



From Nathan Desnoyers, eXp Realty  
(571) 361-1841 | Nathan@DesnoyersProperties.com

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

<b>Plumbing</b>		<b>Roof Covering</b>	
Water Service (Public)		Fiberglass Asphalt tab	16-20 yrs
Galvanized Steel	40-60 yrs	Fiberglass architectural	25-35 yrs
Copper	75 +yrs	Cedar shake/shingle	10-30 yrs
Plastic	N/A	Slate	50 yrs
Interior Water Pipes		Synthetic slate	N/A
Galvanized Steel	40-60 yrs	Metal Standing Seams	50-80 yrs
Copper	75 +yrs	Clay/concrete tiles	50-80+yrs
Plastic	N/A		
Drainage Line			
Galvenized Steel	40-60 yrs	Cement Composite	50+ yrs
Copper	50-75 yrs	Vinyl	35+ yrs
Cast Iron	60-90 yrs	Aluminum	50+ yrs
ABS/PVC	30-50+ yrs	Hardboard / composite	20-30 yrs
Water Heater		Stucco, brick, veneers	Lifetime
Tank water Heater	10-15 yrs		
Tankless Water Heater	15- 20 yrs		
In Boiler Domestic coil	15-20 yrs		
<b>Windows</b>		<b>Siding &amp; Veneer</b>	
Wood	50-80 yrs	Aluminum	30+ yrs
Vinyl	25+ yrs	Galvanized	15-25 yrs
Aluminum/Steel	35-50 yrs	Copper	50-80 yrs
		Plastic (PVC)	15-25 yrs
<b>Deck</b>		<b>Gutter/ Downspout</b>	
Wood	15-25 yrs	Aluminum	Submersible pump
Composite Materials	25-35 yrs	Galvanized	Above Ground Pump
		Copper	Steel Pressure Tank
<b>Appliances</b>		<b>Well</b>	
Refrigerator	15-20 yrs	Submersible pump	15-20 yrs
Dishwasher	7-12 yrs	Above Ground Pump	15-20 yrs
Range/Cooktop	12-20 yrs	Steel Pressure Tank	15-25 yrs
Garbage Disposal	7-12 yrs		
Washer	7-12 yrs		
Microwave oven	7-12 yrs		
Dryer	10-15 yrs		
<b>Septic</b>		<b>Septic</b>	
		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

## Interior

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

## Cooling System

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

## Flooring

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

## Electrical

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



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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      Sale Date:      Sales Amt: \$676,145  
 Owner Names: Shazia and Syed M Ashraf      Sale Remarks:      Book/Page: /

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

### Lot Characteristics

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

### Building Characteristics

Stories: 2.00	Bed Rooms: 4	Basement Type: Full
Abv Grd Fin SQFT: 3,228	Full Baths: 2	Garage Type: Yes (Type Unknown)
Below Grade Fin 1,120	Total Baths: 2.5	Water: Connected
SQFT:	Exterior: Masonry	Sewer: Connected
Model: EMPRESS	Residential Style: Colonial	Year Built: 2013
Part Baths: 1	Stories Desc: 2	Total Garage SQFT: 436
Fireplace Total: 1	Roof: Other	Roof Desc: HIP
Attic SQFT: 0	Fireplace: Yes	
Garage Const: FRAME	Patio/Deck SQFT: 0	
	Heat Delivery: Hot Water	
	Elec: Hooked-Up	
	Property Class Code: 100	
Sec 1 Construction: Frame	Sec 1 Area: 436	Sec 1 Story Type:
Sec 2 Construction: Frame	Sec 2 Area: 216	Sec 2 Story Type:
Sec 3 Construction:	Sec 3 Area: 0	Sec 3 Story Type:
Sec 4 Construction:	Sec 4 Area: 0	Sec 4 Story Type:
Sec 5 Construction:	Sec 5 Area: 0	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	List-Closed	
					Grnd Sq Ft	Total Sq Ft	BD								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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Item #	MLS #	Status	Property Address	Acre	Above Grnd Sq Ft			Total Sq Ft	BD	BA	Year Built	List Price	DOM	Closed - With/Exp Date	List-Closed	
															Price Difference	Price per TSF
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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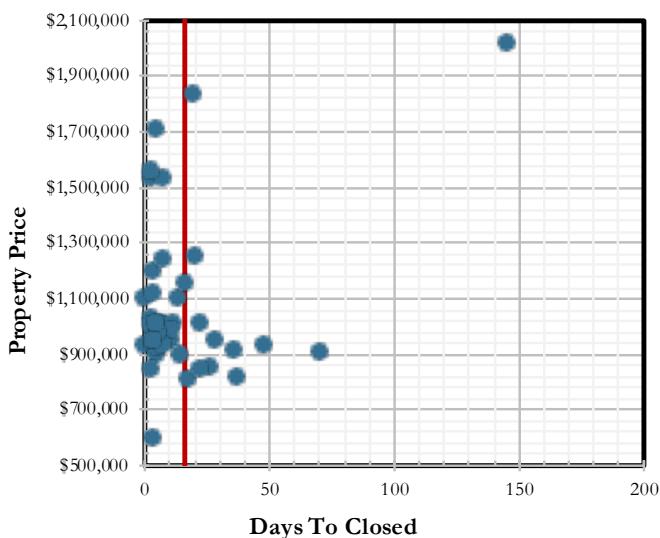


