

Porch Views & Property News



A Quick Hello from Me - From My Porch to Yours

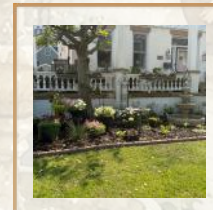
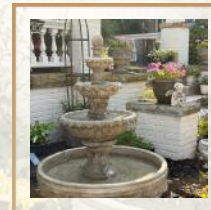
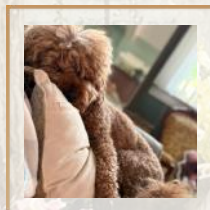
I have officially entered my front-door era. The front garden is finished, (for now that is), my first rose bloomed, and my door is now pink — not just any pink, but a historic color chosen because this old house deserves a little respect with its personality. I also found an antique lion head door knocker, and that was that. Some people impulse-buy shoes. Apparently, I impulse-buy architectural confidence.

What I love about it is how much changed without changing everything. A fresh color, a strong piece of hardware, a few garden layers, and suddenly the whole entrance feels more intentional. It feels happier. More welcoming. More like the house is standing up a little taller.

Now I have turned my attention to the backyard, where I am slowly imagining a courtyard-style garden — layered, useful, and charming without trying too hard. I want it to feel like a place where people can sit, talk, have coffee, and enjoy the kind of summer evening that makes you forget your phone is in the other room. A noble goal in 2026, frankly.

That is the power of thoughtful home projects. They do not always have to be expensive or dramatic to change how a space feels. And yes, this matters in real estate too. Buyers have options, and they form opinions quickly. A front door, an entry path, updated hardware, fresh paint, clean landscaping, and a home that feels cared for can shift the entire first impression.

But even if you are not selling, those details still matter. Your home should welcome you, too.



This month has had a little bit of everything: bees, rain, pink paint, upcoming listings, new construction, and people making moves in more than one direction.

At the Fred, our June Once Upon a Garden program focused on bees, and it was every bit as darling as it sounds. The children read a bee-themed story, sampled honey made by a beekeeper, and planted marigolds to take home. It was simple, hands-on, and exactly the kind of community moment that makes garden spaces feel alive.

My porch party also came with a plot twist. The plan was porch. The weather said, “Absolutely not.” So we moved the gathering inside, and it turned into the best kind of rainy-day happy — food, conversation, laughter, life updates, and people lingering in the way you hope they will.

That same mix of preparation and flexibility is showing up in real estate right now, too.

I have several listings coming soon, and we are doing the work before the market sees them — refreshing kitchens, baths, paint, presentation, and the details that help buyers feel confident. The properties vary widely: beach homes, multifamily, single-family homes, and each one needs its own strategy. There is no one-size-fits-all launch plan, and honestly, there should not be.

It is also PCS season, which means people are moving into Hampton Roads, out of Hampton Roads, and sometimes across the country before they have had time to fully process the number of boxes involved. Military or civilian, I am helping incoming buyers get grounded here while also helping former clients connect with vetted, well-qualified agents in other markets.

So that is where July finds me: tending home, gathering people, preparing listings, guiding buyers, and helping clients make smart moves near and far. Real estate concierge? Yes. With snacks, strategy, and probably a paint swatch somewhere nearby.



July Home Tip: *Paint, Polish & First Impressions*

A thoughtful paint refresh can lift how a home feels — and how buyers respond.

- | | | |
|---|--|--|
| <p>1. Start at the entry. Paint the front door, polish hardware, clean glass, and refresh planters.</p> | <p>2. Think mood. Soft greens, warm whites, muted blues, and thoughtful historic colors can feel calm and cared for.</p> | <p>3. Test in real light. Morning sun, shade, lamps, and listing photos can all shift a color.</p> |
| <p>4. Match the architecture. Choose colors that suit the home's age, style, and setting.</p> | <p>5. Refresh the details. Scuffed trim, tired hardware, and marked walls quietly shape buyer confidence.</p> | <p>6. Skip trends for trend's sake. Pick finishes that feel welcoming, polished, and easy to connect with.</p> |

The takeaway: The right paint choice will not change everything, but it can change the first impression.

July calls for the kind of gathering that feels easy, bright, and a little bit celebratory.

The porch party had a rain plan whether I planned one or not.

We moved inside, filled the table, and these berry bowls were exactly the kind of easy summer treat I love — colorful, simple, and pretty without requiring a kitchen production.

Sometimes the best hosting move is having something fresh, grab-and-go, and ready when people linger.

