



From Nathan Desnoyers, eXp Realty  
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Here's some fun information about your home, its approximate value, local home sales, and a peek into the current market trends.

Just as you'd get an annual physical, see the dentist once or twice a year, or meet with your accountant and/or financial advisor, getting a home wellness checkup could save you time and money. Our finances and plans change over time, and with that, our mortgage needs change as well.

I have many valuable resources for all things related to your home. I would love to help you reach your financial housing goals!

#### Financial:

- ☐ Contest your home's Tax Value
- ☐ Correct Deed / Ownership
- ☐ Removing Mortgage Insurance payments
- ☐ Refinancing / 2<sup>nd</sup> Mortgage / Home Equity Line of Credit
- ☐ Save you the cost of an Appraisal
- ☐ Know the Equity in your home
- ☐ Properly adding your home to your revocable trust

#### Improvements/Maintenance:

- ☐ Home Renovations
- ☐ Handyman-type repairs
- ☐ Landscaping, Sprinkler and Lawn Service
- ☐ License Contractors for Plumbing, HVAC, Roof, Sewer....
- ☐ Inspections i.e., Roof, Pest, Chimney

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# Financial Real Estate Review Checklist

Item	Installation Date	Life span	Cost
Roof			
Furnace/AC			
Water Heater			
Appliances			
Ext paint			
Int paint			
Carpet			
Light fixtures			

## Home Wealth Data

Value	Mortgage Amount	Interest rate

## Home Information

Style	Beds	Baths	SF	Bsmnt	Garage	Condition	Amenities

# Property Components Life Spans

## Plumbing

Water Service (Public)	
Galvanized Steel	40-60 yrs
Copper	75 +yrs
Plastic	N/A
Interior Water Pipes	
Galvanized Steel	40-60 yrs
Copper	75 +yrs
Plastic	N/A
Drainage Line	
Galvanized Steel	40-60 yrs
Copper	50-75 yrs
Cast Iron	60-90 yrs
ABS/PVC	30-50+ yrs
Water Heater	
Tank water Heater	10-15 yrs
Tankless Water Heater	15- 20 yrs
In Boiler Domestic coil	15-20 yrs

## Windows

Wood	50-80 yrs
Vinyl	25+ yrs
Aluminum/Steel	35-50 yrs

## Deck

Wood	15-25 yrs
Composite Materials	25-35 yrs

## Appliances

Refrigerator	15-20 yrs
Dishwasher	7-12 yrs
Range/Cooktop	12-20 yrs
Garbage Disposal	7-12 yrs
Washer	7-12 yrs
Microwave oven	7-12 yrs
Dryer	10-15 yrs

## Roof Covering

Fiberglass Asphalt tab	16-20 yrs
Fiberglass architectural	25-35 yrs
Cedar shake/shingle	10-30 yrs
Slate	50 yrs
Synthetic slate	N/A
Metal Standing Seams	50-80 yrs
Clay/concrete tiles	50-80+yrs

## Siding & Veneer

Cement Composite	50+ yrs
Vinyl	35+ yrs
Aluminum	50+ yrs
Hardboard / composite	20-30 yrs
Stucco, brick, veneers	Lifetime

## Gutter/ Downspout

Aluminum	30+ yrs
Galvanized	15-25 yrs
Copper	50-80 yrs
Plastic (PVC)	15-25 yrs

## Well

Submersible pump	15-20 yrs
Above Ground Pump	15-20 yrs
Steel Pressure Tank	15-25 yrs

## Septic

Steel Tank	15-20 yrs
Concrete Tank	30-50 yrs
Leach field	30-50 yrs

# Property Components Life Spans

## Heating System

Hot air furnace (oil/gas))	15-25 yrs
Boiler	35-50 yrs
Heat pump	10-15 yrs
Electric Baseboard	15-25 yrs
In-floor radiant (electric)	15-25 yrs

## Cooling System

Central Split- system	10-15 yrs
Heat Pump	10-15 yrs
Evaporative cooler	10-15 yrs

## Other HVAC Components

Circulator pump	20-30 yrs
Circulator Fan	15-20 yrs
Fuel tank interior	50-80 yrs
Fuel tank exterior	30-50 yrs
Expansion tank bladder	15-25 yrs
Humidifier	7-10 yrs

## Interior

Ceramic tile	
Mud-set cement board	Lifetime
Mastics (adhesive)	15-25 yrs
Plaster or Drywall	Lifetime

## Flooring

Wood (solid)	Lifetime
Wood (engineered)	50+ yrs
Laminate	15-25 yrs
Linoleum	10-15 yrs
Granite/ marble	100+ yrs
Carpet	7-12 yrs

## Electrical

Service Entrance Cable	25-40 yrs
Circuit breakers/fuse panel	Lifetime
Wiring (modern romex)	Lifetime
Wiring (armord/cloth)	60-80 yrs



**Nathan Desnoyers**  
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## Public Records/Appraiser One Page

**43660 Meadow Overlook Pl, Ashburn, VA 20147**

**Unincorporated - Loudoun VA Tax ID 085259116000**

Municipality: Unincorporated  
 High Sch Dist: Loudoun County Public Schools  
 Prop Class: Residential  
 Legal Subdivision: ASHLEA TRAIL  
 Tax Map: R171943  
 Lot: 1  
 Tax ID Alt: 085259116000  
 City Council Dist: 19  
 Tax Record Updated: 09/05/2025

Owner: Shazia And Syed M Ashraf  
 Owner Addr: 43660 Meadow Overlook Pl  
 Owner City St: Ashburn Va  
 Owner Zip+4: 20147-7488  
 Owner Occupied: Yes  
 Legal Desc: ASHLEA TRAIL LOT 1  
 201209130071272/3P

### Annual Tax Amounts

Year	County	Municipal	School	Annual
2025	\$9,361			\$9,361
2024	\$9,340			\$9,340
2023	\$9,035			\$9,035

### Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2025	\$351,200	\$811,780	\$1,162,980			
2024	\$351,200	\$728,660	\$1,079,860			
2023	\$351,200	\$681,430	\$1,032,630			

Record Date: 06/11/2013  
 Owner Names: Shazia and Syed M Ashraf  
 Record Date: 06/10/2013  
 Owner Names: Shazia & Syed M Ashraf  
 SYED M  
 Sale Date:  
 Sale Remarks:  
 Sales Amt: \$676,145  
 Book/Page: /  
 Sales Amt: \$676,145  
 Book/Page: 2013 / 48387