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Item #	MLS #	Status	Property Address	Acre	Above Grnd Sq Ft			Total Sq Ft	BD	BA	Year Built	List Price	DOM	Closed - With/Exp Date	List-Closed	
					Grnd Sq Ft	Total Sq Ft	BD								Price Difference	Price per TSF
69	VALO2097754	Closed	43971 Urbancrest 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					\$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

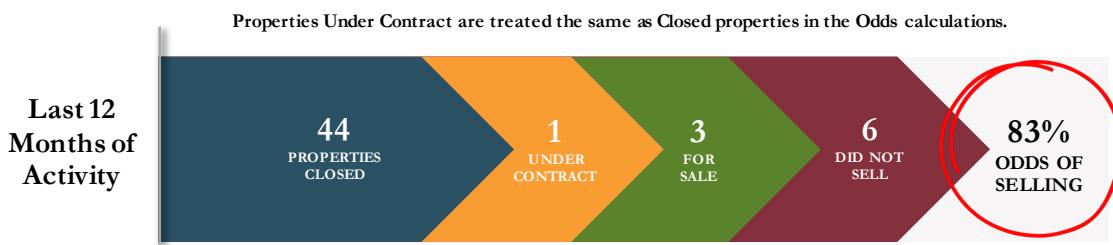


In the last 12 months, the Average Days to close for your area was:

**16 Days!**

The Average Sold Price was:

