

DAAR LOUDOUN COUNTY HOUSING MARKET REPORT Q1-2026

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®



DAAR

Market Dashboard

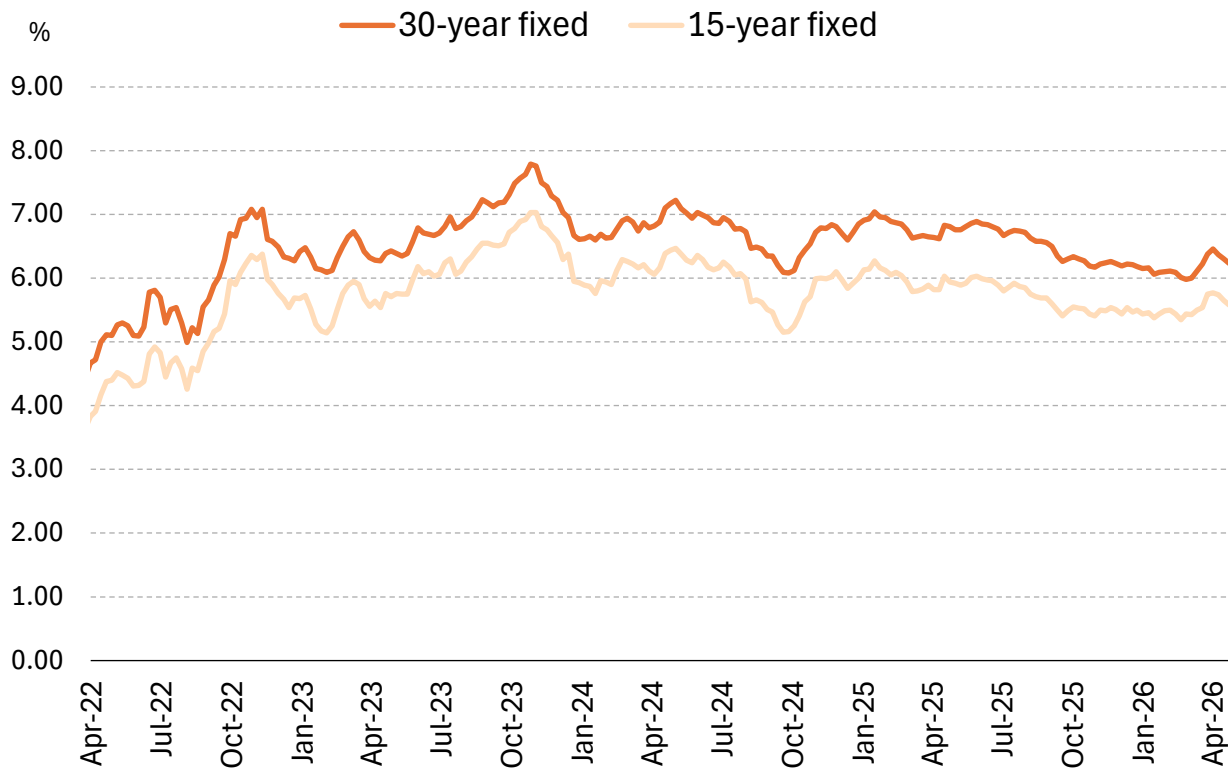
<i>Loudoun County</i>	2026 - Q1	2025 - Q1	Change
CLOSED SALES	1,007	963	4.6%
PENDING SALES	913	1,197	-23.7%
MEDIAN SOLD PRICE	\$741,500	\$760,000	-2.4%
SOLD DOLLAR VOLUME	\$860.7	\$821.8	4.7%
AVG. SOLD/LIST PRICE RATIO	100.6%	101.2%	-0.6% <small>(PERCENTAGE POINTS)</small>
MEDIAN DAYS ON MARKET	8	6	2 <small>(DAYS)</small>
ACTIVE LISTINGS	380	497	-23.5%
MONTHS OF SUPPLY	1.0	1.2	-0.2 <small>(MONTHS)</small>

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



Mortgage Rate Tracker

Weekly Average	April 23, 2026	1 month ago	1 year ago
30-YEAR FIXED MORTGAGE	6.23%	6.22%	6.83%
15-YEAR FIXED MORTGAGE	5.58%	5.54%	6.03%



Source: Freddie Mac

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DAAR

HOUSING MARKET CONDITIONS



1ST QUARTER

2026

Q1-2026 DAAR

MARKET SUMMARY

Market Activity: The Loudoun market continued to expand at the beginning of the year. There were 1,007 sales across the county in Q1 2026, which is 44 more than a year ago (+5%). The Aldie 20105 (+6%) and Ashburn 20148 (+16%) markets contributed most to this increase in sales activity. Pending sales were lower overall, but the Ashburn market (20147 and 20148) remains an outlier which will likely push up closed sales in early Q2.

Price Trends: The DAAR region experienced downward pressure on home prices for the first time since mid-2023. The first quarter median sales price across the region declined almost \$19K from a year ago to \$741,500, a 2% drop. Three out of ten local markets saw prices going up, led by Purcellville 20132, which saw a 7% rise in prices compared to the first quarter of 2025. On average, sellers in the region received above asking price for homes sold in most local markets, suggesting continued demand for homes in this area.

Inventory Conditions: Unlike the trend observed in most parts of the Commonwealth, inventory levels declined significantly across the Loudoun footprint. There were 380 active listings at the end of the first quarter, which was 117 listings lower than the same time last year (-24%). Months of supply in the first quarter (1.0 months) also went down from a year ago, further highlighting the supply constraints in Loudoun. The market conditions still tip in the favor of sellers across this region based on the current supply of homes on the market relative to the pent-up demand in the market.

