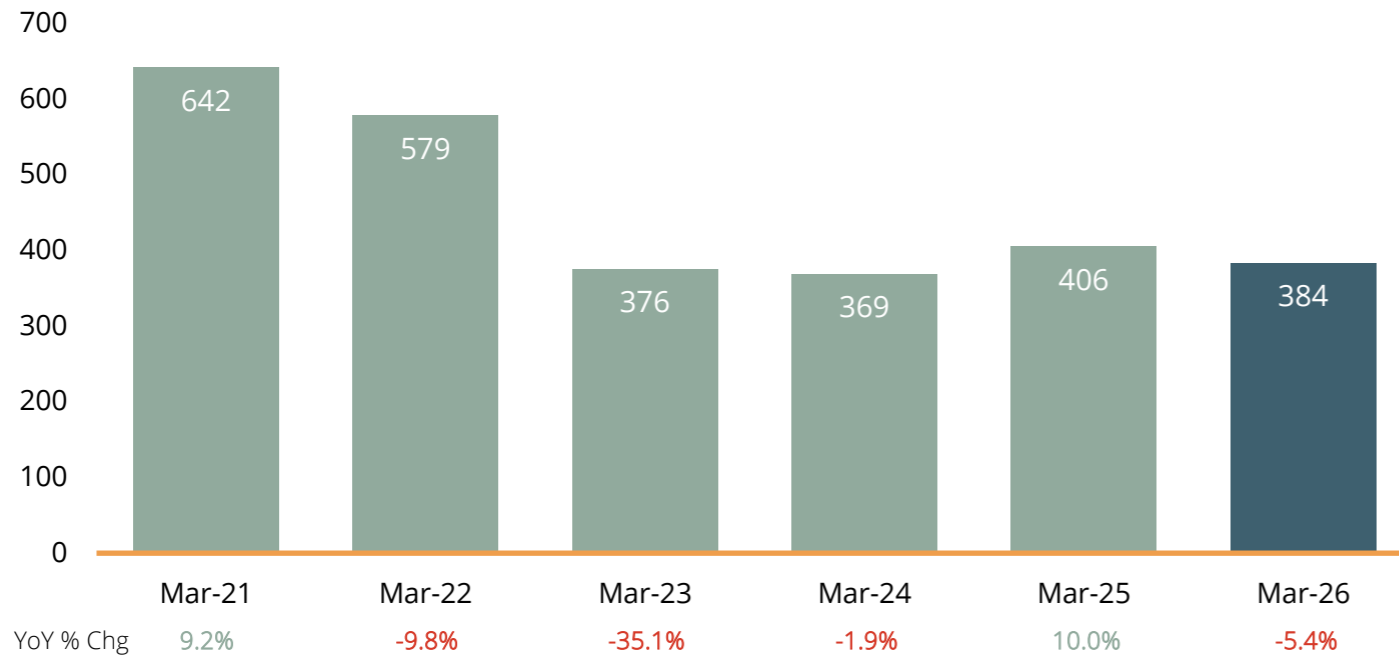
Key Metrics	2-year Trends		Mar-25	Mar-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Mar-24	Mar-26						
Sales			204	210	2.9%	517	507	-1.9%
Pending Sales			270	273	1.1%	630	652	3.5%
New Listings			356	352	-1.1%	889	873	-1.8%
Median List Price			\$640,000	\$622,943	-2.7%	\$615,000	\$619,990	0.8%
Median Sales Price			\$642,500	\$624,445	-2.8%	\$623,205	\$620,000	-0.5%
Median Price Per Square Foot			\$303	\$303	0.1%	\$304	\$302	-0.5%
Sold Dollar Volume (in millions)			\$132.2	\$133.4	0.9%	\$323.4	\$313.4	-3.1%
Average Sold/Ask Price Ratio			101.0%	100.3%	-0.7%	100.6%	99.8%	-0.8%
Average Days on Market			19	24	25.0%	21	29	37.9%
Active Listings			238	231	-2.9%	n/a	n/a	n/a
Months of Supply			1.0	1.0	-2.9%	n/a	n/a	n/a

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

Sales



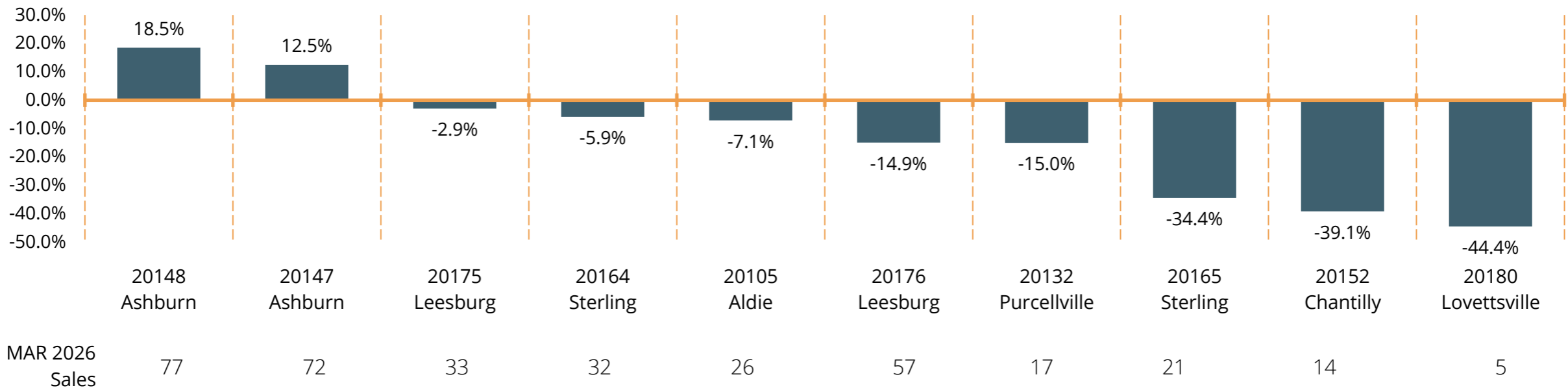
Loudoun County



Month	Single-Family Detached	YoY Chg	Townhome & Condo	YoY Chg
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%
Mar-26	174	-13.9%	210	2.9%
12-month Avg	207	7.1%	226	-0.5%