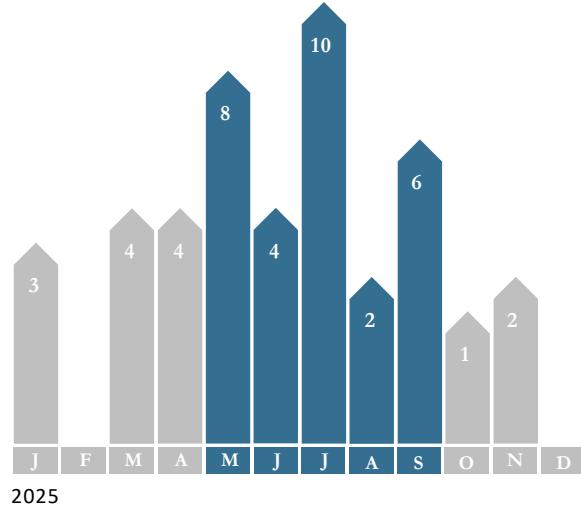
**\$1,066,702!**



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.***

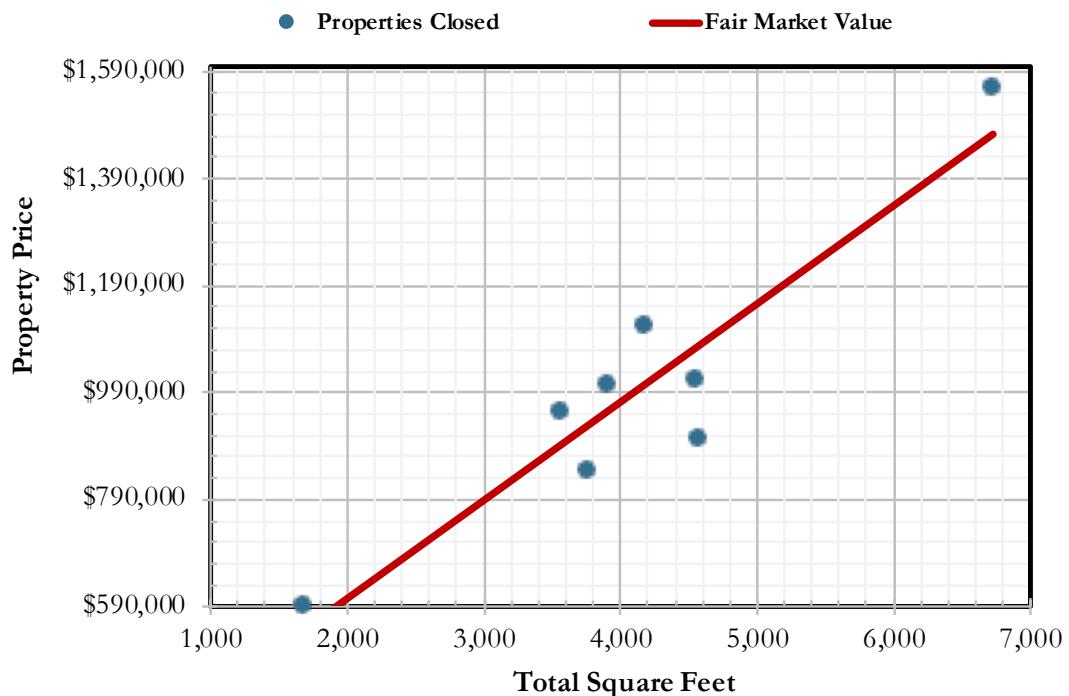




To estimate your home value, draw a vertical line from your home's square footage to the Fair Market Value Line.

## 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](mailto:Nathan@DesnoyersProperties.com)

(571) 361-1841

## October 2025

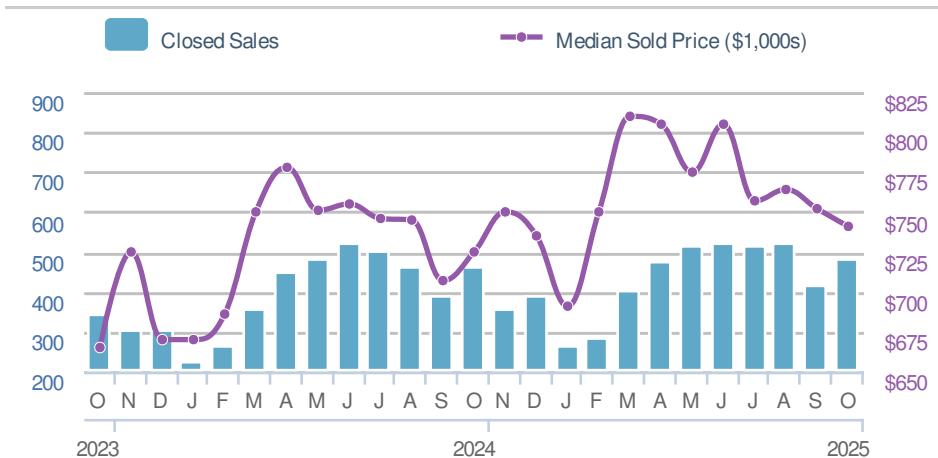
Loudoun County, VA

New Listings	<b>420</b>	
↓ -14.3%	↑ 1.7%	
from Sep 2025: 490	from Oct 2024: 413	
YTD 2025 2024 +/-		
<b>6,081</b>	<b>5,534</b>	9.9%
5-year Oct average: 467		

New Pensions	<b>458</b>	
↑ 0.9%	↑ 6.3%	
from Sep 2025: 454	from Oct 2024: 431	
YTD 2025 2024 +/-		
<b>4,606</b>	<b>4,445</b>	3.6%
5-year Oct average: 445		

Closed Sales	<b>478</b>	
↑ 16.3%	↑ 3.2%	
from Sep 2025: 411	from Oct 2024: 463	
YTD 2025 2024 +/-		
<b>4,512</b>	<b>4,249</b>	6.2%
5-year Oct average: 464		

Median Sold Price	<b>\$741,000</b>	
↓ -1.5%	↑ 2.2%	
from Sep 2025: \$752,580	from Oct 2024: \$725,000	
YTD 2025 2024 +/-		
<b>\$771,142</b>	<b>\$737,250</b>	4.6%
5-year Oct average: \$678,615		