Outlook: Conditions are pointing towards a steady spring market in 2026, with inventory shortage playing a significant factor in determining activity and prices levels. Two factors will likely drive whether that pace continues through the late spring; inventory, and mortgage rates. If more active listings come onto the market, this will facilitate more sales as pent-up demand is strong, and buyers will have more options to choose from. Recent volatility in mortgage rates poses a risk of dampening sales activity, but if rates continue to hover in the low 6% range, coupled with additional inventory, this could lift market activity above levels seen a year ago.

DAAR

MARKET SNAPSHOTS

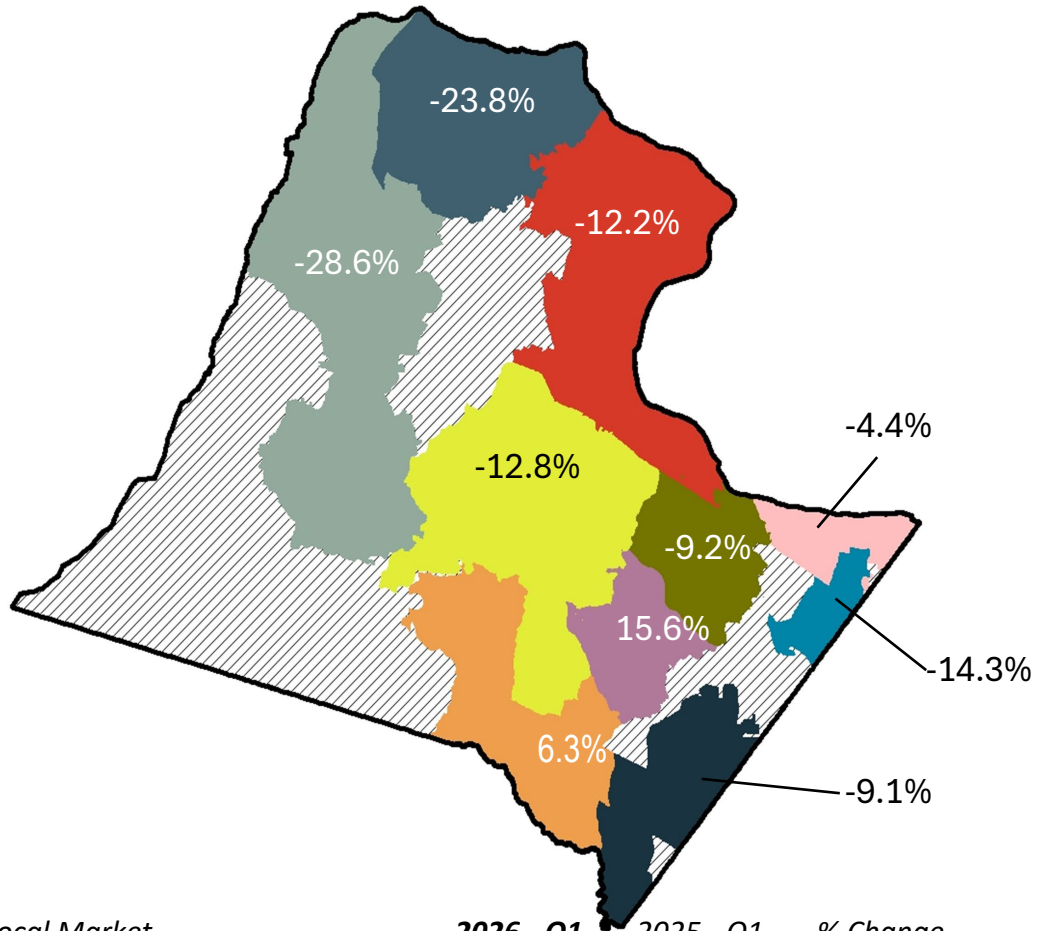


1ST QUARTER

2026

CLOSED SALES

% change from prior year

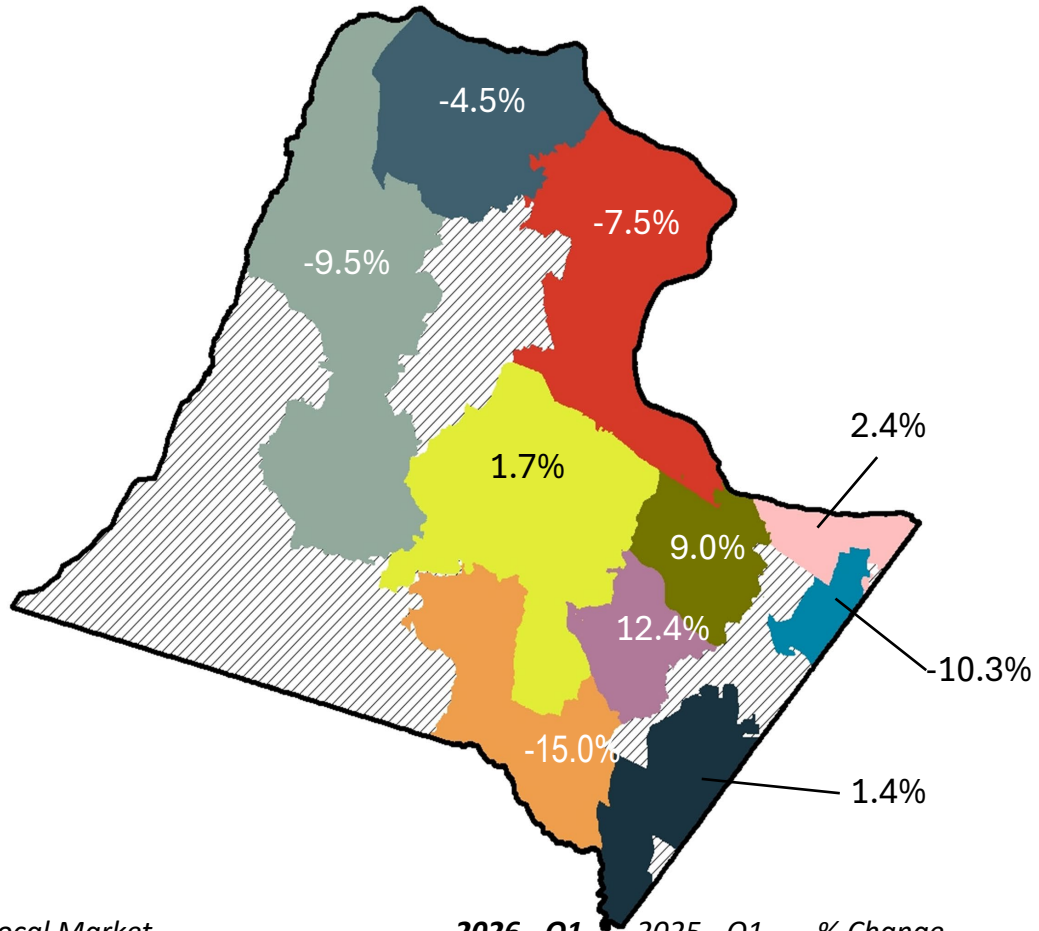