Berry Shortcake Bowls

Fresh, simple, and porch-party ready.

<p>Ingredients</p> <ul style="list-style-type: none"> • Pound cake, cubed • Strawberries, sliced • Blueberries • Raspberries • Blackberries • Whipped cream or vanilla yogurt • Honey + lemon zest • Mint, optional 	<p>Directions</p> <ol style="list-style-type: none"> 1. Layer pound cake and berries in small cups, bowls, or berry baskets. 2. Stir honey and lemon zest into whipped cream or yogurt. 3. Add a dollop on top or serve alongside. 4. Garnish with mint, if desired, and chill until ready to serve. 	
<p>Makes 6-8 servings</p>	<p>Prep Time 15 minutes</p>	<p>Porch Tip Add the cream just before serving for the prettiest finish.</p>

Real Estate, Translated

This month's real estate story is bigger than price and inventory. It's about affordability, preparation, protection, and knowing which details matter before you make a move.



MARKET: Nationally and locally, buyers are still active, but they are comparing carefully. Pricing, presentation, condition, and payment comfort are shaping decisions more than headlines alone.



MONEY: Down payment planning is not one-size-fits-all. According to the Virginia REALTORS® infographic, the top sources include savings (16%) and proceeds from the sale of a primary residence (44%)—a strong reminder that selling and buying often need to be planned together.



PROTECTION: Real estate policy affects real homeowners. The Virginia REALTORS® Advocacy Scorecard highlights 2026 wins around deed fraud prevention, military lease termination protections, homeowner's insurance restrictions tied to roof age, septic inspection choice, and workforce homeownership grants.



THE TAKEAWAY: The market moves, but so do the details around financing, timing, property condition, insurance, legal protections, and who is guiding you through your next step.

Source: Realtors.com June 2026 Housing Trends; Virginia REALTORS® Confidence Survey, June 24–July 1, 2025; REIN MLS / Dooros Analytics June 2026 Market Review; Virginia REALTORS® / VAR 2026 Down Payment Sources

THE MARKET & THE MOOD ...

SOUTHSIDE + PENINSULA WATCH

Real estate is more than set of numbers — it is how those numbers show up in pricing conversations, buyer confidence, and everyday decisions. Here's a quick regional look at what June showed across Hampton Roads.

Still seller-leaning overall, but not identical city to city. Inventory, pace, and pricing pressure are shifting in different ways across the region.

SOUTHSIDE SNAPSHOT

VIRGINIA BEACH

*Active Demand,
Tight Supply*



- Median Price **\$445K**
- Days on Market **12**
- New Listings **775**
- Months Inventory **1.7**

Market Snapshot: Virginia Beach stayed fast-moving in June, with the lowest days on market among the cities reviewed and continued price strength. Buyers still need to be prepared, especially for well-positioned homes.

NORFOLK

*Steady Pace,
More Breathing Room*



- Median Price **\$343.5K**
- Days on Market **17**
- New Listings **402**
- Months Inventory **2.3**

Market Snapshot: Norfolk remains active, but with slightly more inventory than some nearby markets. Pricing, condition, and neighborhood context still matter because Norfolk is never a one-size-fits-all conversation.

CHESAPEAKE

*Strong Pricing,
Competitive Feel*



- Median Price **\$450K**
- Days on Market **15**
- New Listings **496**
- Months Inventory **1.8**

Market Snapshot: Chesapeake continued to show strong pricing and tight supply in June. Well-positioned homes are still drawing attention, and buyers need a clear plan before the right fit appears.

PORTSMOUTH

*Value, Movement,
Tight Supply*



- Median Price **\$300K**
- Days on Market **20**
- New Listings **196**
- Months Inventory **1.9**

Market Snapshot: Portsmouth remains a relevant value market within Hampton Roads, but supply is still tight. Condition, confidence, and presentation can make a meaningful difference for both buyers and sellers.

SUFFOLK

*More Room,
Still Seller-Leaning*



- Median Price **\$419K**
- Days on Market **21**
- New Listings **307**
- Months Inventory **3.4**

Market Snapshot: Suffolk had the most breathing room in this group, with higher months of inventory than neighboring cities. That gives buyers more to compare, while sellers still need smart pricing and strong presentation.

PENINSULA WATCH

HAMPTON

*Active,
With More Listings*



- Median Price **\$299.8K**
- Days on Market **21**
- New Listings **275**
- Months Inventory **2.0**

Market Snapshot: Hampton showed more new listing activity in June, while supply stayed relatively tight. Buyers have some options to compare, but well-positioned homes can still move with confidence.