Active Listings	<b>653</b>
Min 413	546
Max 653	653
5-year Oct average	
Sep 2025 769	Oct 2024 517

Avg DOM	<b>29</b>
Min 14	22
Max 29	29
5-year Oct average	
Sep 2025 29	Oct 2024 26
YTD 21	

Avg Sold to OLP Ratio	<b>98.3%</b>
Min 98.1%	99.1%
Max 100.3%	100.3%
5-year Oct average	
Sep 2025 97.9%	Oct 2024 99.3%
YTD 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 Pending	458	431	6.26%
All Pending	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

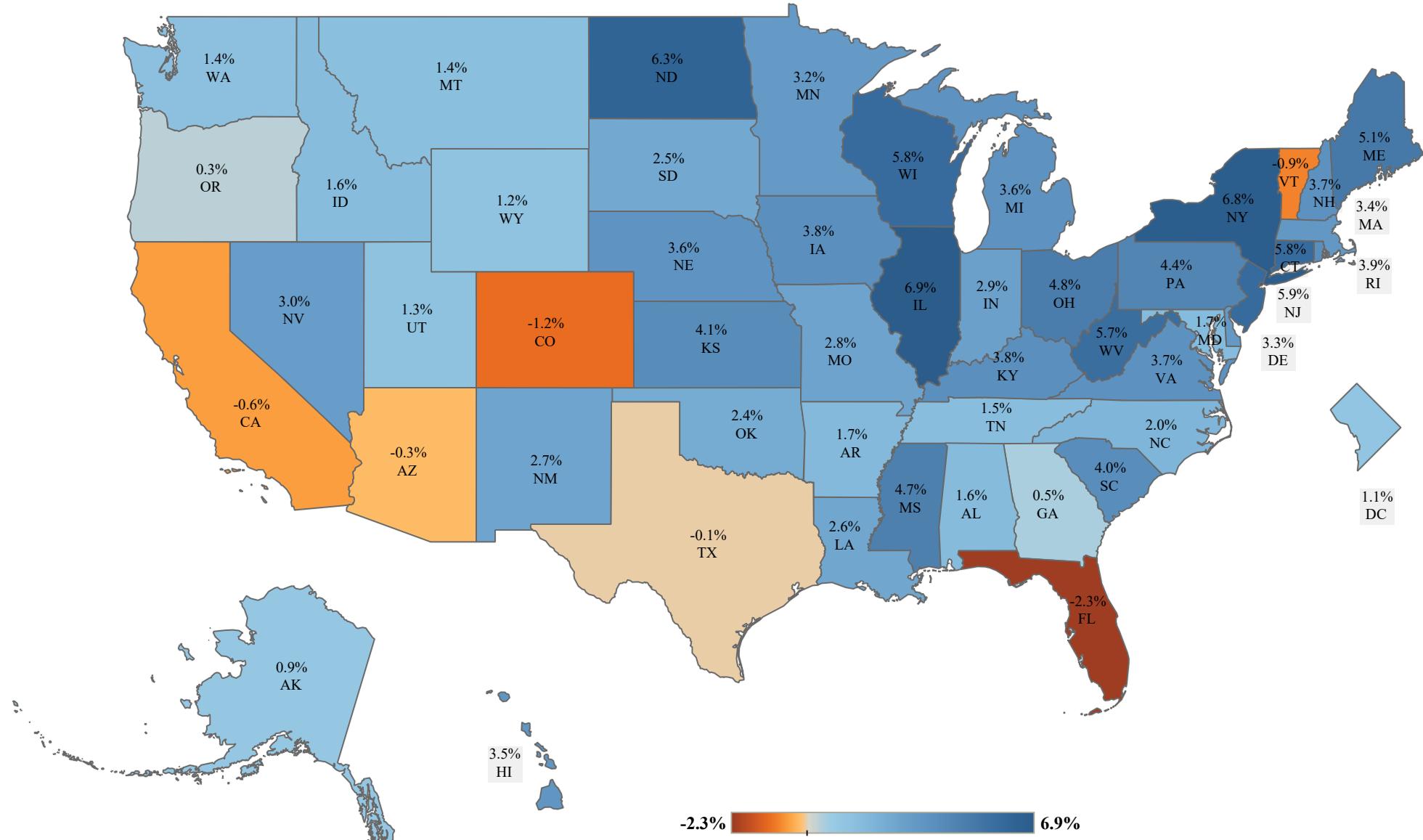
## Sold Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
<\$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	1	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	1	0	0	0	0	2	1	0	3
\$300K to \$399,999	0	0	0	0	1	0	22	0	1	22
\$400K to \$499,999	2	3	2	6	2	2	32	0	13	26
\$500K to \$599,999	0	3	1	17	2	6	32	6	26	56
\$600K to \$799,999	2	2	24	54	15	16	11	49	96	58
\$800K to \$999,999	0	0	9	19	45	10	2	43	55	1
\$1M to \$2,499,999	1	0	3	0	121	2	0	168	4	0
\$2.5M to \$4,999,999	0	0	1	0	3	0	0	23	0	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	5	10	40	96	189	36	102	292	195	166
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			