Local Market	2026 - Q1	2025 - Q1	% Change
20105, Aldie	68	64	6.3%
20132, Purcellville	40	56	-28.6%
20147, Ashburn	138	152	-9.2%
20148, Ashburn	170	147	15.6%
20152, Chantilly	50	55	-9.1%
20164, Sterling	72	84	-14.3%
20165, Sterling	65	68	-4.4%
20175, Leesburg	82	94	-12.8%
20176, Leesburg	122	139	-12.2%
20180, Lovettsville	16	21	-23.8%

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

PENDING SALES

% change from prior year

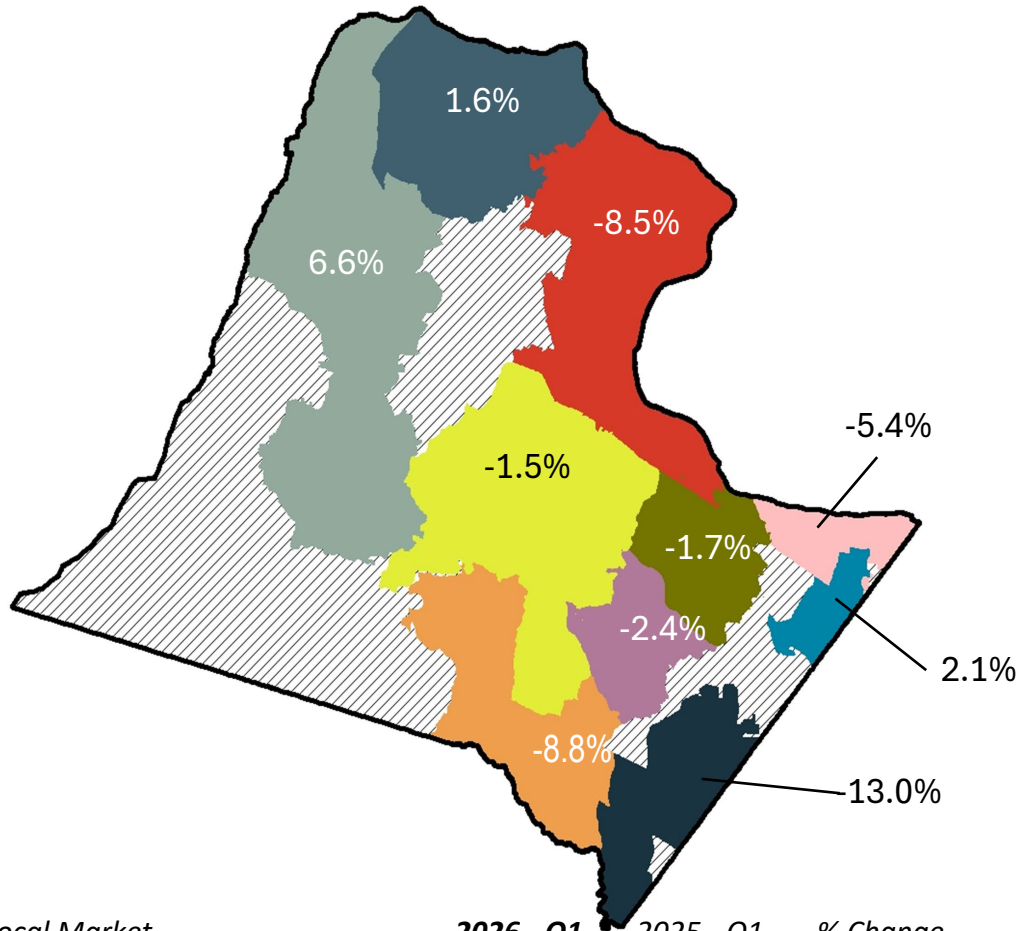


Local Market	2026 - Q1	2025 - Q1	% Change
20105, Aldie	85	100	-15.0%
20132, Purcellville	57	63	-9.5%
20147, Ashburn	206	189	9.0%
20148, Ashburn	208	185	12.4%
20152, Chantilly	73	72	1.4%
20164, Sterling	96	107	-10.3%
20165, Sterling	86	84	2.4%
20175, Leesburg	118	116	1.7%
20176, Leesburg	161	174	-7.5%
20180, Lovettsville	21	22	-4.5%