### Lot Characteristics

Pavement Desc: SQFT: 27,007  
 Acres: 0.6200  
 Zoning: CR2  
 Zoning Desc: COUNTRYSIDE RESIDENTIAL 2

### Building Characteristics

Stories: 2.00  
 Abv Grd Fin SQFT: 3,228  
 Below Grade Fin: 1,120  
 SQFT:  
 Model: EMPRESS  
 Part Baths: 1  
 Fireplace Total: 1  
 Attic SQFT: 0  
 Garage Const: FRAME  
 Bed Rooms: 4  
 Full Baths: 2  
 Total Baths: 2.5  
 Exterior: Masonry  
 Residential Style: Colonial  
 Stories Desc: 2  
 Roof: Other  
 Fireplace: Yes  
 Patio/Deck SQFT: 0  
 Heat Delivery: Hot Water  
 Elec: Hooked-Up  
 Property Class Code: 100  
 Basement Type: Full  
 Garage Type: Yes (Type Unknown)  
 Water: Connected  
 Sewer: Connected  
 Year Built: 2013  
 Total Garage SQFT: 436  
 Roof Desc: HIP

Sec 1 Construction: Frame  
 Sec 2 Construction: Frame  
 Sec 3 Construction:  
 Sec 4 Construction:  
 Sec 5 Construction:  
 Sec 1 Area: 436  
 Sec 2 Area: 216  
 Sec 3 Area: 0  
 Sec 4 Area: 0  
 Sec 5 Area: 0  
 Sec 1 Story Type:  
 Sec 2 Story Type:  
 Sec 3 Story Type:  
 Sec 4 Story Type:  
 Sec 5 Story Type:

## Single Family Homes Near You (Ashburn, 20147)

From 12/20/23 to 12/8/25

For some appraisals, only comparables Closed in the last six months, can be used.

Source: MLS, Information deemed reliable but not guaranteed.



Item #	MLS #	Status	Property Address	Acre	Above Grnd Sq Ft	Total Sq Ft	BD	BA	Year Built	List Price	DOM	Closed - With/Exp Date	Sold Price	List-Closed Price Difference	Price per TSF
1	VALO2100506	Closed	20385 Medalist Dr	0.18	3,172	4,572	4	4	2006	\$999,999	71	9/10/25	\$900,000	(\$99,999)	\$197
2	VALO2103834	Closed	20924 Fowlers Mill Cir	0.19	2,448	3,768	4	4	1994	\$850,000	23	9/20/25	\$840,000	(\$10,000)	\$223
3	VALO2105380	Closed	43820 Laurel Ridge Dr	0.19	3,060	4,560	5	4	1997	\$1,025,000	23	9/21/25	\$1,010,000	(\$15,000)	\$221
4	VALO2106730	Closed	20666 Coppersmith Dr		2,440	3,581	4	4	1999	\$935,000	4	9/25/25	\$950,000	\$15,000	\$265
5	VALO2107500	Closed	43361 Deepspring Ct	0.19	3,060	4,186	4	5	1999	\$1,100,000	4	9/30/25	\$1,111,000	\$11,000	\$265
6	VALO2106406	Closed	20588 Wild Meadow Ct	0.90	3,828	6,726	4	5	2004	\$1,500,000	3	10/3/25	\$1,556,000	\$56,000	\$231
7	VALO2108002	Closed	43669 Hay Rd	1.03	1,684	1,684	3	2	1950	\$590,000	4	11/8/25	\$590,000	\$0	\$350
8	VALO2110516	Closed	43709 Raleigh Pl	0.18	2,766	3,916	4	4	1999	\$995,000	5	11/10/25	\$1,005,000	\$10,000	\$257
9	VALO2061886	Closed	20914 Ashburn Rd	0.24	3,306	4,206	4	4	2012	\$1,090,000	12	12/20/23	\$1,000,000	(\$90,000)	\$238
10	VALO2062110	Closed	20964 Fowlers Mill Cir	0.19	2,241	2,941	5	4	1995	\$850,000	5	12/25/23	\$876,000	\$26,000	\$298
11	VALO2062536	Closed	43368 Deepspring Ct	0.20	2,962	3,988	4	4	1997	\$850,000	1	12/28/23	\$850,000	\$0	\$213
12	VALO2061610	Closed	20745 Ashburn Station Pl	0.46	3,598	4,698	4	5	2002	\$1,250,000		1/13/24	\$1,250,000	\$0	\$266
13	VALO2064258	Closed	43945 Tavern Dr	0.28	2,559	3,387	4	4	1993	\$879,999	5	2/14/24	\$930,000	\$50,001	\$275
14	VALO2065770	Closed	43832 Robindale Ct	0.22	3,230	4,715	4	4	1999	\$989,900	3	3/16/24	\$1,075,000	\$85,100	\$228
15	VALO2067572	Closed	20965 Nightshade Pl	0.31	4,312	5,986	5	6	1997	\$1,299,999	5	4/2/24	\$1,315,000	\$15,001	\$220
16	VALO2068678	Closed	43858 Amity Pl	0.24	3,176	4,760	4	4	1992	\$925,000	3	4/22/24	\$975,000	\$50,000	\$205
17	VALO2068358	Closed	20826 Misty Meadow Ct	0.48	5,070	7,212	4	6	2001	\$1,590,000	11	4/22/24	\$1,500,000	(\$90,000)	\$208
18	VALO2066652	Closed	20948 Fowlers Mill Cir	0.29	2,688	3,804	5	4	1994	\$900,000	1	4/26/24	\$950,000	\$50,000	\$250
19	VALO2069854	Closed	43321 Wayside Cir	0.29	2,188	2,188	4	3	1992	\$789,900	3	5/5/24	\$800,000	\$10,100	\$366
20	VALO2071282	Closed	20340 Medalist Dr	0.22	3,266	4,418	4	4	2006	\$1,050,000	7	5/23/24	\$1,060,000	\$10,000	\$240
21	VALO2070498	Closed	43876 Delightful Pl	0.20	3,132	4,552	4	3	1989	\$899,900	9	5/25/24	\$889,900	(\$10,000)	\$195
22	VALO2070992	Closed	20658 Coppersmith Dr	0.15	3,054	4,138	5	4	2000	\$929,000	5	6/4/24	\$996,000	\$67,000	\$241
23	VALO2066826	Closed	43997 Needmore Ct	0.18	2,574	3,094	5	4	1990	\$725,000		6/7/24	\$725,000	\$0	\$234
24	VALO2072278	Closed	20582 Coppersmith Dr	0.26	2,238	3,238	5	4	1999	\$899,998	2	6/8/24	\$985,000	\$85,002	\$304
25	VALO2071928	Closed	20777 Lucinda Ct	0.24	3,383	4,177	5	3	1997	\$974,900	2	6/15/24	\$1,150,000	\$175,100	\$275
26	VALO2070964	Closed	43888 Grottoes Dr	0.22	3,040	3,432	4	3	1989	\$875,000		6/17/24	\$875,000	\$0	\$255
27	VALO2071440	Closed	20683 Tally Ho Ct	0.25	2,872	3,640	4	4	1989	\$899,900	31	6/17/24	\$850,000	(\$49,900)	\$234
28	VALO2075422	Closed	20740 Ashburn Station Pl	0.46	3,814	4,946	4	5	2002	\$1,250,000	3	7/15/24	\$1,275,000	\$25,000	\$258
29	VALO2075692	Closed	43537 Graves Ln	9.11	1,986	1,986	3	1	1920	\$1,075,570	3	7/22/24	\$1,200,000	\$124,430	\$604
30	VALO2074414	Closed	20575 Coppersmith Dr	0.21	2,112	3,107	5	4	1998	\$965,000	5	7/23/24	\$965,000	\$0	\$311
31	VALO2076002	Closed	20369 Medalist Dr	0.16	3,295	4,445	5	5	2006	\$1,100,000	3	7/30/24	\$1,203,077	\$103,077	\$271
32	VALO2075718	Closed	43820 Laurel Ridge Dr	0.19	3,060	4,638	5	4	1997	\$995,000	23	8/10/24	\$996,000	\$1,000	\$215
33	VALO2077702	Closed	20639 Hiddengrove Ct	0.31	2,873	4,330	5	3	1996	\$1,000,000	3	8/19/24	\$1,101,575	\$101,575	\$254
34	VALO2078012	Closed	43837 Laurel Ridge Dr	0.16	2,843	2,843	4	4	2000	\$875,000	3	9/5/24	\$930,000	\$55,000	\$327

