



Leesburg, Virginia.

Current market data.

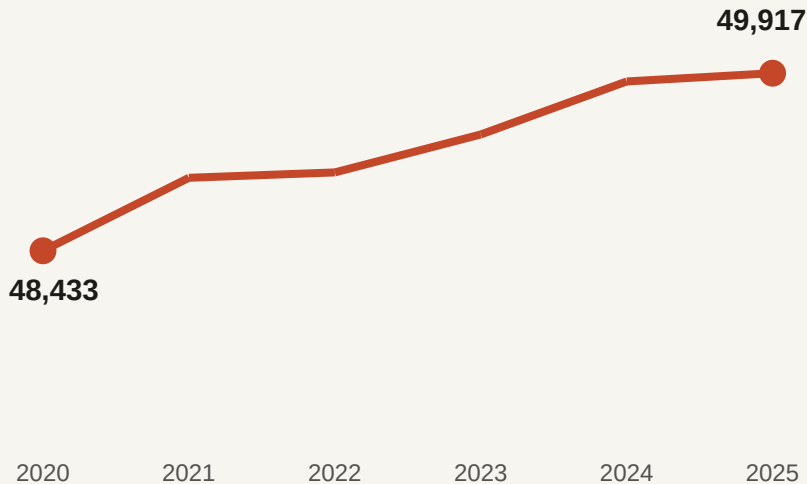
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.1% since 2020.

49,917

people, the 13th-largest of Virginia's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

86.0%

of 25,623 jobs located in Leesburg are filled by in-commuters.



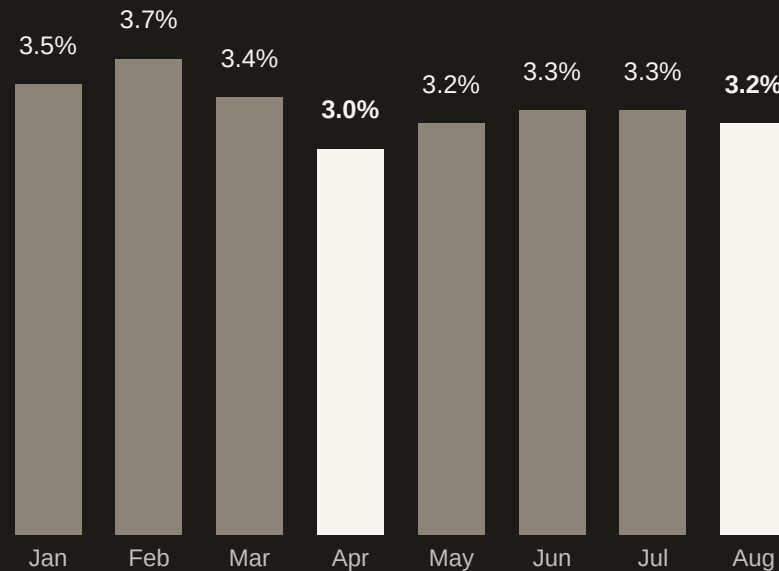
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.0%.

3.2%

in August 2026, the latest month released. A year earlier it was 3.1%.

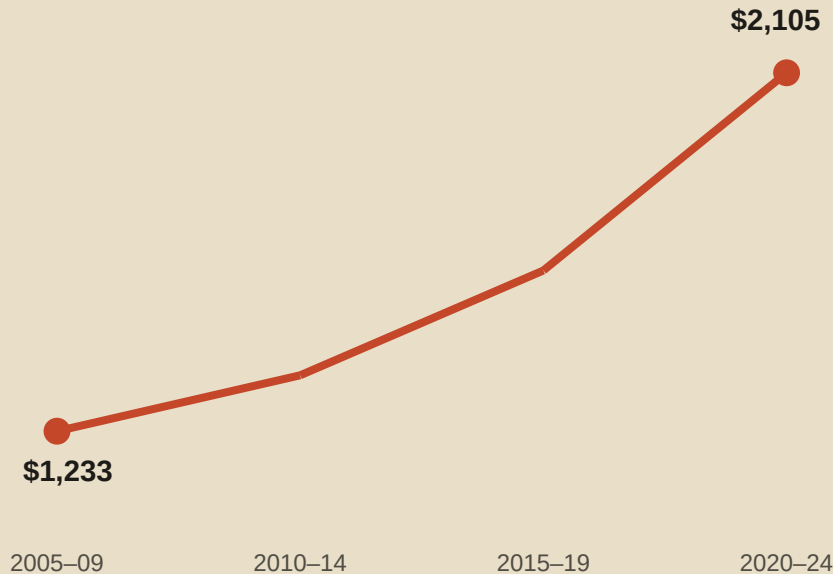


RENT

Median rent is up 71%
since the 2005–2009
survey, before inflation.

\$2,105

a month. Virginia's median is \$1,579.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,714 gap between neighbors, the sharpest rent edge between adjacent tracts in Loudoun County.

TRACT 6110.17

\$1,392

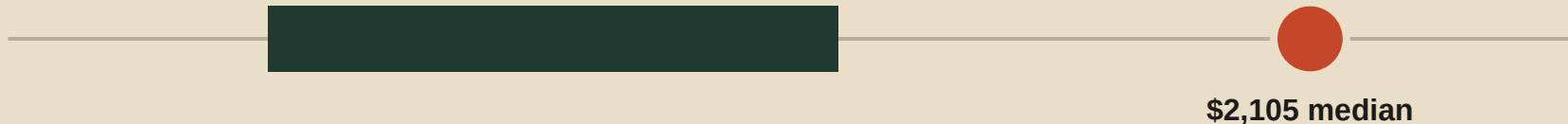
TRACT 6110.16

\$3,106

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,100–\$1,650



is the monthly rent range local workforce wages support.

BUILDING

64% of the housing here was built before 2000.

1,394

homes permitted, 2017–2025

28%

of those were in multifamily
buildings

64%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.5% to the 17,155 homes here.

64–256

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 74% more than Virginia's.

\$667,800

median home value in Leesburg.

Leesburg



\$667,800

Virginia



\$383,700

U.S.



\$332,700

THAT WAS LEESBURG'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/va/leesburg/

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