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

MEDIAN SOLD PRICE

% change from prior year



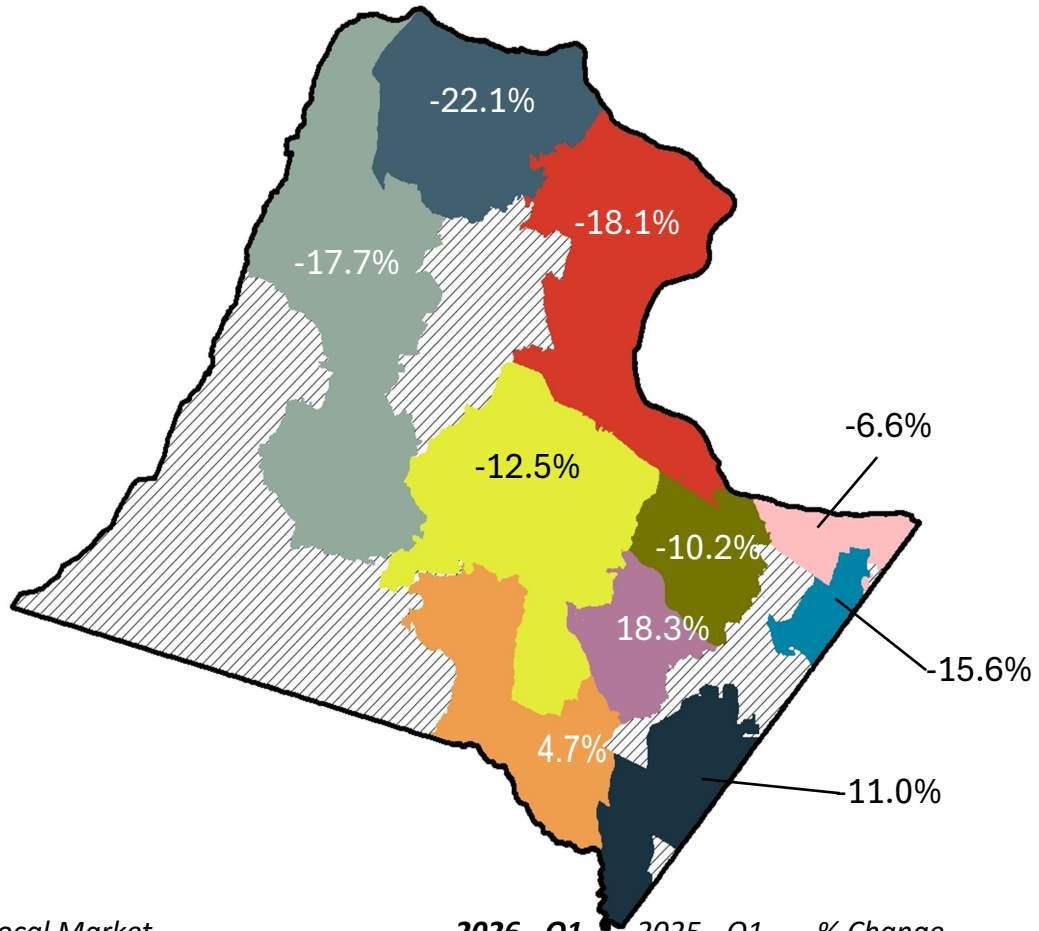
<i>Local Market</i>	2026 - Q1	2025 - Q1	% Change
20105, Aldie	\$1,100,000	\$1,206,206	-8.8%
20132, Purcellville	\$852,500	\$800,000	6.6%
20147, Ashburn	\$700,000	\$712,450	-1.7%
20148, Ashburn	\$790,000	\$809,810	-2.4%
20152, Chantilly	\$700,000	\$805,000	-13.0%
20164, Sterling	\$602,500	\$590,000	2.1%
20165, Sterling	\$660,000	\$697,332	-5.4%
20175, Leesburg	\$711,995	\$722,500	-1.5%
20176, Leesburg	\$855,000	\$934,000	-8.5%
20180, Lovettsville	\$812,500	\$800,000	1.6%

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

DAAR Market Snapshot

SOLD DOLLAR VOLUME (in millions)