## Single Family Homes Near You (Ashburn, 20147)

From 12/20/23 to 12/8/25

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35	VALO2076554	Closed	43412 Countrywalk Ct	0.23	2,404	3,276	4	4	1998	\$949,900	36	9/7/24	\$945,000	(\$4,900)	\$288
36	VALO2077826	Closed	43880 Delightful Pl	0.22	3,132	4,518	5	5	1989	\$995,000	12	9/10/24	\$982,500	(\$12,500)	\$217
37	VALO2078578	Closed	43735 Tolamac Dr	0.37	2,870	3,815	5	4	2000	\$975,000	8	9/14/24	\$980,000	\$5,000	\$257
38	VALO2076156	Closed	43941 Reliance Ct	0.17	2,020	2,568	3	3	1989	\$800,000	3	9/15/24	\$830,000	\$30,000	\$323
39	VALO2079676	Closed	43792 Grantner Pl	0.31	2,350	2,850	4	3	1906	\$799,999	3	9/16/24	\$812,500	\$12,501	\$285
40	VALO2080036	Closed	20626 Hiddengrove Ct	0.24	2,849	3,855	4	4	1997	\$1,100,000	8	9/27/24	\$1,100,000	\$0	\$285
41	VALO2076154	Closed	43779 Carleigh Ct	0.17	3,004	4,489	5	4	2004	\$998,000	72	10/4/24	\$975,000	(\$23,000)	\$217
42	VALO2077152	Closed	43949 Reliance Ct	0.16	2,450	3,281	4	4	1990	\$919,000	68	10/16/24	\$900,000	(\$19,000)	\$274
43	VALO2079714	Closed	43956 Bidwell Ct	0.20	2,518	3,448	4	4	1989	\$895,000		10/29/24	\$895,000	\$0	\$260
44	VALO2082652	Closed	20984 Fowlers Mill Cir	0.17	2,020	2,020	4	3	1994	\$799,990	18	11/19/24	\$757,500	(\$42,490)	\$375
45	VALO2080956	Closed	43964 Bruceton Mills Cir	0.20	2,048	2,048	3	3	1992	\$750,000	5	11/20/24	\$730,000	(\$20,000)	\$356
46	VALO2083798	Closed	21007 Rostormel Ct	0.46	3,704	5,731	5	5	2000	\$1,390,000	12	12/3/24	\$1,360,000	(\$30,000)	\$237
47	VALO2085564	Closed	43997 Needmore Ct	0.18	2,574	3,094	5	4	1990	\$725,000		12/26/24	\$725,000	\$0	\$234
48	VALO2086236	Closed	20333 Medalist Dr	0.18	4,123	5,623	4	4	2006	\$1,195,000	4	1/20/25	\$1,195,000	\$0	\$213
49	VALO2086416	Closed	20957 Nightshade Pl	0.33	4,564	6,764	4	5	1994	\$1,099,000		1/22/25	\$1,100,000	\$1,000	\$163
50	VALO2086198	Closed	20371 Snowpoint Pl	0.17	2,712	3,690	5	4	1999	\$1,010,000	7	1/24/25	\$1,010,000	\$0	\$274
51	VALO2087894	Closed	43356 Wayside Cir	0.29	2,566	3,511	5	4	1993	\$930,000	5	3/5/25	\$953,000	\$23,000	\$271
52	VALO2086762	Closed	20968 Fowlers Mill Cir	0.21	2,520	3,357	5	4	1996	\$950,000	11	3/5/25	\$950,000	\$0	\$283
53	VALO2087438	Closed	20881 Fowlers Mill Cir	0.17	1,938	2,898	4	4	1993	\$875,000		3/12/25	\$930,000	\$55,000	\$321
54	VALO2090584	Closed	21021 Glendower Ct	0.49	4,374	6,525	5	5	2000	\$1,475,000	3	3/24/25	\$1,525,000	\$50,000	\$234
55	VALO2087754	Closed	43778 Carleigh Ct	0.14	3,074	4,211	5	4	2004	\$950,000	48	4/9/25	\$931,100	(\$18,900)	\$221
56	VALO2091512	Closed	20755 Laplume Pl	0.22	2,524	3,783	5	4	1993	\$949,999	6	4/15/25	\$950,000	\$1	\$251
57	VALO2092738	Closed	20925 Rubles Mill Ct	0.18	2,472	3,752	4	4	1994	\$900,000	15	4/24/25	\$890,000	(\$10,000)	\$237
58	VALO2093458	Closed	43968 Tavern Dr	0.27	2,760	3,877	4	5	1992	\$895,000	4	4/29/25	\$927,500	\$32,500	\$239
59	VALO2093140	Closed	43876 Glenhazel Dr	0.21	2,792	3,752	5	5	1994	\$950,000	4	5/5/25	\$970,000	\$20,000	\$259
60	VALO2094148	Closed	20562 Wildbrook Ct	0.57	4,203	6,106	5	5	2004	\$1,574,999	5	5/6/25	\$1,703,575	\$128,576	\$279
61	VALO2092616	Closed	20422 Stonehill Ct	0.21	3,338	4,968	4	4	1998	\$1,099,900	14	5/9/25	\$1,099,900	\$0	\$221
62	VALO2094130	Closed	20738 Jersey Mills Pl	0.38	3,142	4,342	4	5	1992	\$1,150,000	17	5/11/25	\$1,150,000	\$0	\$265
63	VALO2092838	Closed	20746 Wellers Corner Sq		2,282	3,346	4	4	2022	\$830,000	38	5/12/25	\$815,000	(\$15,000)	\$244
64	VALO2096312	Closed	43413 Countrywalk Ct	0.29	2,420	3,635	4	4	1998	\$1,025,000	3	5/19/25	\$1,025,000	\$0	\$282
65	VALO2091194	Closed	20985 Fowlers Mill Cir	0.17	2,031	3,184	4	4	1993	\$899,900	5	5/21/25	\$889,900	(\$10,000)	\$279
66	VALO2096108	Closed	43993 Pandora Ct	0.16	2,310	3,330	4	4	1992	\$900,000	6	5/21/25	\$920,000	\$20,000	\$276
67	VALO2095628	Closed	43997 Needmore Ct	0.18	2,574	3,861	5	4	1990	\$949,900	8	6/4/25	\$1,000,000	\$50,100	\$259
68	VALO2096254	Closed	20355 Snowpoint Pl	0.19	2,362	3,273	5	4	1999	\$1,010,000	12	6/10/25	\$1,010,000	\$0	\$309

