

Beacon Hill Real Estate

TRENDS

January 2026 Edition



Coming Soon
40436 Beacon Hill Drive
\$3,000,000



Lisa Thompson
YOUR BEACON HILL EXPERT

Hunt
Country

Sotheby's
INTERNATIONAL REALTY

Beacon Hill Overview

Residential Hamlet Sales

Closed 2025

MLS #	Address	AbvGrdFinSF	\$/SqFt	Lot SqFt	Age	Sold Date	DOM	List Price	Sold Price	SP%LP
VALO2085572	40748 Spectacular Bid Pl	5,466	\$322	37,897	23	01/24/2025	3	\$1,699,000	\$1,760,000	103.59
VALO2090130	17070 Winning Colors Pl**	5,374	\$328	45,302	23	05/19/2025	3	\$1,749,999	\$1,760,000	100.57
VALO2094184	40729 Carry Back Ln	4,540	\$308	27,878	22	12/11/2025	195	\$1,450,000	\$1,400,000	96.55

Residential Estate Sales

Active

MLS #	Address	AbvGrdFinSF	\$/SqFt	Lot SqFt	Age	List Date	DOM	Orig Price	List Price
VALO2098364	40925 Alysheba Dr	6,710	\$447	137,650	1	05/29/2025	178	\$2,999,900	\$2,999,900

Active Under Contract

MLS #	Address	AbvGrdFinSF	\$/SqFt	Lot SqFt	Age	List Date	DOM	Orig Price	List Price
VALO2109286	16717 Whirlaway Ct	7,428	\$458	132,422	24	10/20/2025	94	\$3,399,900	\$3,399,900
VALO2110670	40521 Tim Tam Ct*	6,142	\$391	191,664	24	12/15/2025	7	\$2,399,000	\$2,399,000

Closed in 2025

MLS #	Address	AbvGrdFinSF	\$/SqFt	Lot SqFt	Age	Sold Date	DOM	List Price	Sold Price	SP%LP
VALO2077348	17279 Count Turf Pl *	6,124	\$343	169,448	21	01/24/2025	28	\$2,150,000	\$2,100,000	97.67
VALO2080396	40428 Spectacular Bid Pl	5,856	\$584	134,600	23	04/18/2025	18	\$3,490,000	\$3,417,000	97.91
VALO2087494	40545 Farm Market Rd	5,493	\$319	204,296	24	06/13/2025	95	\$1,749,000	\$1,750,000	100.06
VALO2096218	17181 Bold Venture Dr**	7,500	\$207	130,680	25	08/27/2025	70	\$1,600,000	\$1,550,000	96.88
VALO2103608	40558 Black Gold Pl	5,223	\$392	130,680	25	09/04/2025	10	\$2,100,000	\$2,050,000	97.62
VALO2104770	17251 Winning Colors Pl *	6,059	\$371	178,596	26	09/16/2025	0	\$2,249,000	\$2,249,000	100.00
VALO2103142	17038 Grindstone Ct	5,046	\$362	130,680	12	09/26/2025	21	\$1,849,000	\$1,825,000	98.70
VALO2110500	17042 Bold Venture Dr *	5,757	\$319	131,987	25	12/10/2025	1	\$1,849,000	\$1,835,000	99.24
VALO2107466	17009 Bold Venture Dr *	5,176	\$338	144,184	25	12/15/2025	34	\$1,835,000	\$1,750,000	95.37

Coming Soon

MLS #	Address	AbvGrdFinSF	\$/SqFt	Lot SqFt	Age	List Date	DOM	Orig Price	List Price
VALO2113328	40436 Beacon Hill Dr*	7,656	\$392	142,441	20	01/03/2026	0		\$3,000,000

Pending

MLS #	Address	AbvGrdFinSF	\$/SqFt	Lot SqFt	Age	List Date	DOM	Orig Price	List Price
VALO2106174	40321 Beacon Hill Dr	7,080	\$325	130,680	24	09/05/2025	123	\$2,350,000	\$2,299,999

*Listed by Lisa Thompson, Hunt Country Sotheby's International Realty

**Buyer Represented by Lisa Thompson, Hunt Country Sotheby's International Realty



Sold in 2026 in Beacon Hill
40398 Beacon Hill Drive
Leesburg, VA 20176
\$1,850,000 Sold Price



Under Contract in Beacon Hill
40521 Tim Tam Court
Leesburg, VA 20176
\$2,399,999

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Sold by Lisa in Beacon Hill 2025

Client Testimonial:

"I just wanted to take a moment to say thank you. Our home purchase truly would not have happened without you. From the very beginning, you guided us patiently, answered every question, fought for us when it mattered, and stayed calm through every twist and turn. Your professionalism and more importantly, your care made all the difference. We felt supported the entire way, and we're incredibly grateful. Thank you, thank you, thank you again for everything you did for us. We will always remember it and we will absolutely recommend you to anyone we know looking to buy or sell."
Karan and Komal



17279 Count Turf Place
Sold \$2,100,000



17070 Winning Colors Place
Sold \$1,760,000 Buyer Representation



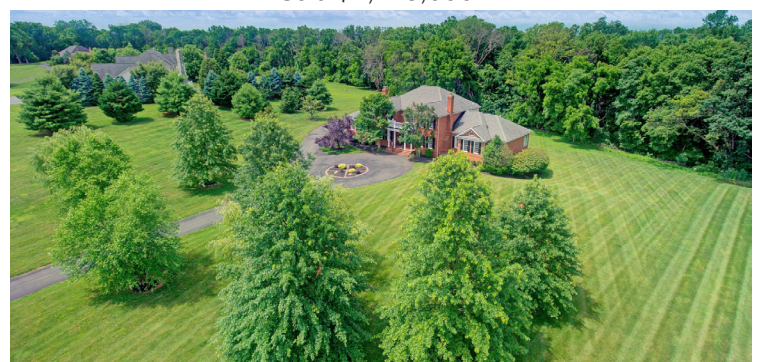
17181 Bold Venture
Sold \$1,550,000 Buyer Representation



17251 Winning Colors Place
Sold \$2,249,000



17042 Bold Venture Drive
Sold \$1,835,000



17009 Bold Venture Drive
Sold \$1,750,000

Lisa Thompson
YOUR BEACON HILL EXPERT

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Other Significant Sales in 2025



43625 Emerald Dunes Place
Sold \$1,560,000



41085 Grenata Preserve Place
Sold \$3,000,000



18102 Eaglesham Court
Sold \$1,825,000



41235 Grenata Preserve Place
Sold \$2,700,000



40954 Canter Lane
Sold \$3,188,519



22101 Evergreen Mills Road
Sold \$2,800,000

Call today for a complimentary consultation.

571.207.6580

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