NEWPORT NEWS

*More Sales,
More Nuance*



- Median Price **\$327.5K**
- Days on Market **19**
- New Listings **242**
- Months Inventory **2.0**

Market Snapshot: Newport News saw stronger closed sales compared with last year, while homes also took a bit more time. That points to an active market where buyers are still weighing value carefully.



SELLER-LEANING
= Lower inventory gives sellers an advantage.
BALANCED
= Neither side has a clear advantage.



WANT A NEIGHBORHOOD OR ZIP-CODE BREAKDOWN?
Let's talk — your city is only the starting point.



Source: Local market statistics compiled by Jennifer Dawn using listing information provided by REIN, Inc. / Domus Analytics June 2026 Market Review. Figures are rounded and intended as a general market snapshot. Market conditions vary by neighborhood, property type, price point, and timing.

Porch Views & Property News | Jennifer D Holds the Key | July 2026

WHAT SELLERS ARE ASKING RIGHT NOW

By July, sellers are not just asking whether buyers are out there. They are asking how to earn attention, protect value, and make the right moves before the sign goes up.

“Should I sell now or wait?”

It depends on your timeline, equity, next move, and how your home competes today. Buyers are still active, but they are comparing condition, price, updates, and presentation carefully.

“What updates actually help a home sell?”

Not every home needs a renovation. Strong prep often starts with fresh paint, clean entryways, better lighting, updated hardware, repairs, and spaces that feel cared for.

“Why isn't my house selling as fast as I expected?”

A slower response does not always mean the market is bad. It may mean the market is giving feedback. Price, condition, access, photos, presentation, buyer expectations, and nearby competition all shape how quickly a home earns serious attention.

“How do I price my home when online estimates are all over the place?”

Online estimates are starting points, not strategy. Pricing should reflect recent sales, current competition, condition, location, improvements, and buyer demand.

Sellers still have opportunity, but July is not the month for guesswork. The homes that stand out usually have three things working together: the right preparation, the right price, and a clear plan for how to respond to the market.



Start with a plan — even if your move is still months away..



WHAT BUYERS ARE ASKING RIGHT NOW

By July, buyers are asking what actually makes sense for their budget, timeline, and life — especially with resale, new construction, and relocation all on the table.

“Should I buy now or wait?”

Waiting can make sense, but only if it improves your position. The better question is whether the right home, payment, timing, and long-term plan line up with your real life.

“Can I negotiate in this market?”

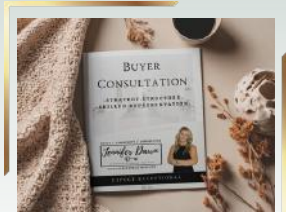
Sometimes, yes — but negotiation is not just offering less. Price, closing costs, repairs, rate buydowns, timelines, inspections, and seller motivation can all shape strategy.

“Is new construction different from resale?”

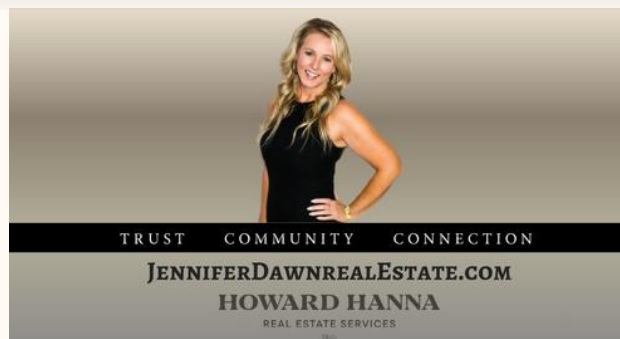
Yes. Builder contracts, incentives, upgrades, timelines, inspections, financing options, and walk-throughs work differently. The model home inspires; the contract matters.

“How much do I actually need to buy?”

Not every buyer needs 20% down. The real plan includes cash to close, monthly payment comfort, loan type, closing costs, inspections, taxes, insurance, and reserves.



What's your home worth today?
Scan to see your value & equity.



Scan here to Connect with
Jennifer



Porch Views & Property News | Jennifer D Holds the Key | July 2026

WHAT'S YOUR NEXT SMART MOVE?