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From 12/20/23 to 12/8/25

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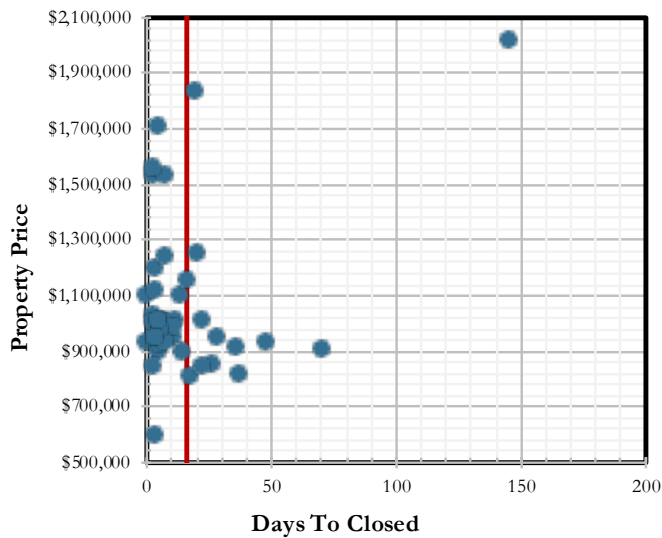


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69	VALO2097754	Closed	43971 Urbancrest Ct	0.23	2,753	3,978	4	4	1989	\$950,000	29	6/21/25	\$950,000	\$0	\$239
70	VALO2096126	Closed	20550 Wildbrook Ct	0.77	5,413	8,242	6	6	2004	\$1,925,000	20	6/25/25	\$1,825,000	(\$100,000)	\$221
71	VALO2094708	Closed	20338 Snowpoint Pl	0.15	2,450	4,238	5	4	1999	\$950,000	37	7/6/25	\$910,000	(\$40,000)	\$215
72	VALO2100972	Closed	43865 Laurel Ridge Dr	0.18	2,442	3,566	4	4	2000	\$979,999	11	7/10/25	\$980,000	\$1	\$275
73	VALO2099104	Closed	43952 Bidwell Ct	0.18	2,206	3,250	4	4	1995	\$869,900	27	7/10/25	\$850,000	(\$19,900)	\$262
74	VALO2099704	Closed	20977 Fowlers Mill Cir	0.28	2,776	4,202	6	5	1995	\$990,000	3	7/14/25	\$995,000	\$5,000	\$237
75	VALO2101996	Closed	43968 Bidwell Ct	0.20	2,674	3,774	4	4	1992	\$950,000	5	7/15/25	\$950,000	\$0	\$252
76	VALO2099534	Closed	43858 Grantner Pl	0.58	3,478	5,368	4	5	2012	\$1,225,000	8	7/15/25	\$1,240,000	\$15,000	\$231
77	VALO2099546	Closed	20769 Partlows Store Sq		2,282	3,346	4	4	2022	\$795,000	18	7/16/25	\$803,000	\$8,000	\$240
78	VALO2100544	Closed	20736 Ashburn Station Pl	0.47	3,673	5,073	4	5	2002	\$1,295,000	21	7/17/25	\$1,250,000	(\$45,000)	\$246
79	VALO2102294	Closed	20585 Wild Meadow Ct	0.82	4,280	6,137	6	6	2004	\$1,570,000	8	7/19/25	\$1,525,000	(\$45,000)	\$248
80	VALO2103164	Closed	43892 Grottoes Dr	0.21	3,122	4,501	4	3	1989	\$819,000	3	7/27/25	\$840,000	\$21,000	\$187
81	VALO2102708	Closed	43995 Urbancrest Ct	0.18	2,450	3,624	4	3	1990	\$924,900	8	8/3/25	\$924,900	\$0	\$255
82	VALO2091658	Closed	20713 Ashburn Valley Ct	0.53	5,451	8,630	5	6	2005	\$2,100,000	146	8/28/25	\$2,010,000	(\$90,000)	\$233
83	VALO2104326	Closed	43232 Wayside Cir	0.35	2,864	3,864	4	4	1993	\$975,000	6	9/1/25	\$975,000	\$0	\$252
84	VALO2053646	With/Exp	20914 Ashburn Rd	0.24	3,306	4,206	4	4	2012	\$1,090,000	540	12/31/24			\$259
85	VALO2097616	With/Exp	20769 Partlows Store Sq		2,282	3,346	4	4	2022	\$825,000	20	6/11/25			\$247
86	VALO2099634	With/Exp	20585 Wild Meadow Ct	0.82	4,280	6,137	6	6	2004	\$1,570,000	62	8/15/25			\$256
87	VALO2093196	With/Exp	43971 Urbancrest Ct	0.23	2,753	3,978	4	4	1989	\$950,000	147	9/25/25			\$239
88	VALO2105482	With/Exp	20905 Fowlers Mill Cir	0.19	2,222	3,122	4	4	1994	\$930,000		10/9/25			\$298
89	VALO2094502	With/Exp	43537 Graves Ln	9.11	1,986	1,986	3	1	1920	\$1,499,900	161	10/10/25			\$755
90	VALO2109242	With/Exp	20945 Rubles Mill Ct	0.22	2,772	3,772	4	4	1994	\$1,100,000	34	11/20/25			\$292
91	VALO2102114	For Sale	20624 Camptown Ct	0.26	3,108	4,326	4	4	1990	\$999,000	129				\$231
92	VALO2104486	For Sale	20857 Ashburn Rd	0.93	3,944	3,944	5	5	1871	\$1,685,000	110				\$427
93	VALO2110720	U/C	43879 Glenhazel Dr	0.23	3,024	4,174	4	4	1994	\$985,000	4				\$236
94	VALO2111194	For Sale	20773 Ashburn Station Pl	0.47	3,641	4,977	4	5	2002	\$1,100,000	11				\$221