Zip Code

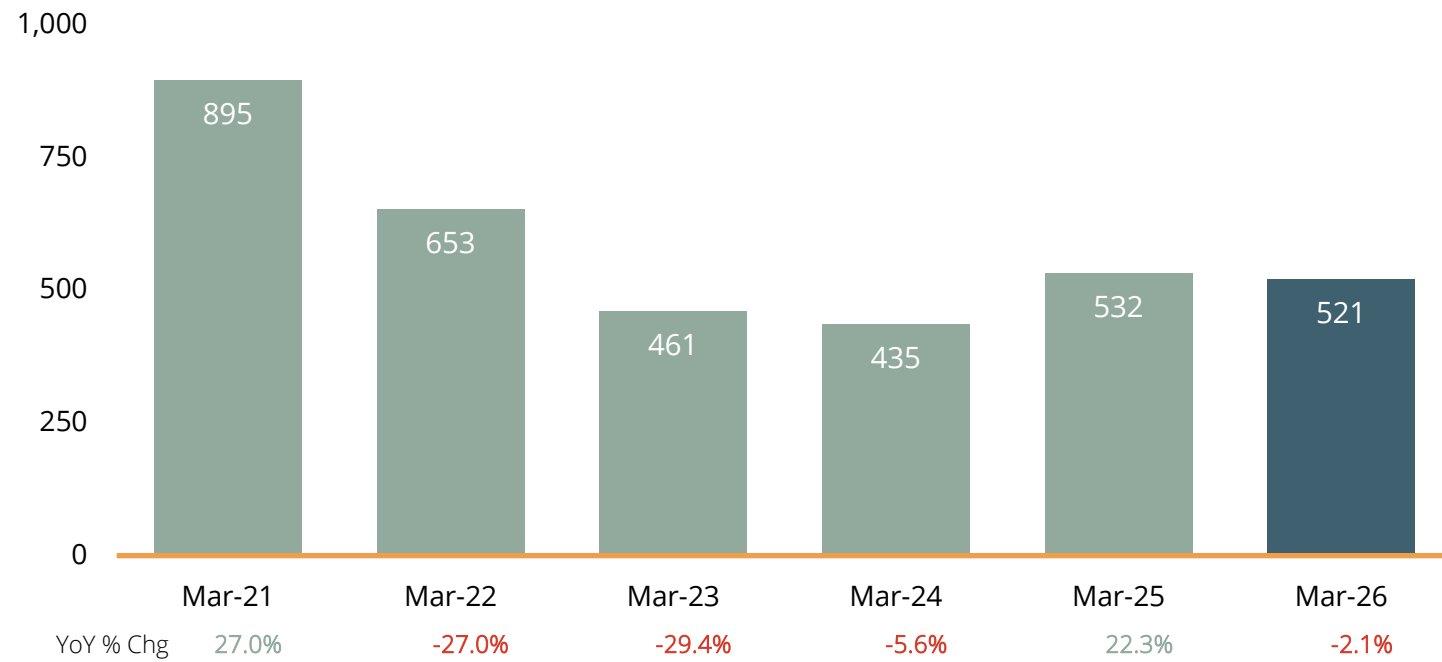
% Change in Sales
Mar-25 to Mar-26



Pending Sales



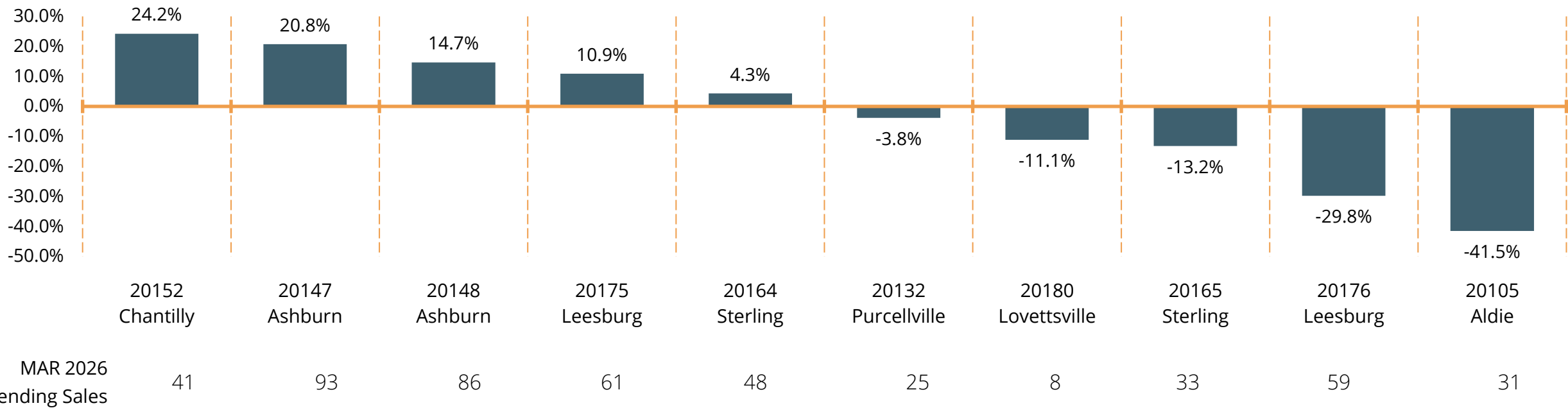
Loudoun County



Month	Single-Family Detached	YoY Chg	Townhome & Condo	YoY Chg
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%
Mar-26	248	-5.3%	273	1.1%
12-month Avg	207	6.1%	228	-0.1%

Zip Code

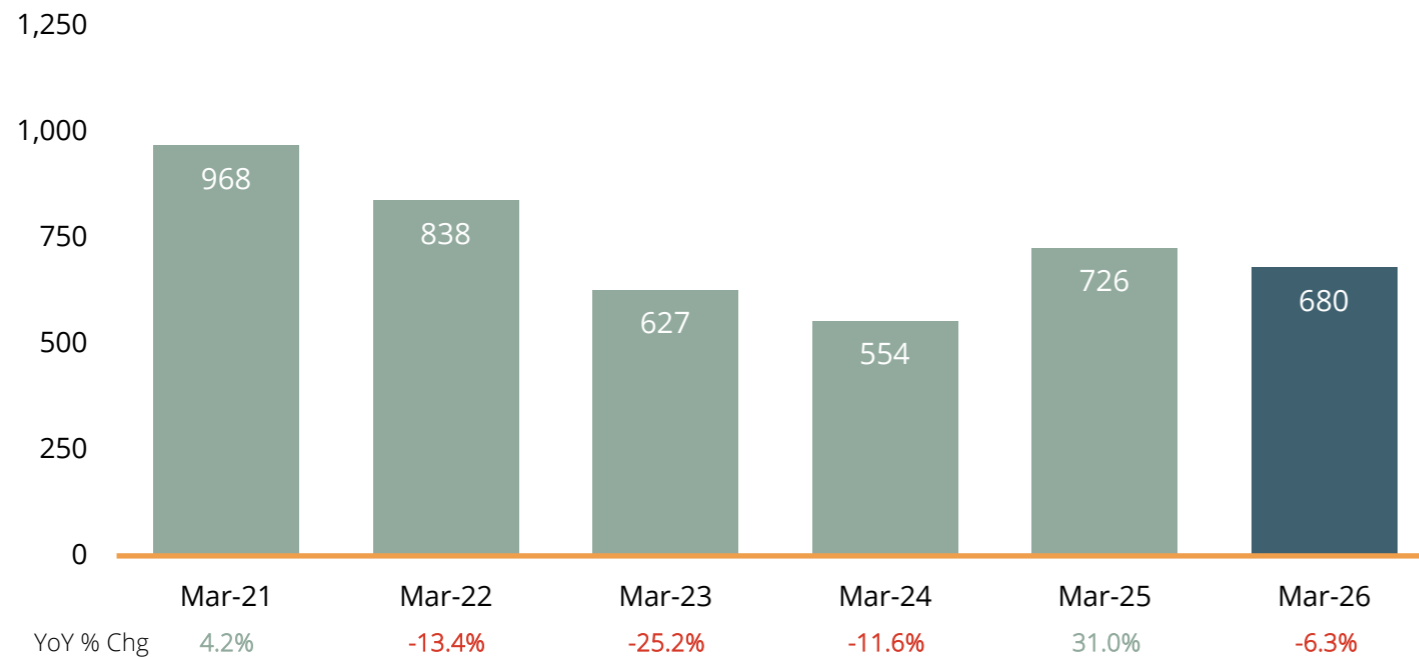
% Change in Pending Sales
Mar-25 to Mar-26