*Buying, selling, staying put, or simply planning ahead —
July's market rewards clarity before urgency.*

Seller Prep & Pricing Strategy

Thinking about selling this year? Start with clarity, not guesswork. This guide walks through the preparation, pricing, and presentation steps that help your home enter the market with a stronger first impression.



Buyer Planning & Next Steps

Buying well starts before the first showing. Get clear on your budget, timing, search strategy, down payment path, and offer plan so you can move with confidence when the right home appears.



A smart move does not always mean moving right now.

Sometimes it means getting your home ready before you list. Sometimes it means understanding your buying power before you fall in love with a house. And sometimes it means taking care of the home you already have so you have more options later.

July's market is still active, but buyers are paying attention. Price, condition, presentation, payment comfort, and timing all matter. A little clarity now can save a lot of scrambling later.



Before You Sell

A home does not have to be perfect, but it does need to feel intentional. Fresh paint, cleaner lighting, repaired distractions, updated hardware, landscaping, strong photography, and a clear pricing strategy all shape how buyers respond.



Before You Buy

Before you start touring, know your payment comfort, cash to close, loan type, timing, must-haves, flexible points, and offer strategy. More options can help, but only if you know what actually fits.



If You're Staying Put

Maintenance, system care, insurance awareness, paint, landscaping, lighting, and thoughtful updates can make home feel better now while protecting future flexibility. You may not be moving today, but you can still make decisions your future self will appreciate.

HOWARD HANNA
REAL ESTATE SERVICES



Creating Future Options

A future move is rarely just about timing the market. It is also about understanding your equity, your budget, your home's condition, and what would need to happen for your next step to make sense.

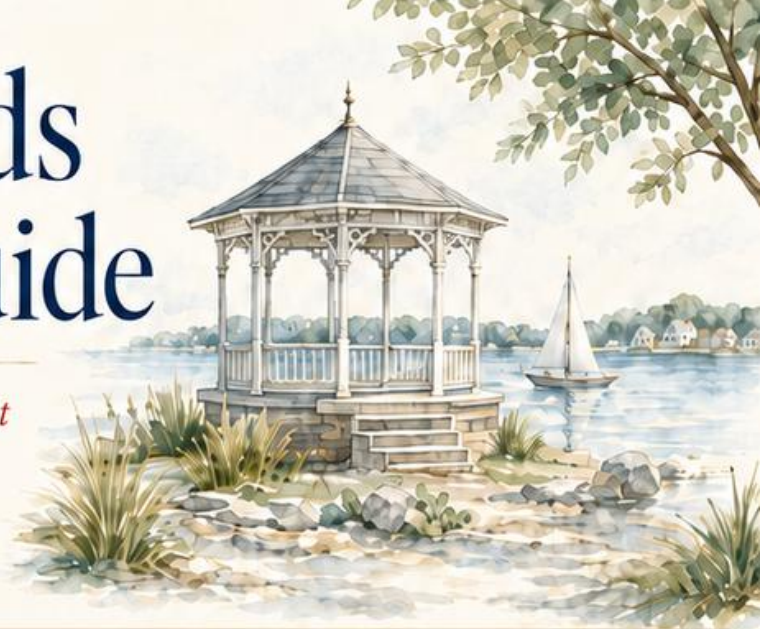
The takeaway: the strongest decisions are usually made before pressure shows up.

What does 'ready' actually mean?

Ready does not mean perfect. It means priced, prepared, photographed, and positioned with intention before buyers walk through the door.

Hampton Roads Local Events Guide

Curated mid-summer plans, garden mornings, waterfront music, theatre nights, markets, sports, and local outings worth putting on the calendar.



JENNIFER'S JULY PICKS

Once Upon A Garden at The Fred

Fred Heutte Garden • Norfolk
Sat., July 18 • 10 AM

Garden stories, exploration, and a fairy garden craft for a sweet summer morning.

Sister Act

Little Theatre of
Virginia Beach
July 17–Aug. 9

A feel-good theatre pick with music, heart, and a summer-night-out kind of energy.

Groovin' by the Bay

Hampton • Buckroe Beach
Sundays in July & August
5–8 PM

Free waterfront concerts with lawn chairs, blankets, and an easy evening-by-the-water feel.

NORFOLK

Culture, baseball, and museum moments.

- Norfolk Latino Music & Food Festival
Town Point Park • Sat., July 18 • 2–11 PM
- Norfolk Tides vs. Worcester Red Sox
Harbor Park • July 28–Aug. 2
- Wonder Wednesdays at the Chrysler
Chrysler Museum • Wednesdays • 11 AM–1 PM

VIRGINIA BEACH

Oceanfront nights, movie blankets, and market mornings.