## Single Family Homes Near You, Ashburn, 20147



In the last 12 months, the Average Days to close for your area was:

**16 Days!**

The Average Sold Price was:

**\$1,066,702!**

Properties Under Contract are treated the same as Closed properties in the Odds calculations.

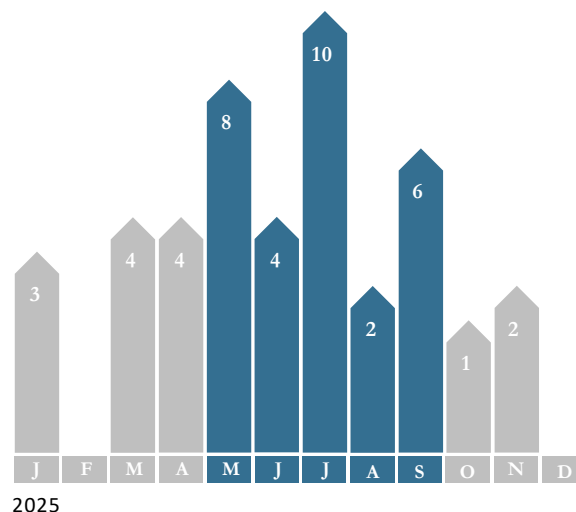
Last 12 Months of Activity



Homes are Selling at 3.8 per month, with 0.8 months of inventory available.

The Buying Pattern shows when homes sold in the last year!

*The blue columns show the months with the most activity for your area.*

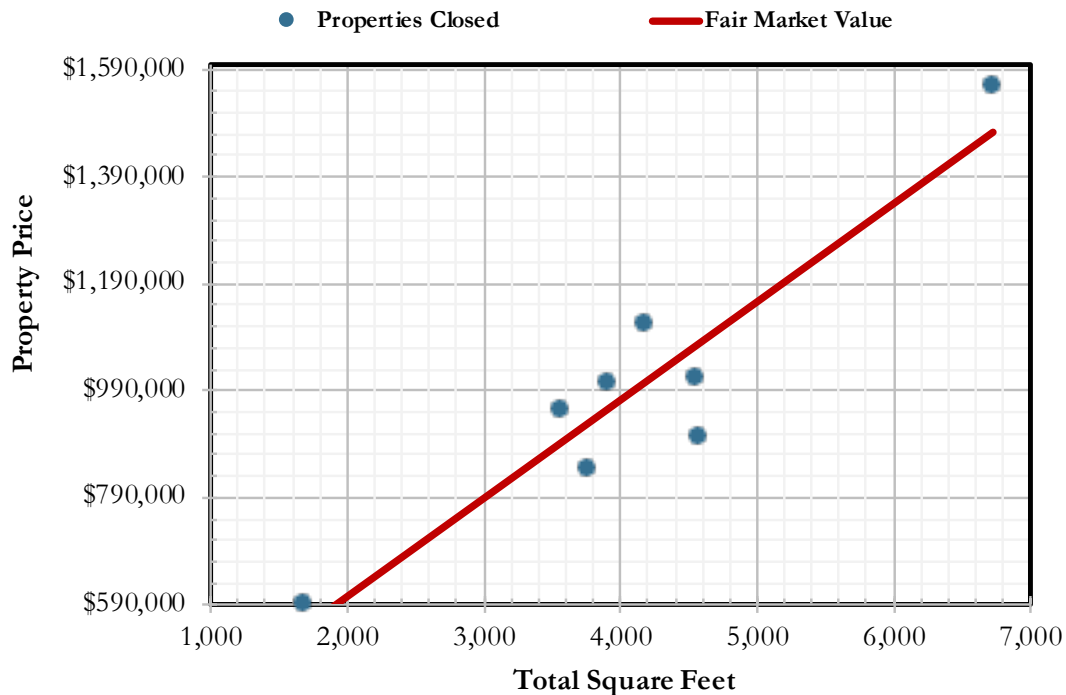




To estimate your home value, draw a vertical line from your home's square footage to the Fair Market Value Line.

### Homes in Your Area

Property Price vs. Total Square Feet (TSF); From 9/10/25 to 11/10/25



### I LOOK FORWARD TO SERVING YOU!

This report is meant to give you a general idea of your home's value in today's market. If you have any questions or would like to get a complete Visual Competitive Home Analysis, please call me to discuss your real estate plans.



