

Porch Views & Property News



A Quick Hello from Me - From My Porch to Yours

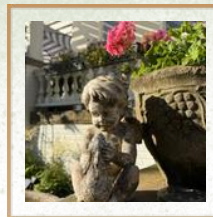
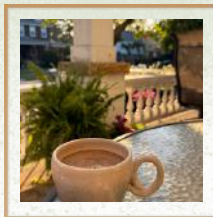
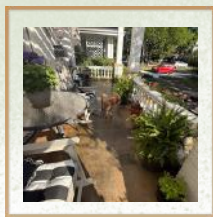
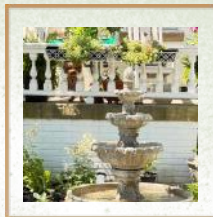
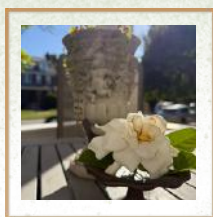
There is something about June that makes home feel like it has extra rooms.

The porch becomes an office. The garden becomes a project. The sidewalk becomes a conversation starter. The backyard starts whispering, "You know, I could be something special too." And suddenly, I'm outside with coffee in hand, mentally moving furniture, planning flower beds, and convincing myself that climbing roses are absolutely a reasonable next step.

That is where I am right now.

The front garden is starting to take shape, I added new rocking chairs to the porch, and I am officially going to try my hand at climbing roses. We will see how that goes, but I am choosing optimism and maybe a little blind confidence. I have also started working through ideas for the back garden because I would love for it to become the same kind of welcoming space my front porch has become — a place to sit, gather, linger, and enjoy a slower moment.

And that has me thinking about curb appeal in a different way. We usually talk about curb appeal when someone is preparing to sell, but it matters even when you are staying put. A few flowers, a cleaned-up walkway, fresh porch seating, or a garden bed that finally gets some attention can completely change how home feels. Sometimes it even gives a neighbor walking by a reason to stop, ask a question, and start a conversation.



June also brought some sweet community moments. Stockley Gardens Arts Festival was lovely, and seeing the Fred Heutte Garden out there with plants and people was a beautiful reminder that gardens really do connect us. Art, flowers, neighbors, conversations, and people taking time to linger — that is the good stuff.

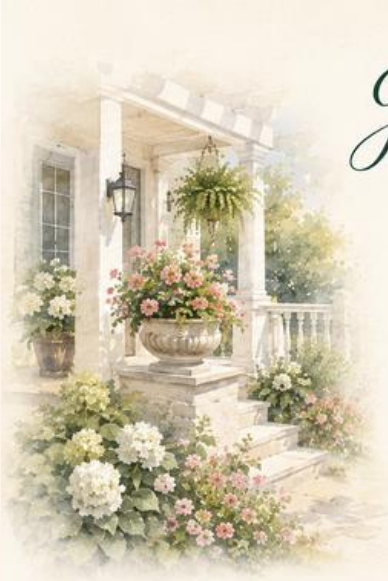
Real estate gave me a few memorable reminders this month too. I had a couple of closings that were very different from each other — one involving a historic condo with its own character and details, and another beach property that came with a few nuanced hurdles before we made it to the finish line. That one even included dolphins in the water during the walk-through, which felt like a pretty wonderful closing-day bonus.

One of the sweetest surprises was a beautiful hydrangea basket from the agent on the other side of the deal. Real estate can be complicated, and some transactions require a lot of problem-solving behind the scenes, but kindness and professionalism still matter. I never take that for granted.

And because homeownership likes to keep us humble, my HVAC decided to add its own little plot twist. Nothing says summer like wondering whether your air conditioning is fully committed to the assignment. So along with the porch plans and garden updates, consider this your friendly seasonal reminder to check your filters, schedule AC service if needed, give your outdoor unit room to breathe, and keep an eye on the not-so-glamorous systems that make home comfortable.