- Oceanfront Concert Series
24th Street Park • Wednesdays through Aug. 19
- Beach Blanket Film Festival:
Pirates in Pictures
29th Street Beach • July 14–18 • 8:30 PM
- Old Beach Farmers Market
ViBe Creative District • Saturdays • 9 AM–12 PM

CHESAPEAKE

Hands-on history, splash park fun, and stargazing.

- From Plant to Pigment: 1776
Greenbrier Library • Thurs., July 23 • 10–11 AM
- Christmas in July Splash Park Event
Western Branch Community Center
Fri., July 24 • 6–9 PM
- Gallery of Galaxies
Chesapeake Planetarium
Sat., July 25 • 2 PM or 7 PM

PORTSMOUTH

Big music, waterfront evenings, and Olde Towne market finds.

- Billy Strings
Portsmouth Pavilion • July 17–18
- Sunset Thursdays
Festival Park • Thursdays through Aug. 27
6:30–9 PM
- Olde Towne Farmers Market
Art & Cultural Center • Saturdays • 9 AM–2 PM

SUFFOLK

Concerts, community nights, and Saturday market browsing.

- TGIF Summer Concert Series
July 24, July 31, Aug. 7 & Aug. 14
6–9:30 PM • Bennett's Creek Park
- Adult Recess
Downtown Festival Park • Sat., July 25
6–9:30 PM
- Suffolk Farmers' Market
Visitor Center Pavilion • Saturdays • 9 AM–1 PM

HAMPTON

Baseball, beach markets, and storytelling.

- Peninsula Pilots Baseball
War Memorial Stadium • July/Aug. home games
- Buckroe Beach Farmers Market
Buckroe Beach • Saturdays • 9 AM–1 PM
- Hampton Storytelling Festival
Hampton History Museum & more
July 16–19

PLAN AHEAD

Norfolk Waterfront
Jazz Festival
Aug. 21–22

Portsmouth Seawall
Art Show
Aug. 22–23

Virginia Beach
Funk Fest
Beach Party
Aug. 28–29

Taste of
Suffolk
Sept. 12

Clip & keep for mid-summer plans. Event details can change; please confirm dates, times, tickets, and locations with the event host before heading out.



HAMPTON ROADS MARKET OVERVIEW JULY 2026

Hampton Roads Housing Market Snapshot

Chesapeake, VA | June 2026

A look at Chesapeake's real estate market activity based on June 2026 data.

MEDIAN SALES PRICE



\$450,000

↑ 5.9%
vs May 2026

CLOSED SALES



402

↑ 14.2%
vs May 2026

MEDIAN DAYS ON MARKET



15

↑ 15.4%
vs May 2026

MEDIAN SOLD \$/SQFT



\$227

↑ 2.7%
vs May 2026

MONTHS SUPPLY OF INVENTORY



1.8

↓ 11.3%
vs May 2026

ACTIVE INVENTORY



721

↑ 1.3%
vs May 2026

NEW LISTINGS



496

↑ 1.0%
vs May 2026

LIST PRICE RECEIVED



100.6%

↑ 0.1%
vs May 2026

JUNE TAKEAWAYS



Demand stayed competitive.

Closed sales rose to 402 and sellers averaged 100.6% of list.



Inventory is inching up.

Active inventory and new listings both rose, giving buyers a touch more to compare.



Supply is still tight.

At 1.8 months of inventory, well-positioned homes remain in a seller-leaning environment.

MARKET LEAN

SELLER-LEANING MARKET

Tight supply and strong terms continue to support sellers, though buyers have a bit more to compare than earlier in the season.

THE PROFESSIONAL DISTINCTION

Price, Pace & Competition



The clearest market read comes from looking at several signals together. Price shows where values are landing, pace shows how quickly buyers are responding, and inventory reveals how much competition sellers are facing.

Hampton Roads Housing Market Snapshot

Hampton, VA | June 2026



A look at Hampton's real estate market activity based on June 2026 data.

MEDIAN SALES PRICE



\$299,800

↓ 1.7%
vs May 2026

CLOSED SALES



193

↑ 1.6%
vs May 2026

MEDIAN DAYS ON MARKET



21

↑ 31.3%
vs May 2026

MEDIAN SOLD \$/SQFT



\$195

↑ 0.5%
vs May 2026

MONTHS SUPPLY OF INVENTORY



2.0

↓ 0.5%
vs May 2026

ACTIVE INVENTORY



390

↑ 1.0%
vs May 2026

NEW LISTINGS



275

↑ 3.8%
vs May 2026

LIST PRICE RECEIVED



99.7%

↓ 0.1%
vs May 2026

JUNE TAKEAWAYS



Inventory improved modestly.
New listings and active inventory both edged up.