New Listings



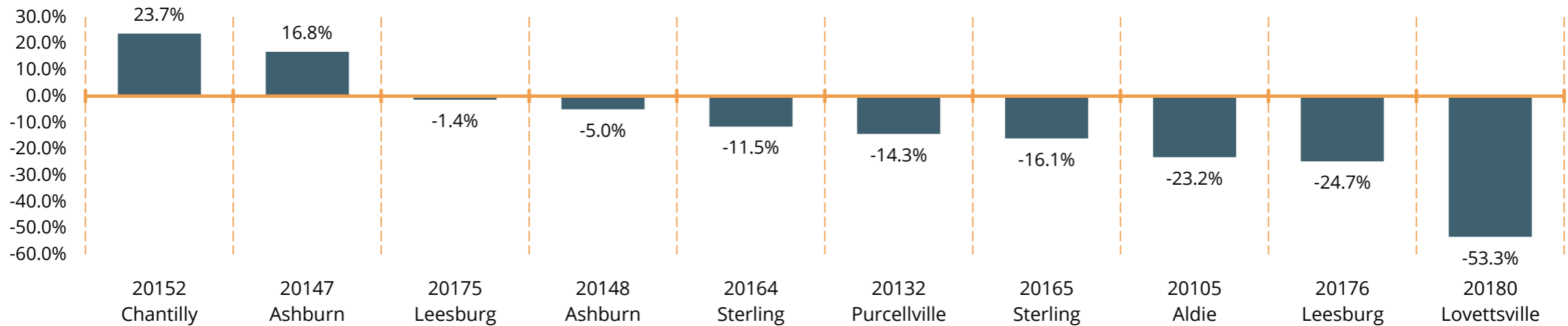
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
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%
Mar-26	328	-11.4%	352	-1.1%
12-month Avg	286	5.2%	323	6.7%

Zip Code

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



MAR 2026
New Listings

47

125

71

115

46

30

47

53

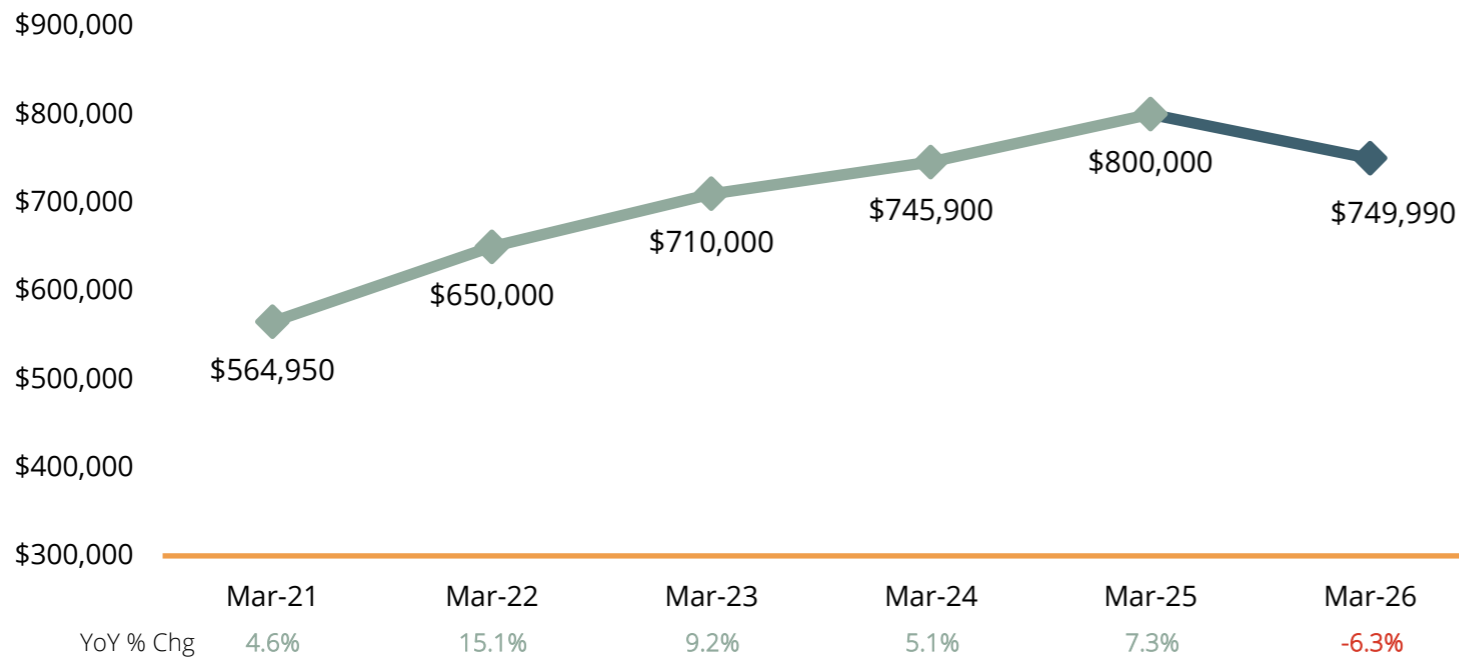
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Median List Price



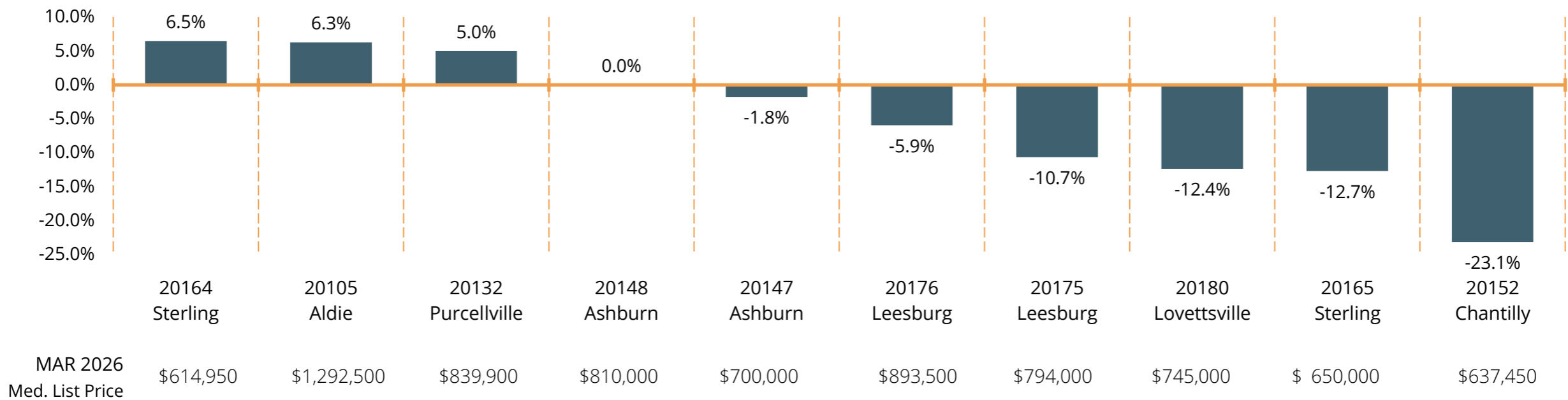
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
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%
Mar-26	\$1,067,495	4.1%	\$622,943	-2.7%
12-month Avg	\$1,043,968	5.0%	\$617,127	0.8%