% change from prior year

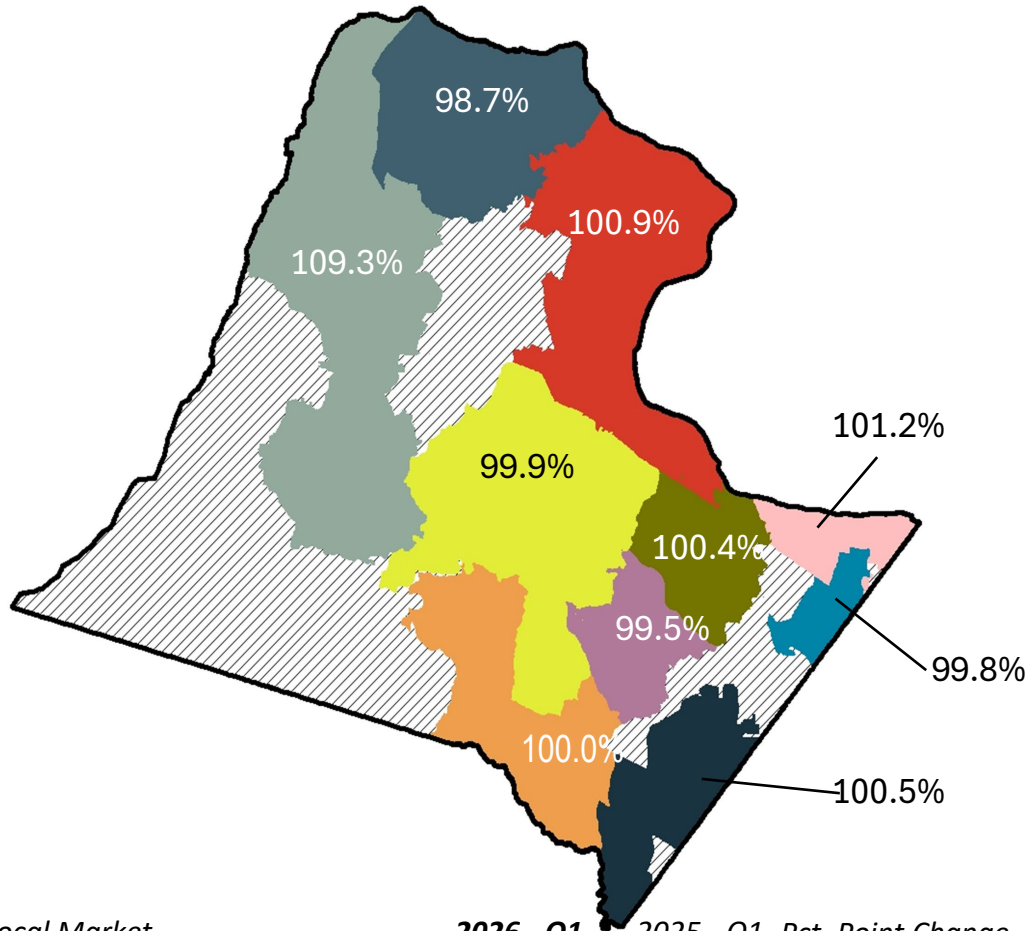


Local Market	2026 - Q1	2025 - Q1	% Change
20105, Aldie	\$78.1	\$74.6	4.7%
20132, Purcellville	\$41.2	\$50.0	-17.7%
20147, Ashburn	\$106.1	\$118.3	-10.2%
20148, Ashburn	\$148.3	\$125.4	18.3%
20152, Chantilly	\$39.6	\$44.6	-11.0%
20164, Sterling	\$43.4	\$51.4	-15.6%
20165, Sterling	\$46.2	\$49.4	-6.6%
20175, Leesburg	\$70.7	\$80.8	-12.5%
20176, Leesburg	\$108.8	\$132.9	-18.1%
20180, Lovettsville	\$13.3	\$17.1	-22.1%

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

AVERAGE SOLD-TO-LIST PRICE RATIO

Q1-2026 avg. sold-to-list price ratio

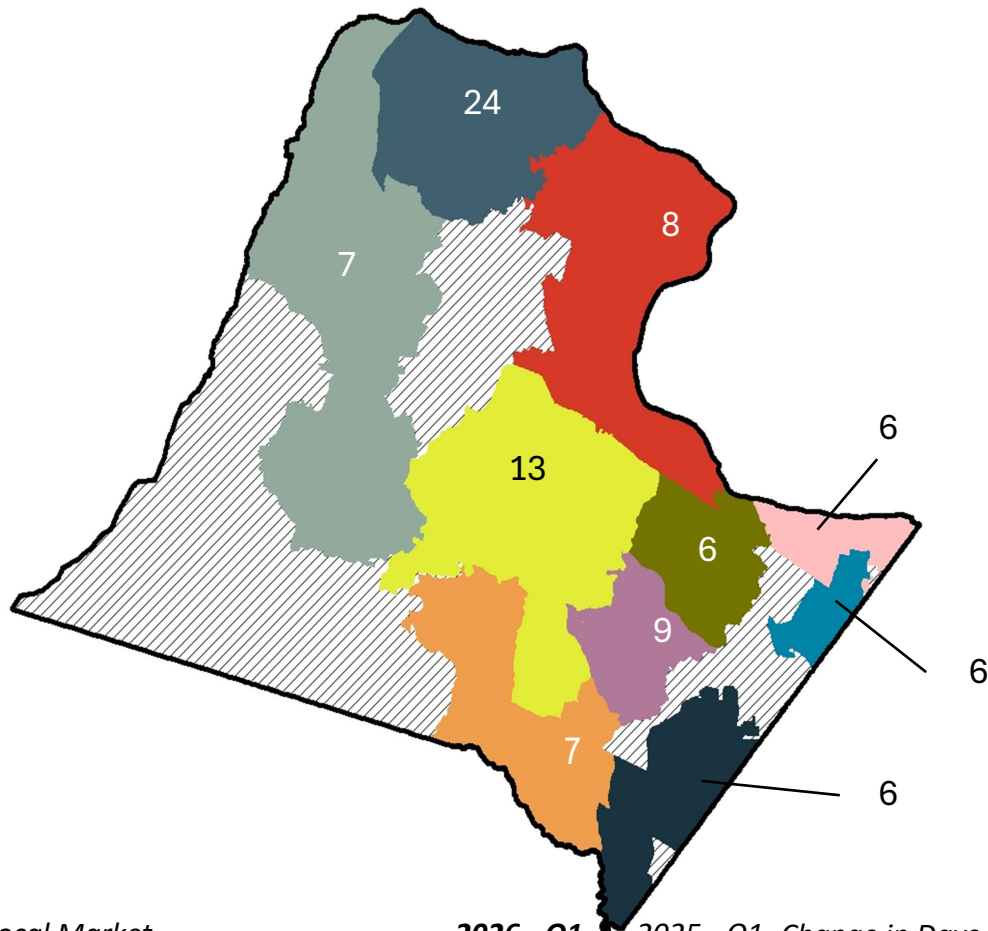


<i>Local Market</i>	2026 - Q1	<i>2025 - Q1</i>	<i>Pct. Point Change</i>
20105, Aldie	100.0%	100.1%	-0.1%
20132, Purcellville	109.3%	100.5%	8.7%
20147, Ashburn	100.4%	101.2%	-0.8%
20148, Ashburn	99.5%	100.5%	-1.0%
20152, Chantilly	100.5%	100.5%	0.1%
20164, Sterling	99.8%	101.2%	-1.4%
20165, Sterling	101.2%	101.2%	0.0%
20175, Leesburg	99.9%	100.8%	-0.8%
20176, Leesburg	100.9%	99.6%	1.3%
20180, Lovettsville	98.7%	103.1%	-4.4%