Buyers have a little more time.
Median days on market moved to 21.



Pricing is still steady overall.
The median price softened from May, but activity and price per square foot held fairly stable.

MARKET LEAN

SELLER-LEANING MARKET

Hampton remains seller-leaning, but the pace feels more measured than some nearby markets.

THE PROFESSIONAL DISTINCTION

Pace, Supply & Positioning

No single stat tells the whole story. Pace shows how quickly buyers are moving, supply shows how much competition is out there, and positioning shows whether a home is meeting the market well.

Hampton Roads Housing Market Snapshot

Newport News, VA | June 2026



A look at Newport News' real estate market activity based on June 2026 data.

MEDIAN SALES PRICE



\$327,500

↑ 4.0%
vs May 2026

CLOSED SALES



204

↓ 6.0%
vs May 2026

MEDIAN DAYS ON MARKET



19

— 0.0%
vs May 2026

MEDIAN SOLD \$/SQFT



\$199

↑ 1.5%
vs May 2026

MONTHS SUPPLY OF INVENTORY



2.0

↑ 9.6%
vs May 2026

ACTIVE INVENTORY



408

↑ 3.0%
vs May 2026

NEW LISTINGS



242

↓ 5.5%
vs May 2026

LIST PRICE RECEIVED



99.8%

↑ 0.4%
vs May 2026

JUNE TAKEAWAYS



Prices held up.

Median sales price rose to \$327,500 and sellers averaged 99.8% of list.



Inventory expanded a bit.

Active inventory and months supply both increased.



Pace stayed steady.

Days on market held at 19, while closed sales cooled from May.

MARKET LEAN

SELLER-LEANING MARKET

Inventory remains limited overall, though buyers are seeing a bit more breathing room as supply improves.

THE PROFESSIONAL DISTINCTION

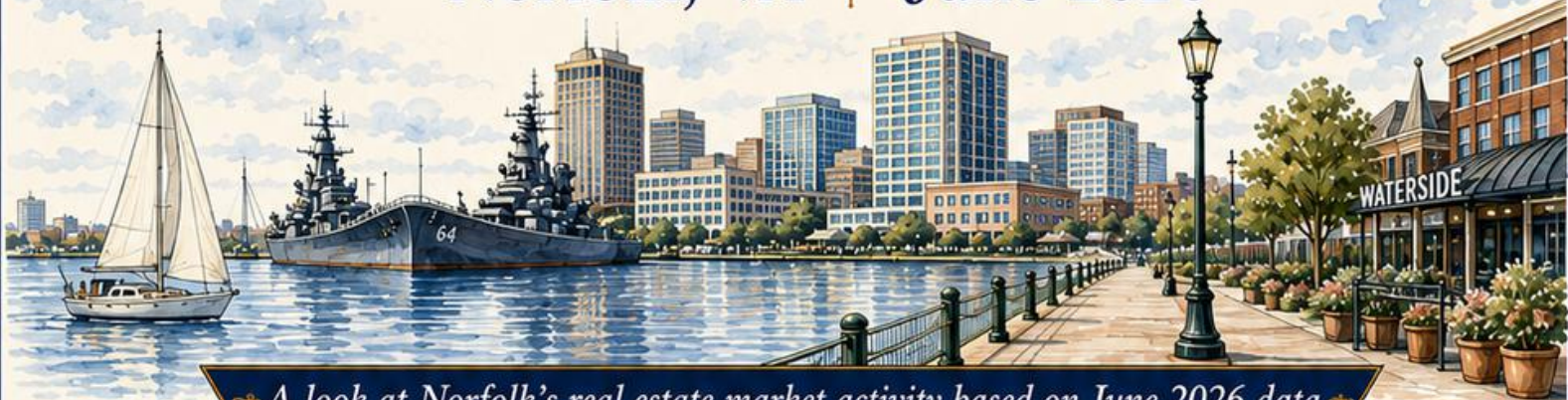
Price, Pace & Momentum

A useful market read comes from watching values, pace, and activity together. That combination shows whether demand is accelerating, steadying, or giving buyers more room to negotiate.