Zip Code

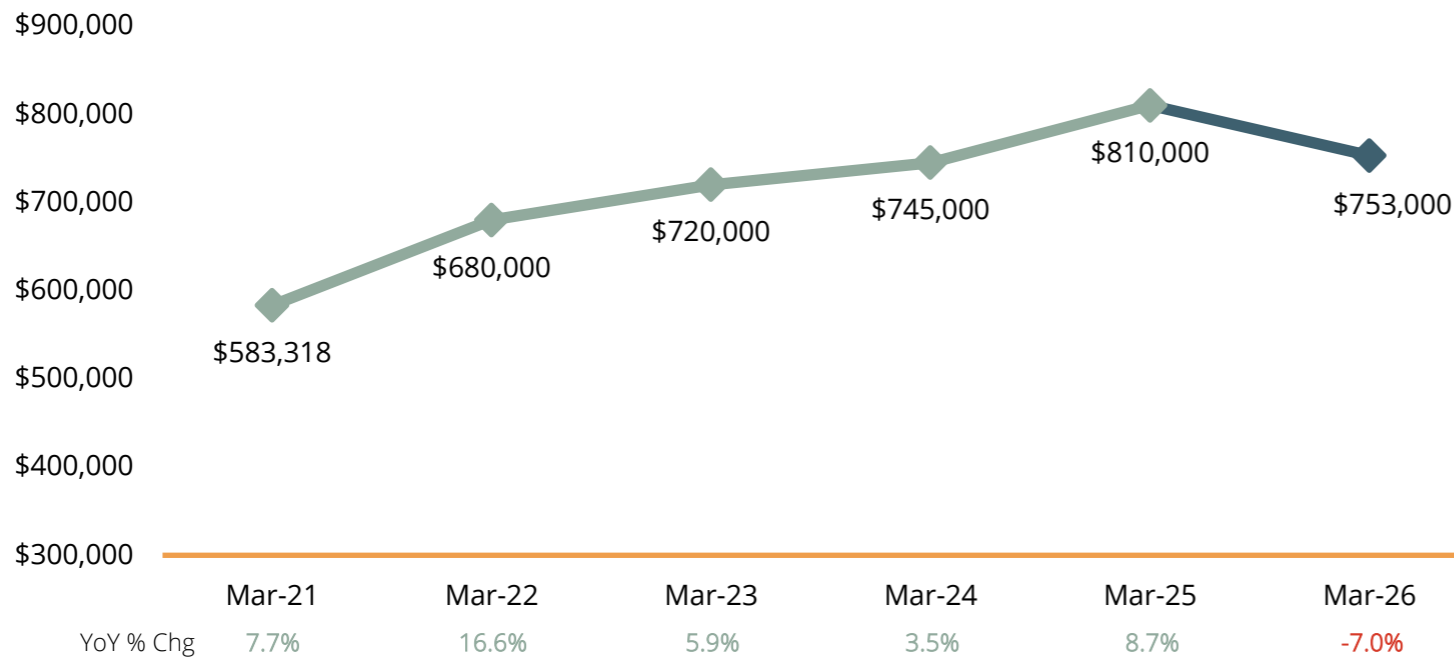
% Change in Median List Price
Mar-25 to Mar-26



Median Sales Price



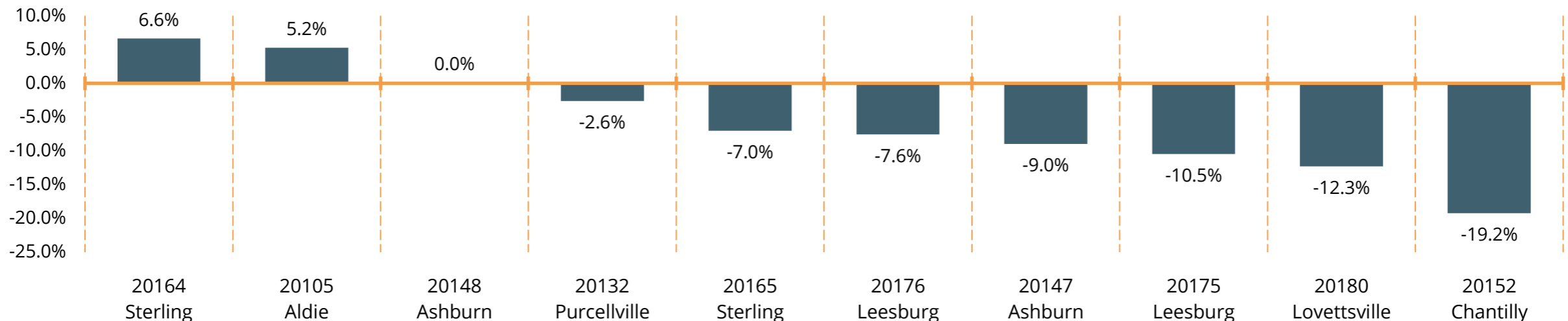
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
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%
Mar-26	\$1,100,944	3.8%	\$624,445	-2.8%
12-month Avg	\$1,045,551	2.8%	\$617,080	0.4%