**Nathan Desnoyers**

**Nathan@DesnoyersProperties.com**

**(571) 361-1841**

## October 2025

Loudoun County, VA

## New Listings

420

 -14.3%
from Sep 2025:  
490
 1.7%
from Oct 2024:  
413

YTD	2025	2024	+/-
	6,081	5,534	9.9%

5-year Oct average: 467

## New Pendings

458

 0.9%
from Sep 2025:  
454
 6.3%
from Oct 2024:  
431

YTD	2025	2024	+/-
	4,606	4,445	3.6%

5-year Oct average: 445

## Closed Sales

478

 16.3%
from Sep 2025:  
411
 3.2%
from Oct 2024:  
463

YTD	2025	2024	+/-
	4,512	4,249	6.2%

5-year Oct average: 464

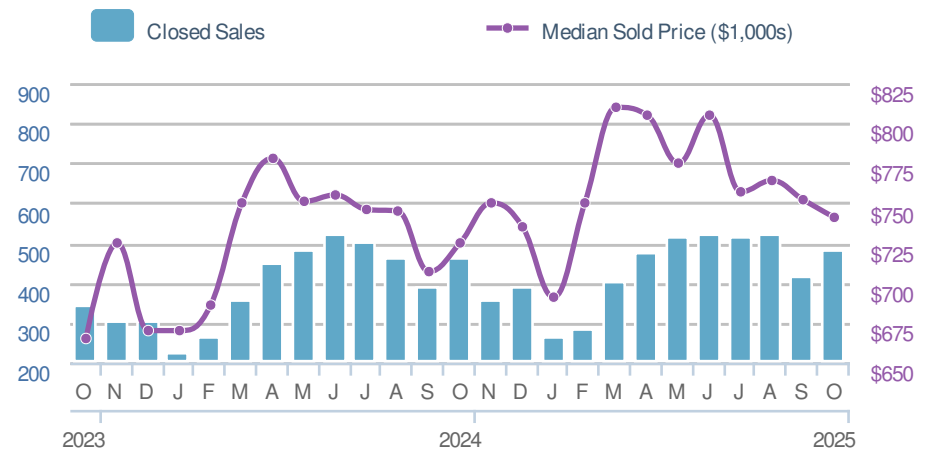
## Median Sold Price

\$741,000

 -1.5%
from Sep 2025:  
\$752,580
 2.2%
from Oct 2024:  
\$725,000

YTD	2025	2024	+/-
	\$771,142	\$737,250	4.6%

5-year Oct average: \$678,615



## Active Listings

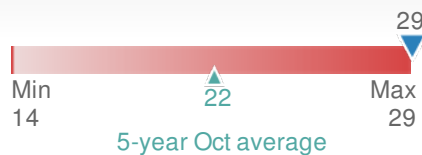
653



Sep 2025	Oct 2024
769	517

## Avg DOM

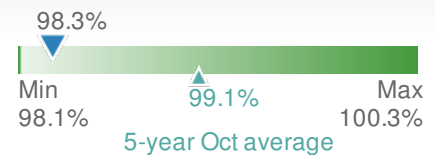
29



Sep 2025	Oct 2024	YTD
29	26	21

## Avg Sold to OLP Ratio

98.3%



Sep 2025	Oct 2024	YTD
97.9%	99.3%	99.5%

October 2025  
Loudoun County, VA

Sold Summary

	Oct 2025	Oct 2024	% Change
Sold Dollar Volume	\$413,941,511	\$405,524,355	2.08%
Avg Sold Price	\$861,559	\$874,768	-1.51%
Median Sold Price	\$741,000	\$725,000	2.21%
Units Sold	478	463	3.24%
Avg Days on Market	29	26	11.54%
Avg List Price for Solds	\$865,986	\$879,318	-1.52%
Avg SP to OLP Ratio	98.3%	99.3%	-1.00%
Ratio of Avg SP to Avg OLP	98.1%	98.4%	-0.35%
Attached Avg Sold Price	\$600,973	\$631,047	-4.77%
Detached Avg Sold Price	\$1,133,281	\$1,200,961	-5.64%
Attached Units Sold	244	265	-7.92%
Detached Units Sold	234	198	18.18%

- Notes:
- SP = Sold Price
  - OLP = Original List Price
  - LP = List Price (at time of sale)
  - Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Oct 2025	Oct 2024	% Change
Active Listings	653	517	26.31%
New Listings	420	413	1.69%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	458	431	6.26%
All Pendings	490	517	-5.22%

Financing (Sold)

Assumption	0
Cash	83
Conventional	333
FHA	23
Other	5
Owner	0
VA	29

Days on Market (Sold)

0	14
1 to 10	191
11 to 20	64
21 to 30	40
31 to 60	65
61 to 90	40
91 to 120	24
121 to 180	27
181 to 360	8
361 to 720	5
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	1	0	0	0	0	1
\$200K to \$299,999	0	1	0	0	0	0	2
\$300K to \$399,999	0	0	0	0	1	0	22
\$400K to \$499,999	2	3	2	6	2	2	32
\$500K to \$599,999	0	3	1	17	2	6	32
\$600K to \$799,999	2	2	24	54	15	16	11
\$800K to \$999,999	0	0	9	19	45	10	2
\$1M to \$2,499,999	1	0	3	0	121	2	0
\$2.5M to \$4,999,999	0	0	1	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	5	10	40	96	189	36	102
Avg Sold Price	\$773,900	\$480,100	\$798,378	\$675,007	\$1,213,667	\$751,023	\$490,185
Prev Year - Avg Sold Price	\$450,200	\$524,727	\$759,917	\$652,080	\$1,295,310	\$800,687	\$520,672
Avg Sold % Change	71.90%	-8.50%	5.06%	3.52%	-6.30%	-6.20%	-5.86%
Prev Year - # of Solds	5	11	27	88	166	63	103