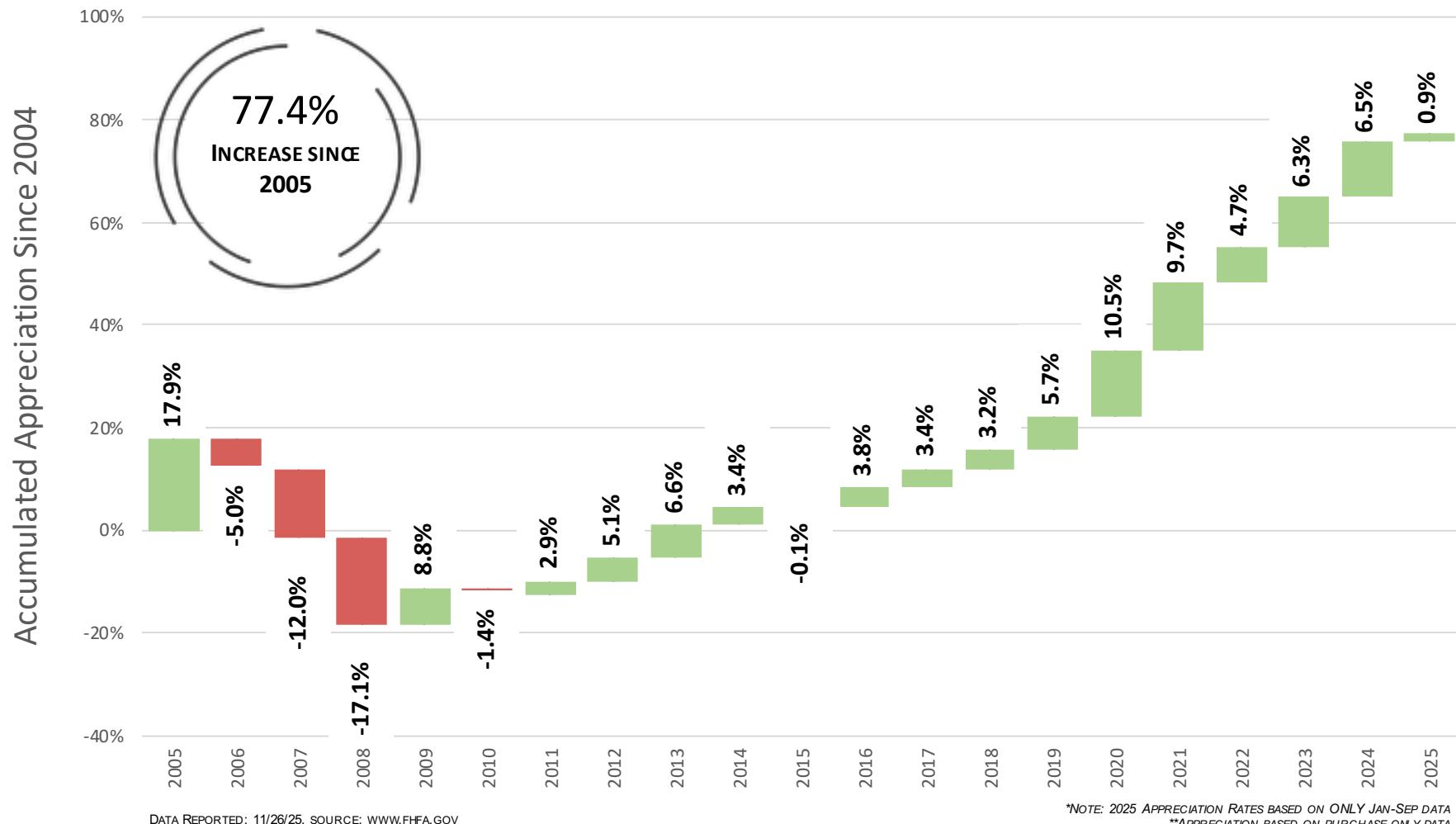
## Four-Quarter House Price Change by State