Zip Code

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

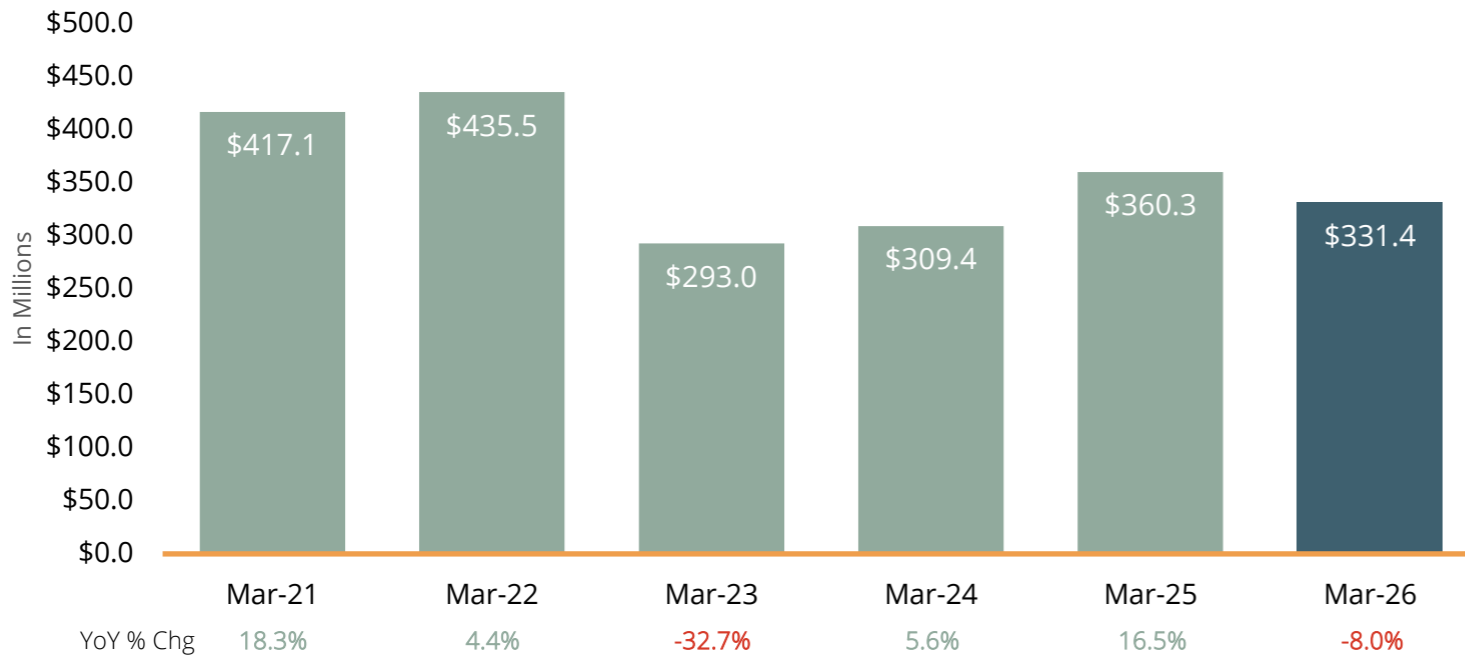


Zip Code	20164 Sterling	20105 Aldie	20148 Ashburn	20132 Purcellville	20165 Sterling	20176 Leesburg	20147 Ashburn	20175 Leesburg	20180 Lovettsville	20152 Chantilly
MAR 2026 Med. Sales Price	\$625,000	\$1,280,000	\$810,000	\$850,000	\$695,000	\$885,000	\$704,500	\$799,000	\$ 750,000	\$670,000

Sold Dollar Volume (in millions)



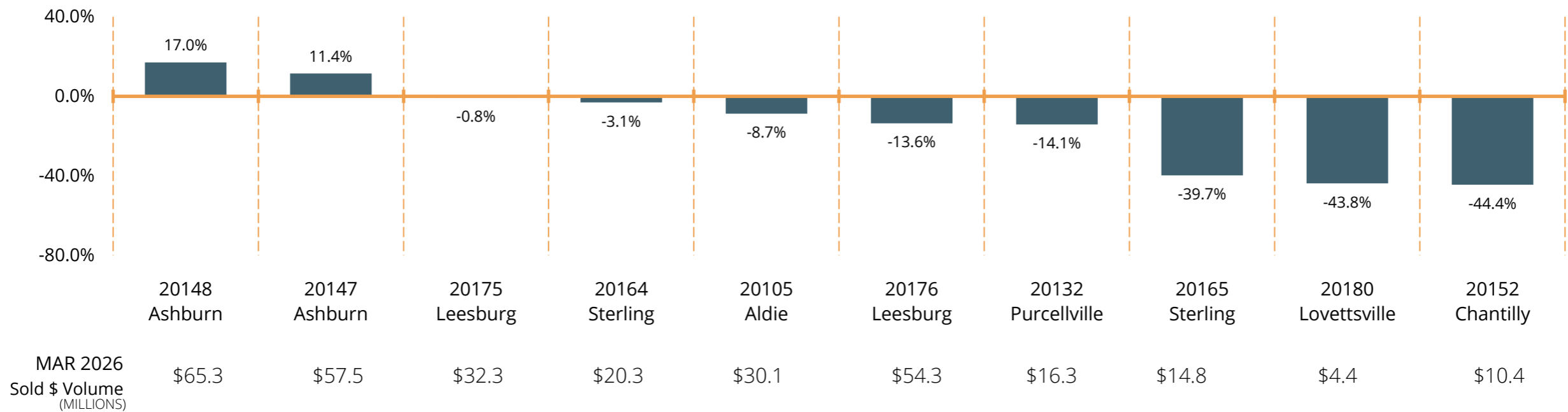
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
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%
Mar-26	\$198.0	-13.2%	\$133.4	0.9%
12-month Avg	\$237.8	10.8%	\$141.7	0.5%

Zip Code

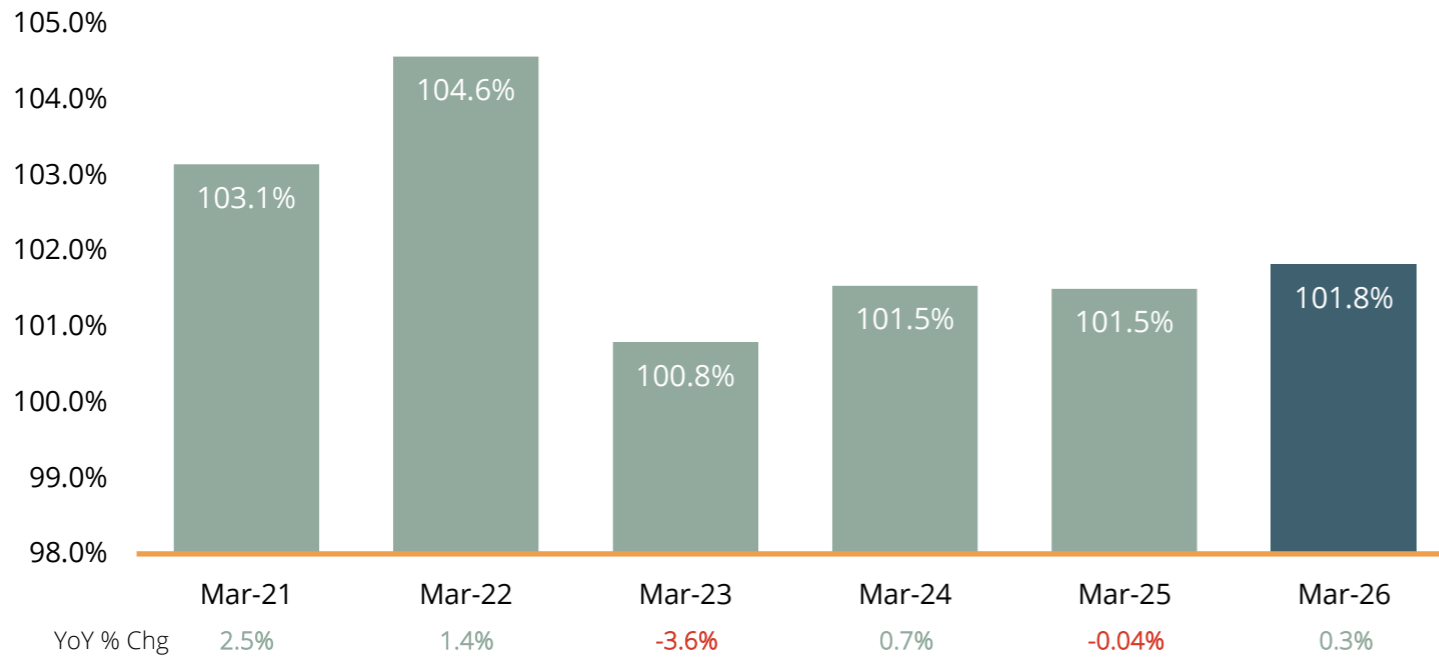
% Change in Sold Dollar Volume
Mar-25 to Mar-26