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

MEDIAN DAYS ON MARKET

Q1-2026 median days on market

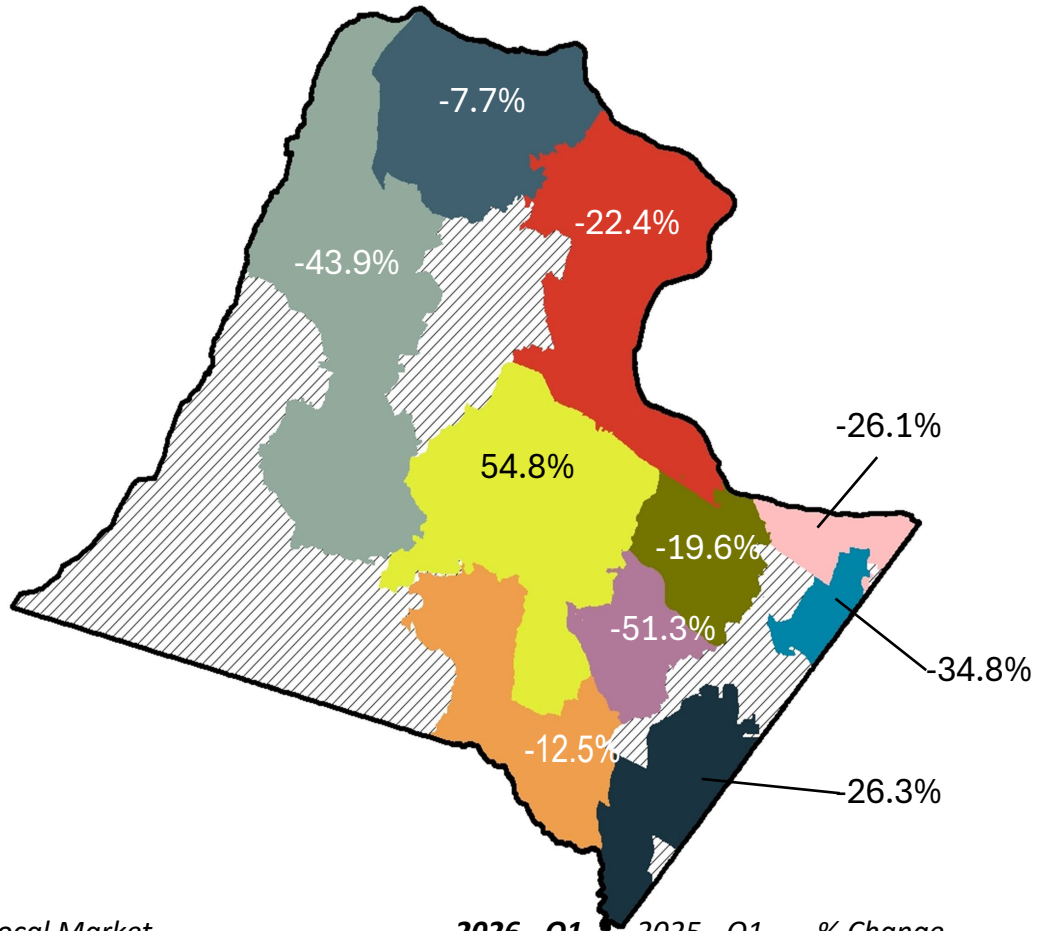


<i>Local Market</i>	2026 - Q1	2025 - Q1	Change in Days
20105, Aldie	7	5	2
20132, Purcellville	7	7	-1
20147, Ashburn	6	6	0
20148, Ashburn	9	9	0
20152, Chantilly	6	6	0
20164, Sterling	6	5	1
20165, Sterling	6	4	2
20175, Leesburg	13	5	8
20176, Leesburg	8	6	2
20180, Lovettsville	24	6	18