Source: REIN MLS and Domus Analytics, Newport News Market Review, June 2026. Data compiled by Jennifer Dawn using listing information provided by REIN, Inc. Figures are rounded and intended as a general market snapshot. Market conditions vary by neighborhood, property type, price point, and timing.

Hampton Roads Housing Market Snapshot

Norfolk, VA | June 2026



A look at Norfolk's real estate market activity based on June 2026 data.

<p>MEDIAN SALES PRICE</p>  <p>\$343,500 ↑ 1.0% vs May 2026</p>	<p>CLOSED SALES</p>  <p>292 ↑ 1.7% vs May 2026</p>	<p>MEDIAN DAYS ON MARKET</p>  <p>17 ↑ 10.0% vs May 2026</p>	<p>MEDIAN SOLD \$/SQFT</p>  <p>\$221 ↑ 4.5% vs May 2026</p>
<p>MONTHS SUPPLY OF INVENTORY</p>  <p>2.3 ↓ 2.3% vs May 2026</p>	<p>ACTIVE INVENTORY</p>  <p>674 ↓ 0.6% vs May 2026</p>	<p>NEW LISTINGS</p>  <p>402 ↓ 4.1% vs May 2026</p>	<p>LIST PRICE RECEIVED</p>  <p>100.0% ↓ 0.2% vs May 2026</p>

JUNE TAKEAWAYS



Prices kept climbing.
Median price and price per square foot both moved higher.



Homes are taking a little longer.
Median days on market rose to 17.



Inventory remains limited.
New listings slipped and months supply stayed low at 2.3.

MARKET LEAN SELLER-LEANING MARKET

Norfolk is still seller-leaning, though a slightly slower pace gives buyers a touch more room to compare.

THE PROFESSIONAL DISTINCTION

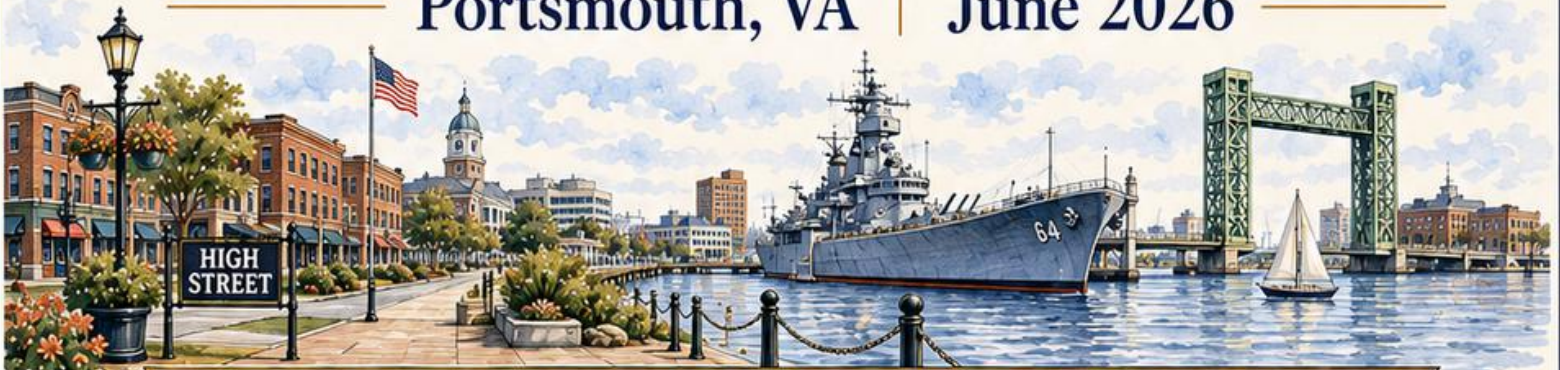
Inventory, Pace & Positioning

Inventory, pace, and positioning work together. A home's outcome is shaped not just by price, but also by how much competition is on the market and how quickly buyers are acting.

Source: REIN MLS and Domus Analytics, Norfolk Market Review, June 2026. Data compiled by Jennifer Dawn using listing information provided by REIN, Inc. Figures are rounded and intended as a general market snapshot. Market conditions vary by neighborhood, property type, price point, and timing.

Hampton Roads Housing Market Snapshot

Portsmouth, VA | June 2026



A look at Portsmouth's real estate market activity based on June 2026 data.