Average Sold to Ask Price Ratio



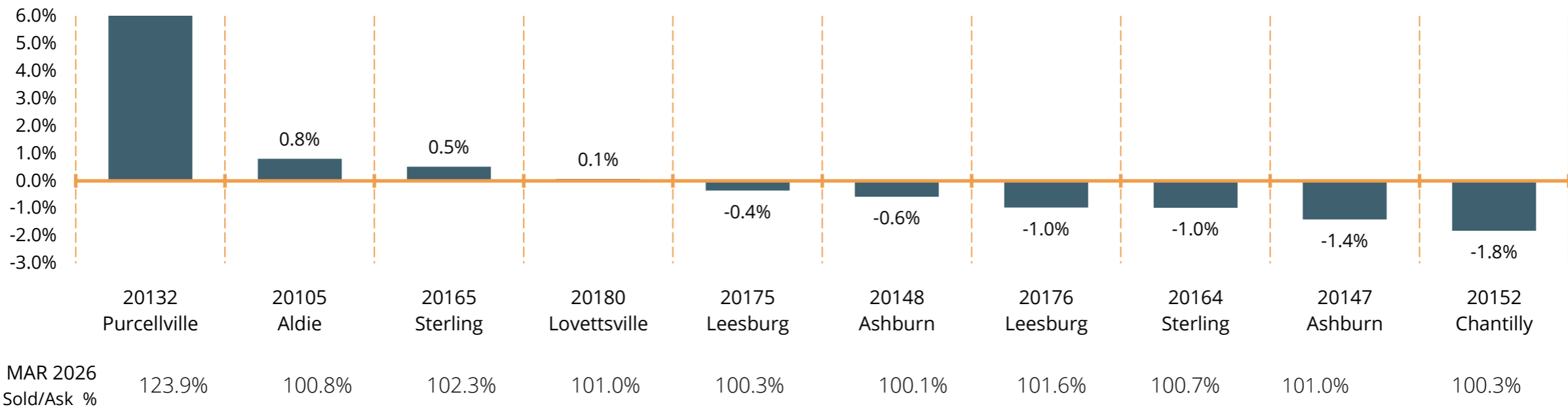
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
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%
Mar-26	103.6%	1.6%	100.3%	-0.7%
12-month Avg	100.4%	-1.2%	99.8%	-0.9%