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

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



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



AVERAGE  
ANNUAL  
APPRECIATION:

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

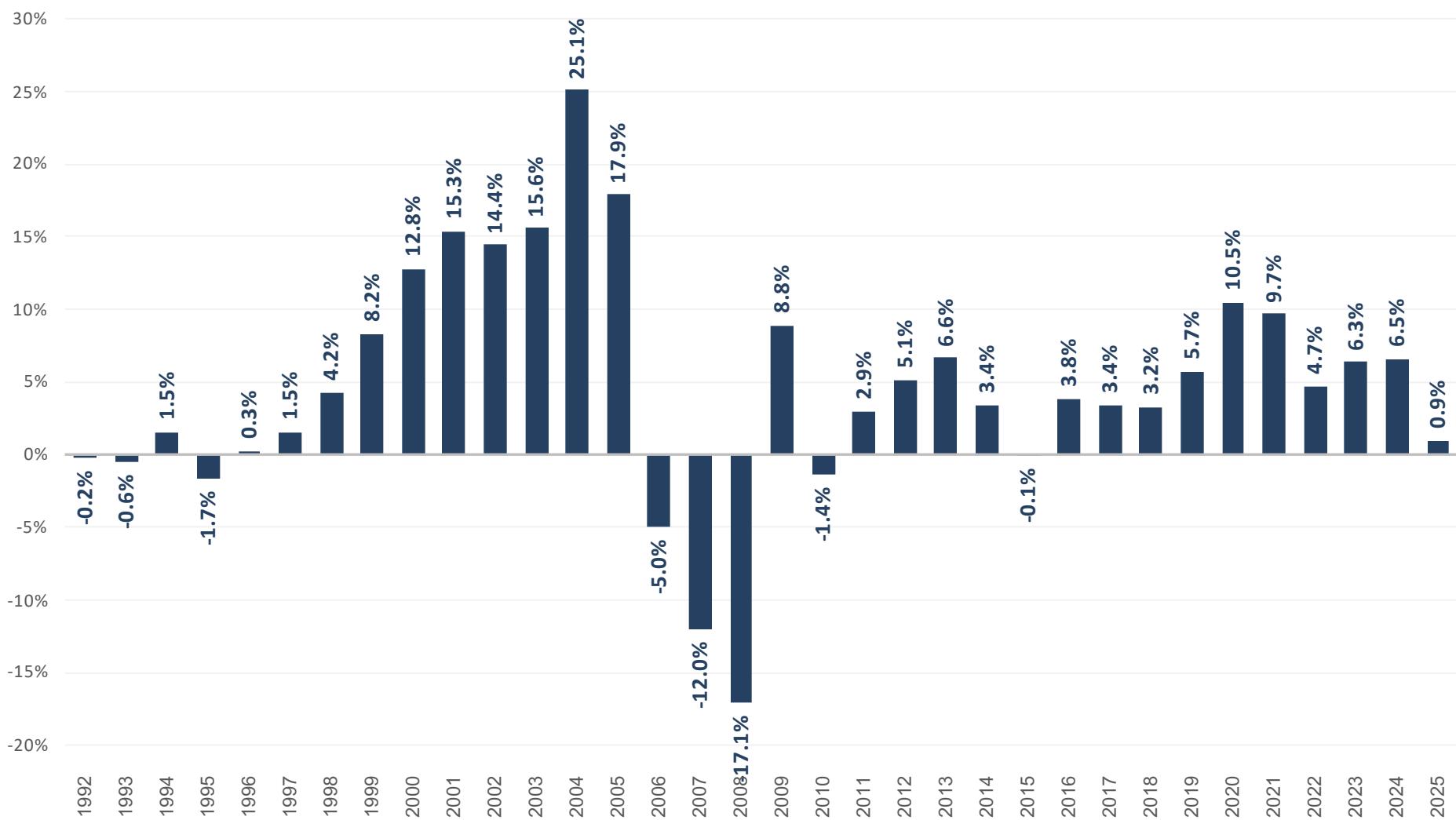
\*NOTE: 2025 APPRECIATION RATES BASED ON ONLY JAN-SEP DATA

\*\*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