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

ACTIVE LISTINGS

% change from prior year

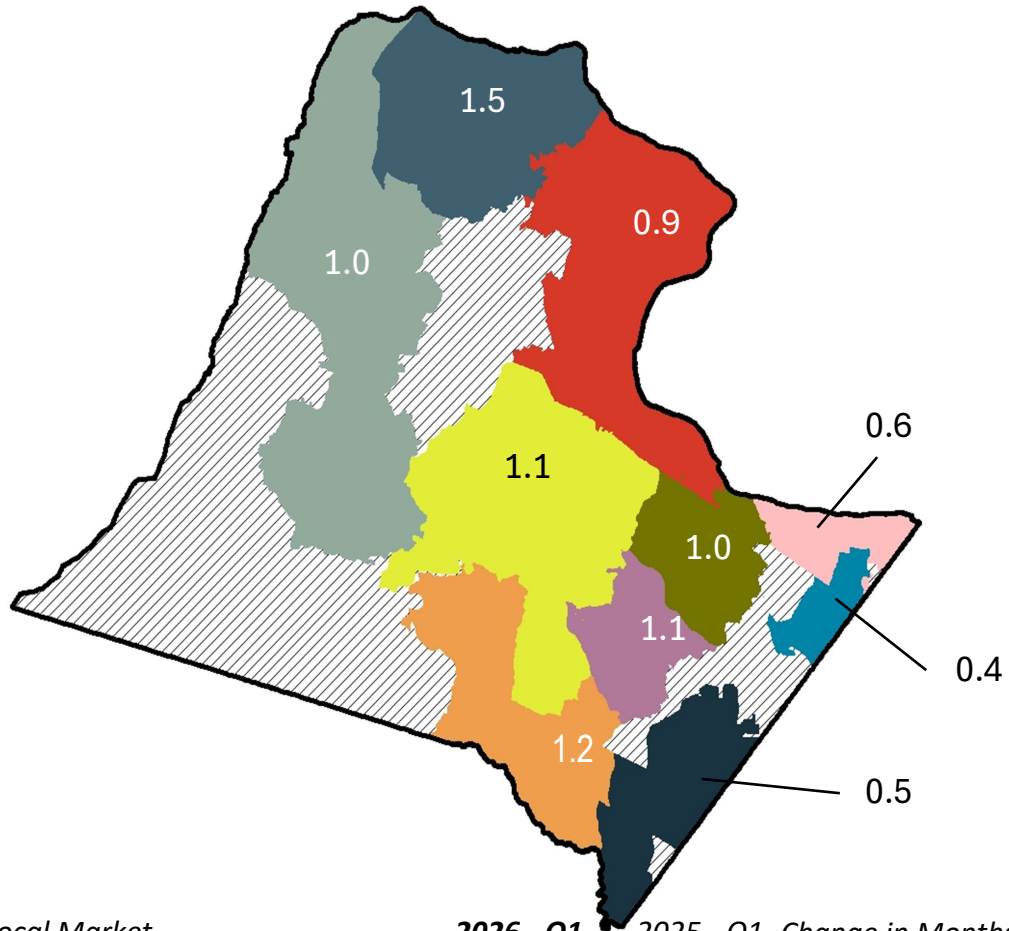


<i>Local Market</i>	2026 - Q1	2025 - Q1	% Change
20105, Aldie	42	48	-12.5%
20132, Purcellville	23	41	-43.9%
20147, Ashburn	74	92	-19.6%
20148, Ashburn	73	150	-51.3%
20152, Chantilly	14	19	-26.3%
20164, Sterling	15	23	-34.8%
20165, Sterling	17	23	-26.1%
20175, Leesburg	48	31	54.8%
20176, Leesburg	52	67	-22.4%
20180, Lovettsville	12	13	-7.7%

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

MONTHS OF SUPPLY

Q1-2026 months of supply



<i>Local Market</i>	2026 - Q1	2025 - Q1	<i>Change in Months</i>
20105, Aldie	1.2	1.5	-0.3
20132, Purcellville	1.0	2.3	-1.3
20147, Ashburn	1.0	1.3	-0.3
20148, Ashburn	1.1	2.1	-1.0
20152, Chantilly	0.5	0.7	-0.2
20164, Sterling	0.4	0.6	-0.2
20165, Sterling	0.6	0.7	-0.1
20175, Leesburg	1.1	0.8	0.3
20176, Leesburg	0.9	1.2	-0.3
20180, Lovettsville	1.5	1.6	0.0

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

DAAR

HISTORICAL MARKET DATA



1ST QUARTER

2020 - 2026

1ST QUARTER HISTORICAL MARKET DATA

CLOSED SALES		2020 - Q1	2021 - Q1	2022 - Q1	2023 - Q1	2024 - Q1	2025 - Q1	2026 - Q1
Loudoun County		1,267	1,534	1,240	853	869	963	1,007
20105, Aldie		120	131	110	79	73	64	68
20132, Purcellville		71	71	45	31	40	56	40
20147, Ashburn		178	221	188	128	130	152	138
20148, Ashburn		182	209	206	114	127	147	170
20152, Chantilly		76	137	86	61	53	55	50
20164, Sterling		102	140	94	87	93	84	72
20165, Sterling		88	104	106	64	63	68	65
20175, Leesburg		116	168	129	94	85	94	82
20176, Leesburg		175	186	144	112	117	139	122
20180, Lovettsville		34	24	31	19	11	21	16
PENDING SALES		2020 - Q1	2021 - Q1	2022 - Q1	2023 - Q1	2024 - Q1	2025 - Q1	2026 - Q1
Loudoun County		1,714	1,941	1,541	1,104	1,076	1,197	913
20105, Aldie		172	170	118	95	80	100	85
20132, Purcellville		89	89	57	47	50	63	57
20147, Ashburn		224	288	236	169	182	189	206
20148, Ashburn		248	304	249	159	178	185	208
20152, Chantilly		137	175	115	74	69	72	73
20164, Sterling		122	179	120	98	74	107	96
20165, Sterling		123	127	134	84	91	84	86
20175, Leesburg		152	188	152	114	98	116	118
20176, Leesburg		217	216	189	150	141	174	161
20180, Lovettsville		53	36	35	39	18	22	21

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

1ST QUARTER HISTORICAL MARKET DATA

MEDIAN SOLD PRICE (\$)	<i>2020 - Q1</i>	<i>2021 - Q1</i>	<i>2022 - Q1</i>	<i>2023 - Q1</i>	<i>2024 - Q1</i>	<i>2025 - Q1</i>	<i>2026 - Q1</i>
Loudoun County	512,662	575,000	641,000	665,000	705,000	760,000	741,500
20105, Aldie	685,500	625,000	740,000	910,000	958,730	1,206,206	1,100,000
20132, Purcellville	580,000	635,000	799,000	735,000	790,000	800,000	852,500
20147, Ashburn	525,000	535,500	618,500	657,500	659,555	712,450	700,000
20148, Ashburn	587,539	650,029	750,000	765,000	787,500	809,810	790,000
20152, Chantilly	533,885	585,000	695,250	660,000	678,000	805,000	700,000
20164, Sterling	425,000	450,000	513,375	491,250	632,500	590,000	602,500
20165, Sterling	458,500	534,000	604,200	617,500	659,000	697,332	660,000
20175, Leesburg	529,000	575,000	613,500	771,000	640,000	722,500	711,995
20176, Leesburg	538,000	628,500	590,000	728,500	757,500	934,000	855,000
20180, Lovettsville	452,500	549,500	625,000	662,000	725,000	800,000	812,500
SOLD DOLLAR VOLUME (\$ in millions)	<i>2020 - Q1</i>	<i>2021 - Q1</i>	<i>2022 - Q1</i>	<i>2023 - Q1</i>	<i>2024 - Q1</i>	<i>2025 - Q1</i>	<i>2026 - Q1</i>
Loudoun County	730.7	978.7	910.6	648.9	691.1	821.8	860.7
20105, Aldie	84.2	96.0	99.6	78.5	74.5	74.6	78.1
20132, Purcellville	45.3	48.0	38.3	24.4	34.4	50.0	41.2
20147, Ashburn	100.8	129.0	125.3	87.0	95.0	118.3	106.1
20148, Ashburn	109.4	142.8	160.3	88.8	104.9	125.4	148.3
20152, Chantilly	44.1	88.0	65.0	42.8	43.4	44.6	39.6
20164, Sterling	42.2	60.5	46.9	42.5	61.1	51.4	43.4
20165, Sterling	42.9	59.4	69.9	41.8	44.1	49.4	46.2
20175, Leesburg	65.3	110.4	95.9	75.8	64.8	80.8	70.7
20176, Leesburg	98.3	122.5	95.0	81.3	98.9	132.9	108.8
20180, Lovettsville	16.7	14.2	21.2	14.3	7.4	17.1	13.3