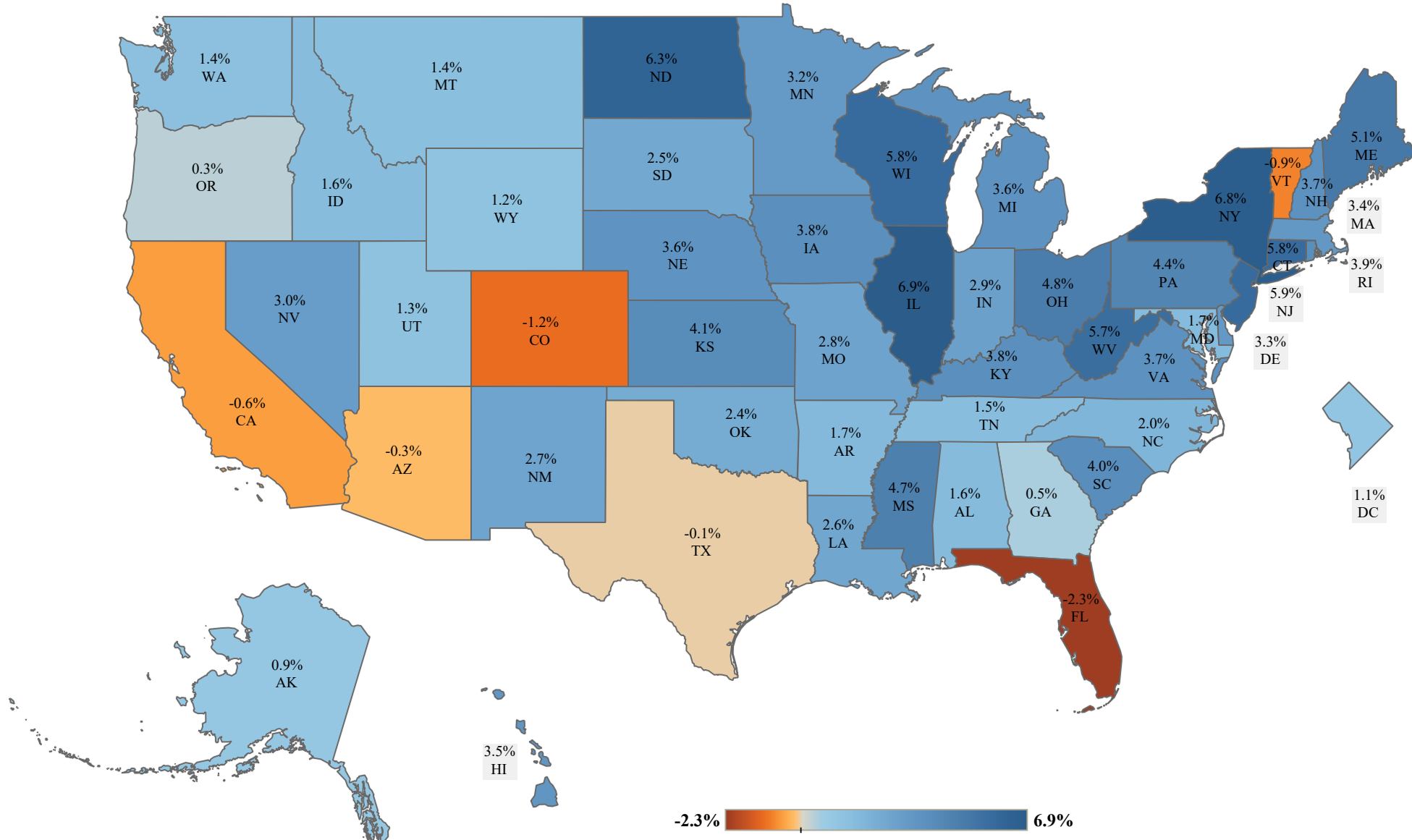
Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
1	0	3
0	1	22
0	13	26
6	26	56
49	96	58
43	55	1
168	4	0
23	0	0
2	0	0
292	195	166

## Four-Quarter House Price Change by State

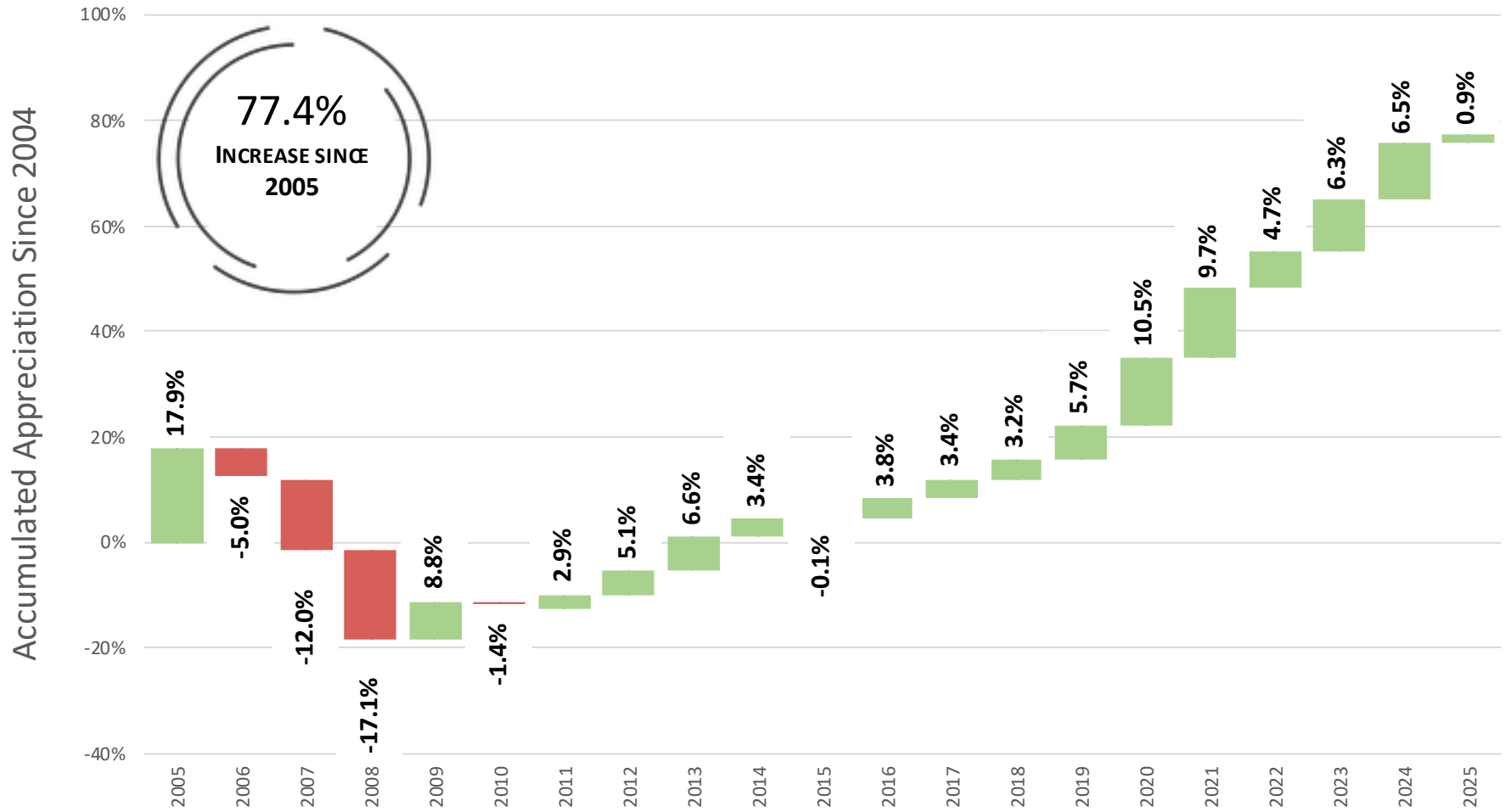
Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal)