Zip Code

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



MAR 2026
Avg Sold/Ask %

123.9%

100.8%

102.3%

101.0%

100.3%

100.1%

101.6%

100.7%

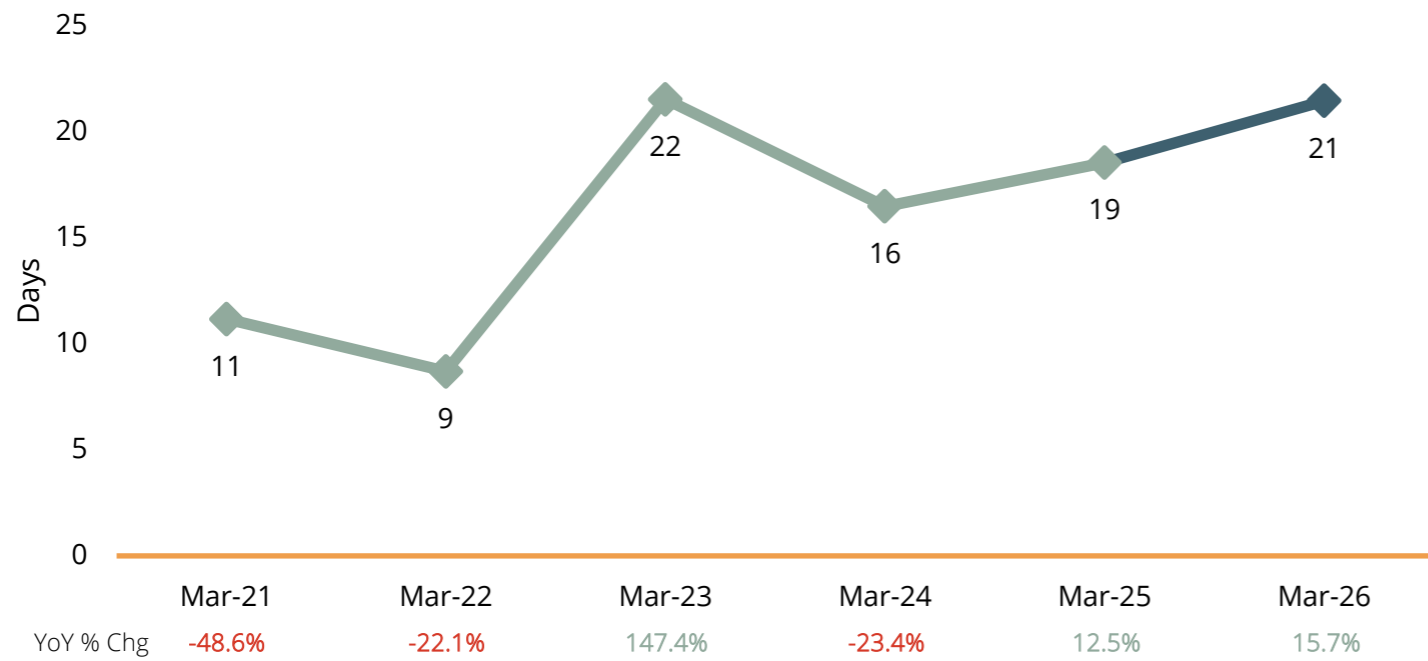
101.0%

100.3%

Average Days on Market



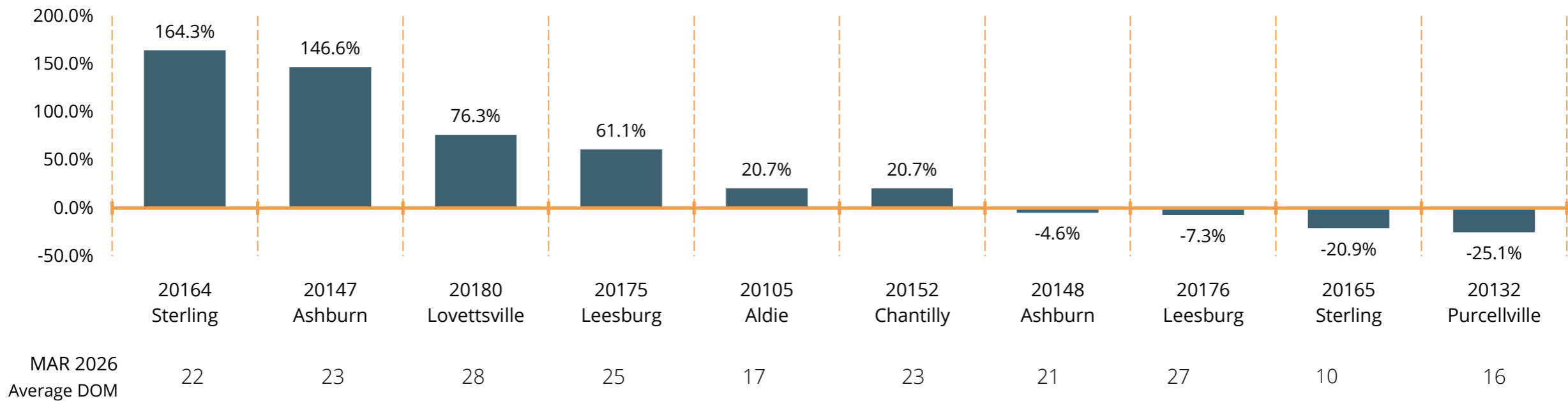
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
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%
Mar-26	19	3.6%	24	25.0%
12-month Avg	26	36.3%	24	30.8%

Zip Code

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



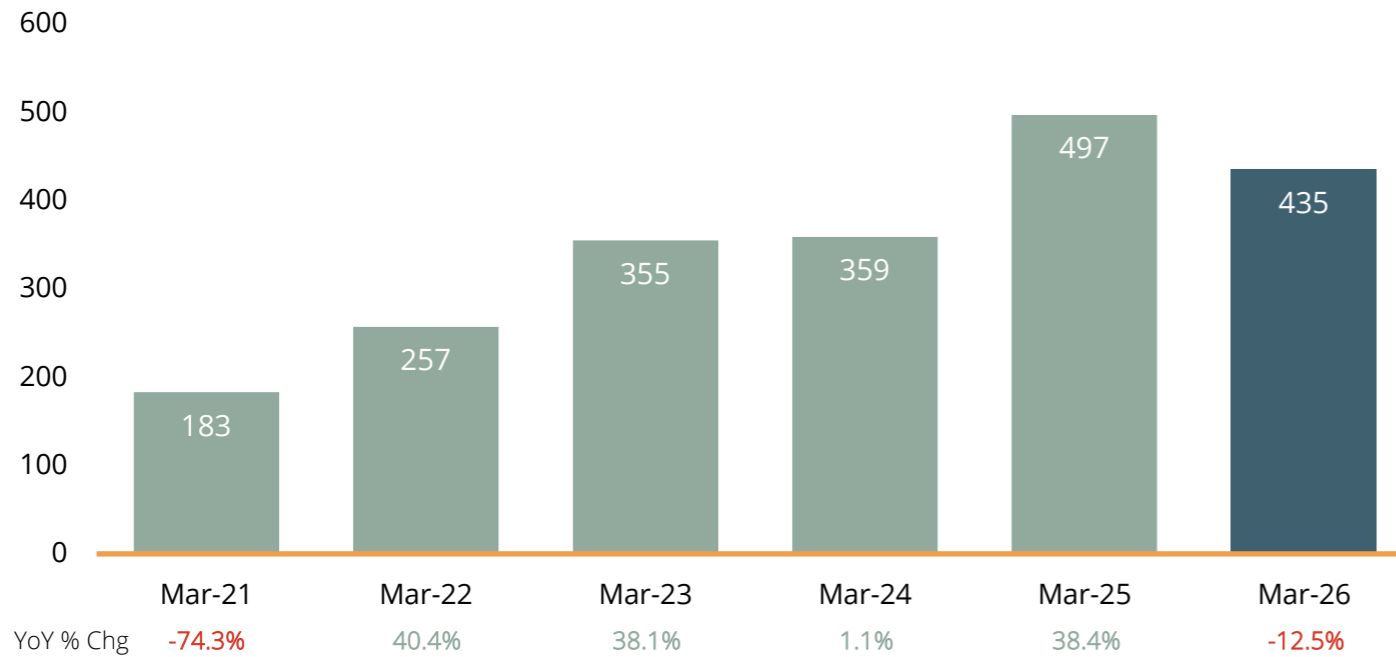
MAR 2026
Average DOM

22 23 28 25 17 23 21 27 10 16

Active Listings



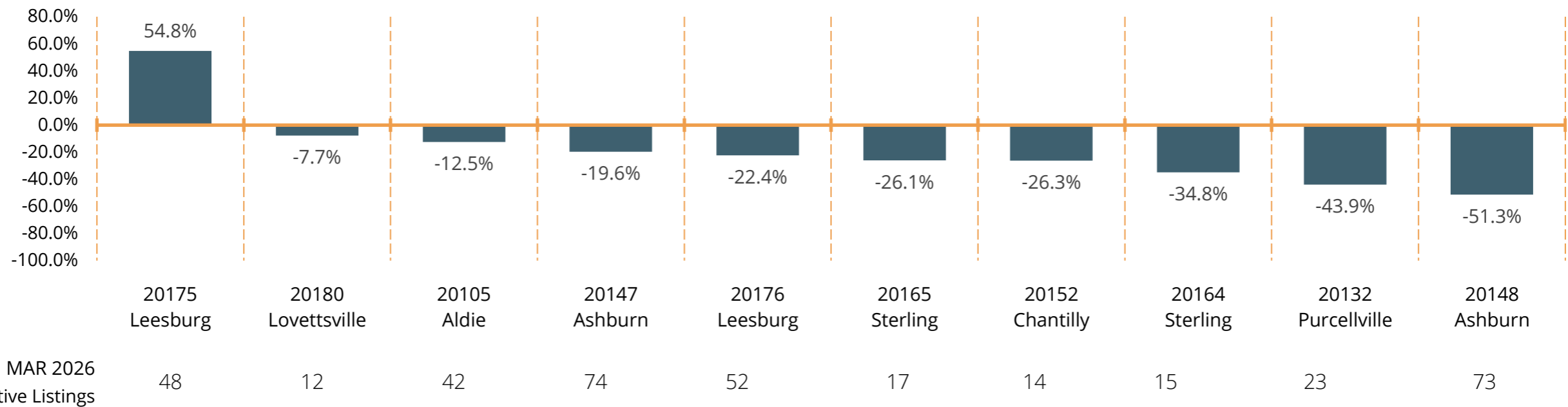
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
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%
Mar-26	204	-21.2%	231	-2.9%
12-month Avg	287	29.5%	301	35.4%