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

1ST QUARTER HISTORICAL MARKET DATA

AVG SOLD/LIST RATIO	<i>2020 - Q1</i>	<i>2021 - Q1</i>	<i>2022 - Q1</i>	<i>2023 - Q1</i>	<i>2024 - Q1</i>	<i>2025 - Q1</i>	<i>2026 - Q1</i>
Loudoun County	100.0%	102.4%	103.4%	100.2%	101.6%	101.2%	100.6%
20105, Aldie	100.3%	102.9%	103.0%	100.7%	102.2%	100.1%	100.0%
20132, Purcellville	99.5%	101.2%	102.5%	100.5%	105.6%	100.5%	109.3%
20147, Ashburn	100.5%	102.1%	103.7%	100.3%	101.0%	101.2%	100.4%
20148, Ashburn	100.7%	102.8%	102.1%	99.6%	100.9%	100.5%	99.5%
20152, Chantilly	101.1%	103.4%	103.8%	100.7%	103.0%	100.5%	100.5%
20164, Sterling	99.7%	101.2%	104.6%	100.3%	101.1%	101.2%	99.8%
20165, Sterling	100.3%	102.5%	104.1%	101.3%	103.6%	101.2%	101.2%
20175, Leesburg	100.5%	102.1%	102.8%	100.2%	102.8%	100.8%	99.9%
20176, Leesburg	99.8%	101.6%	101.7%	99.7%	100.0%	99.6%	100.9%
20180, Lovettsville	99.3%	103.4%	103.1%	99.9%	100.1%	103.1%	98.7%
MEDIAN DOM (DAYS)	<i>2020 - Q1</i>	<i>2021 - Q1</i>	<i>2022 - Q1</i>	<i>2023 - Q1</i>	<i>2024 - Q1</i>	<i>2025 - Q1</i>	<i>2026 - Q1</i>
Loudoun County	7	4	4	8	6	6	8
20105, Aldie	4	3	5	5	5	5	7
20132, Purcellville	4	4	5	16	6	7	7
20147, Ashburn	6	5	5	6	5	6	6
20148, Ashburn	9	4	5	12	7	9	9
20152, Chantilly	5	4	5	6	5	6	6
20164, Sterling	8	6	5	8	5	5	6
20165, Sterling	6	5	5	8	5	4	6
20175, Leesburg	11	5	5	9	6	5	13
20176, Leesburg	7	5	5	12	8	6	8
20180, Lovettsville	59	5	1	15	7	6	24

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

1ST QUARTER HISTORICAL MARKET DATA

ACTIVE LISTINGS (end of quarter)	2020 - Q1	2021 - Q1	2022 - Q1	2023 - Q1	2024 - Q1	2025 - Q1	2026 - Q1
Loudoun County	712	183	257	355	359	497	380
20105, Aldie	14	0	0	29	15	48	42
20132, Purcellville	95	8	26	23	45	41	23
20147, Ashburn	71	28	22	81	56	92	74
20148, Ashburn	79	21	44	89	66	150	73
20152, Chantilly	47	0	19	14	16	19	14
20164, Sterling	34	18	25	34	46	23	15
20165, Sterling	15	18	14	14	10	23	17
20175, Leesburg	96	21	26	44	18	31	48
20176, Leesburg	112	22	20	61	69	67	52
20180, Lovettsville	30	13	6	17	15	13	12
MONTHS OF SUPPLY	2020 - Q1	2021 - Q1	2022 - Q1	2023 - Q1	2024 - Q1	2025 - Q1	2026 - Q1
Loudoun County	1.2	0.3	0.4	0.7	0.9	1.2	1.0
20105, Aldie	0.2	0.0	0.0	0.7	0.5	1.5	1.2
20132, Purcellville	3.4	0.3	0.9	1.0	2.6	2.3	1.0
20147, Ashburn	0.8	0.3	0.2	1.1	0.9	1.3	1.0
20148, Ashburn	0.9	0.2	0.4	1.1	1.0	2.1	1.1
20152, Chantilly	1.1	0.0	0.3	0.4	0.6	0.7	0.5
20164, Sterling	0.7	0.3	0.4	0.8	1.1	0.6	0.4
20165, Sterling	0.3	0.4	0.2	0.4	0.3	0.7	0.6
20175, Leesburg	1.9	0.3	0.4	1.0	0.5	0.8	1.1
20176, Leesburg	1.5	0.3	0.2	1.1	1.5	1.2	0.9
20180, Lovettsville	2.4	0.9	0.4	2.2	1.7	1.6	1.5

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



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.

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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.