U.S. Four-Quarter Appreciation = 2.2% (2024Q3-2025Q3)



Source: FHFA

# APPRECIATION: ARLINGTON-ALEXANDRIA-RESTON, VA-WV (MSAD)



DATA REPORTED: 11/26/25, SOURCE: WWW.FHFA.GOV

\*NOTE: 2025 APPRECIATION RATES BASED ON ONLY JAN-SEP DATA  
 \*\*APPRECIATION BASED ON PURCHASE ONLY DATA

**AVERAGE ANNUAL APPRECIATION:**  
 AVERAGE APPRECIATION BASED ON DATA FROM 1992 - 2025

**5.0%**

**FOCUS1ST**  
 POWERED BY

## RECENT QUARTER APPRECIATION

4Q'24	1Q'25	2Q'25	3Q'25
0.75	3.56	-3.90	1.38

# ANNUAL APPRECIATION: ARLINGTON-ALEXANDRIA-RESTON, VA-WV (MSAD)

1992 - 2025 HOME PRICE INDEX

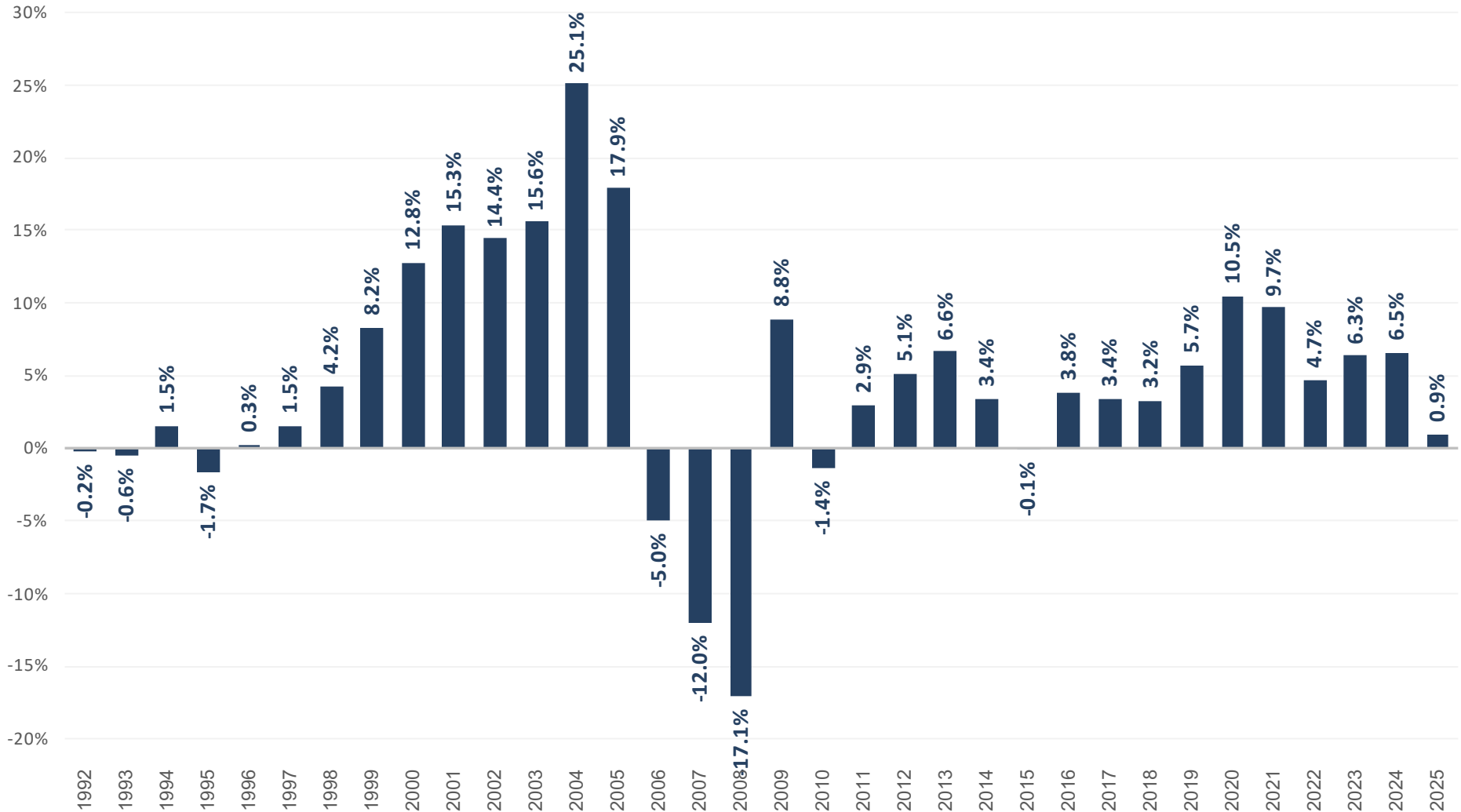
**\*NOTE: 2025 APPRECIATION RATES BASED ON ONLY JAN-SEP DATA**

**\*\*APPRECIATION BASED ON PURCHASE ONLY DATA**

AVERAGE ANNUAL APPRECIATION: **5.0%**

## RECENT QUARTER APPRECIATION

4Q'24	1Q'25	2Q'25	3Q'25
0.75	3.56	-3.90	1.38



DATA REPORTED: 11/26/25, SOURCE: WWW.FHFA.GOV