MEDIAN SALES PRICE



CLOSED SALES



MEDIAN DAYS ON MARKET



MEDIAN SOLD \$/SQFT



MONTHS SUPPLY OF INVENTORY



ACTIVE INVENTORY



NEW LISTINGS



LIST PRICE RECEIVED



JUNE TAKEAWAYS



Sellers are still landing strong terms.
 List price received averaged 100.4%.



Pace softened slightly.
 Days on market rose to 20 and closed sales dipped from May.



Inventory remains tight.
 New listings rose, but 1.9 months of supply still points to seller-leaning conditions.

MARKET LEAN

SELLER-LEADING MARKET

Strong pricing terms and limited supply continue to support sellers, even with a slightly more measured pace.

THE PROFESSIONAL DISTINCTION

Value, Pace & Positioning

The best market read comes from more than one headline number. Value, pace, and positioning together show how buyers are responding and where negotiation strength really sits.

Source: REIN MLS and Domus Analytics, Portsmouth Market Review, June 2026. Data compiled by Jennifer Dawn using listing information provided by REIN, Inc. Figures are rounded and intended as a general market snapshot. Market conditions vary by neighborhood, property type, price point, and timing.



Hampton Roads Housing Market Snapshot

Suffolk, VA | June 2026



A look at Suffolk's real estate market activity based on June 2026 data.

<p>MEDIAN SALES PRICE</p>  <p>\$419,000 ↑ 5.0% vs May 2026</p>	<p>CLOSED SALES</p>  <p>172 ↑ 4.9% vs May 2026</p>	<p>MEDIAN DAYS ON MARKET</p>  <p>21 ↓ 25.0% vs May 2026</p>	<p>MEDIAN SOLD \$/SQFT</p>  <p>\$209 ↑ 2.7% vs May 2026</p>
<p>MONTHS SUPPLY OF INVENTORY</p>  <p>3.4 ↑ 0.8% vs May 2026</p>	<p>ACTIVE INVENTORY</p>  <p>578 ↑ 5.7% vs May 2026</p>	<p>NEW LISTINGS</p>  <p>307 ↑ 10.8% vs May 2026</p>	<p>LIST PRICE RECEIVED</p>  <p>100.0% ↑ 0.8% vs May 2026</p>

JUNE TAKEAWAYS

- 

More choice is coming on.
New listings and active inventory both increased.
- 

Homes moved faster.
Days on market dropped to 21 from May.
- 

Pricing remains solid.
Median price rose to \$419,000 and sellers averaged 100.0% of list.

MARKET LEAN

SELLER-LEANING MARKET

Suffolk gives buyers a bit more breathing room than some nearby markets, but demand still supports pricing.

THE PROFESSIONAL DISTINCTION

Inventory & Buyer Choice

Months of inventory helps show the balance between supply and demand. More inventory can give buyers more room to compare, but it does not automatically erase seller advantage.

Source: REIN MLS and Domus Analytics, Suffolk Market Review, June 2026. Data compiled by Jennifer Dawn using listing information provided by REIN, Inc. Figures are rounded and intended as a general market snapshot. Market conditions vary by neighborhood, property type, price point, and timing.



Hampton Roads Housing Market Snapshot

Virginia Beach, VA | June 2026

A look at Virginia Beach's real estate market activity based on June 2026 data.

MEDIAN SALES PRICE



CLOSED SALES



MEDIAN DAYS ON MARKET



MEDIAN SOLD \$/SQFT



MONTHS SUPPLY OF INVENTORY



ACTIVE INVENTORY



NEW LISTINGS



LIST PRICE RECEIVED



JUNE TAKEAWAYS



Demand stayed strong.
Closed sales jumped to 645 and homes still moved quickly at 12 days.



Supply is still very tight.
Months of inventory slipped to 1.7, even as active inventory edged up.



Pricing remains firm.
Median sales price rose to \$445,000 and sellers averaged 100.3% of list.

MARKET LEAN

SELLER-LEANING MARKET

Low inventory and a quick pace continue to support sellers, though buyers have a bit more to compare than at peak frenzy.

THE PROFESSIONAL DISTINCTION

Price, Pace & Competition

Price, pace, and competition tell the story together. Watching all three gives a clearer picture than any one stat alone, especially in a market that still moves quickly.

Source: REIN MLS and Domus Analytics, Virginia Beach Market Review, June 2026. Data compiled by Jennifer Dawn using listing information provided by REIN, Inc. Figures are rounded and intended as a general market snapshot. Market conditions vary by neighborhood, property type, price point, and timing.

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