Zip Code

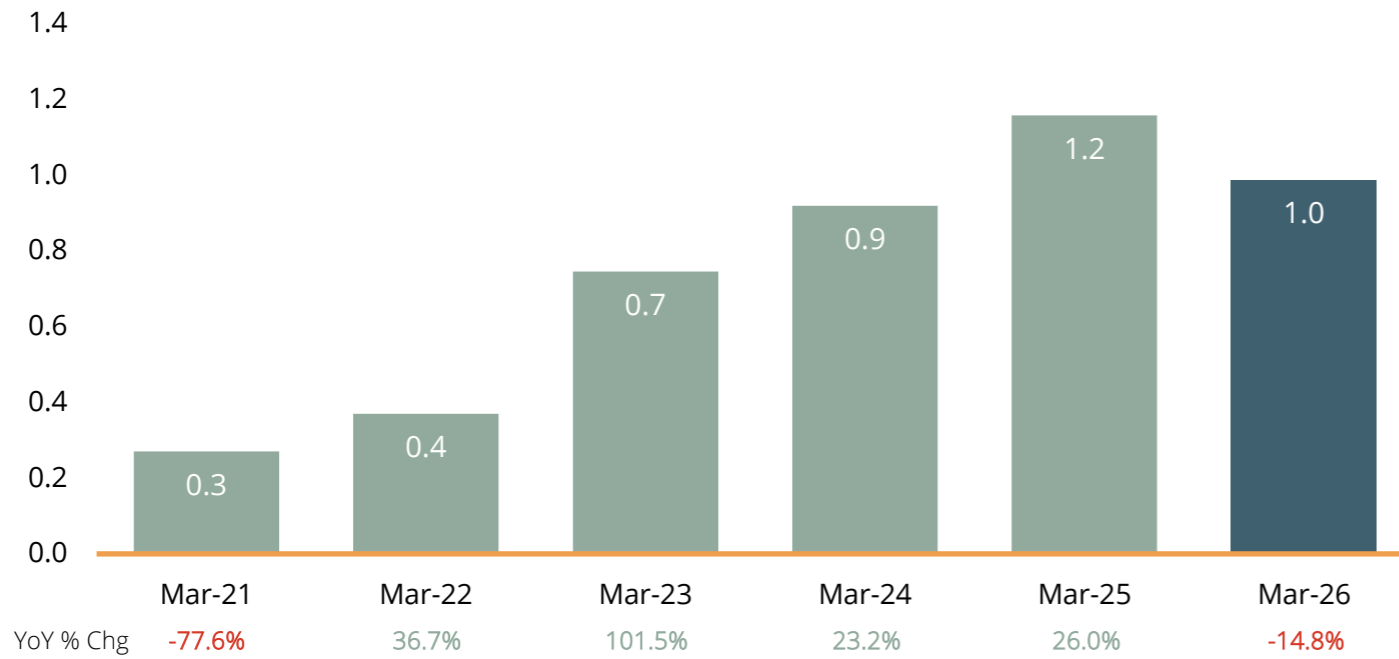
% Change in Active Listings
Mar-25 to Mar-26



Months Supply



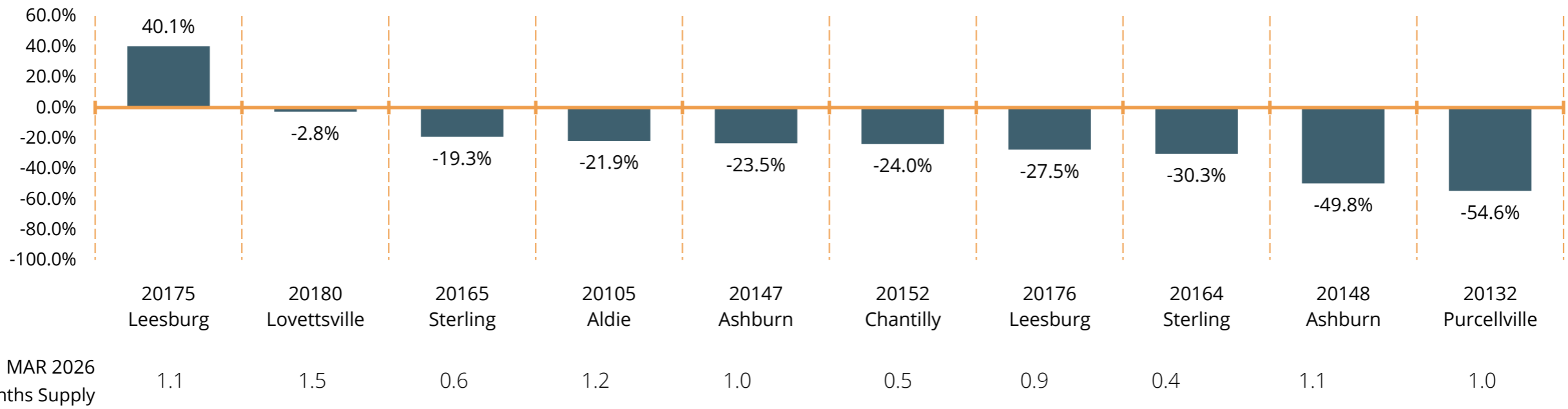
Loudoun County



Month	Single-Family		Townhome & Condo	
	Detached	YoY Chg		YoY Chg
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%
Mar-26	1.0	-25.7%	1.0	-2.9%
12-month Avg	1.8	50.1%	1.2	14.7%

Zip Code

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



Area Overview



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg	Mar-25	Mar-26	% chg
Loudoun County	726	680	-6.3%	406	384	-5.4%	\$810,000	\$753,000	-7.0%	497	435	-12.5%	1.2	1.0	-14.8%
20105	69	53	-23.2%	28	26	-7.1%	\$1,216,206	\$1,280,000	5.2%	48	42	-12.5%	1.5	1.2	-21.9%
20132	35	30	-14.3%	20	17	-15.0%	\$873,000	\$850,000	-2.6%	41	23	-43.9%	2.3	1.0	-54.6%
20147	107	125	16.8%	64	72	12.5%	\$774,127	\$704,500	-9.0%	92	74	-19.6%	1.3	1.0	-23.5%
20148	121	115	-5.0%	65	77	18.5%	\$809,810	\$810,000	0.0%	150	73	-51.3%	2.1	1.1	-49.8%
20152	38	47	23.7%	23	14	-39.1%	\$829,451	\$670,000	-19.2%	19	14	-26.3%	0.7	0.5	-24.0%
20164	52	46	-11.5%	34	32	-5.9%	\$586,250	\$625,000	6.6%	23	15	-34.8%	0.6	0.4	-30.3%
20165	56	47	-16.1%	32	21	-34.4%	\$747,500	\$695,000	-7.0%	23	17	-26.1%	0.7	0.6	-19.3%
20175	72	71	-1.4%	34	33	-2.9%	\$892,500	\$799,000	-10.5%	31	48	54.8%	0.8	1.1	40.1%
20176	97	73	-24.7%	67	57	-14.9%	\$957,500	\$885,000	-7.6%	67	52	-22.4%	1.2	0.9	-27.5%
20180	15	7	-53.3%	9	5	-44.4%	\$855,000	\$750,000	-12.3%	13	12	-7.7%	1.6	1.5	-2.8%



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.