That is the thing about home. It is the flowers and the filters. The porch chats and the paperwork. The hydrangeas, the HVAC, the dolphins, and the details.

Whether you are refreshing the place you already love, thinking through a future move, or simply keeping an eye on the market, preparation still matters. The goal is not to rush into the next thing. It is to understand the details, care for what you have, and make each next step with a little more clarity.



June Home Care: *Freshening Up for Summer Living*

June is when home starts stretching into the outdoors.
A few simple seasonal checks can help your space feel fresh, welcoming, and ready for summer living.

- 🔑 Check air filters before the hottest days settle in.
- 🔑 Sweep porches, patios, and entryways, and freshen outdoor furniture.
- 🔑 Empty standing water in pots, buckets, and saucers to help cut down on mosquitoes.
- 🔑 Deadhead flowers and refresh porch pots for an easy seasonal lift.
- 🔑 Check screens, doors, and seals to keep the breeze in and pests out.
- 🔑 Rinse walkways and outdoor surfaces to clear away pollen and grime.

Sometimes the smallest seasonal shifts make home feel lighter, easier, and more enjoyable.

June is made for the kind of gathering that feels easy, light, and just a little special.

Give me a shady porch, something fresh to set out, and a recipe that invites people to linger without turning the kitchen into a whole production.

This lemon dill garden hummus board is bright, simple, and perfect for summer — whether you're having friends over, hosting a garden gathering, or just looking for an easy porch-side bite to enjoy at home.

Lemon Dill Garden Hummus Board

Fresh, easy, and porch-party ready.

Ingredients

- 1 container plain or garlic hummus
- 1 tablespoon fresh lemon juice
- 1 teaspoon lemon zest
- 1 tablespoon chopped fresh dill
- 1 tablespoon olive oil
- Cucumber slices
- Baby carrots
- Cherry tomatoes
- Bell pepper strips
- Snap peas
- Radishes
- Pita wedges or crackers
- Optional: feta crumbles, olives, or microgreens

Directions

1. Spoon hummus into a shallow serving bowl or onto a small plate.
2. Stir together the lemon juice, lemon zest, and fresh dill, then spoon over the hummus.
3. Drizzle with olive oil.
4. Arrange fresh vegetables, pita wedges, and crackers around the hummus on a board or platter.
5. Add feta, olives, or microgreens if desired.
6. Serve chilled or at room temperature.



Makes
4–6 servings



Prep Time
15 minutes

Porch Tip
Use whatever looks freshest from the market or garden. The beauty of this board is that it feels thoughtful without being fussy.

What I'm Seeing in the Market

From the porch to the market, the same idea keeps showing up this month: a little preparation goes a long way.

NATIONAL: The market is moving, but affordability is still setting the pace. NAR's updated outlook points to more modest sales growth than previously expected, while mortgage rates continue to shape what feels realistic for buyers.

VIRGINIA: Spring activity has been stronger than last year, with more closed sales, more pending sales, and more listings coming on statewide. Prices are still rising, but the added inventory is giving buyers more to compare.

HAMPTON ROADS: Locally, the market is still seller-leaning, but it is not one-size-fits-all. Some cities are moving quickly with low supply, while others are giving buyers a little more breathing room. Well-priced, well-presented homes are still getting the strongest attention.

THE TAKEAWAY: More choice does not mean less strategy. In this market, pricing, presentation, and clarity still matter — for buyers and sellers alike.

Sources: National Association of REALTORS® April 2026 Outlook; Virginia REALTORS® April 2026 Housing Market Report; local market statistics compiled by Jennifer Dawn using listing information from REIN, Inc.

THE MARKET & THE MOOD ...

SOUTHSIDE + PENINSULA WATCH

JUNE 2026

Real estate is more than market stats — it's how those numbers show up in everyday decisions. Here's a quick regional snapshot of what I'm seeing across Hampton Roads this month.

Seller-leaning does not mean identical. Pricing, pace, and buyer options are shifting differently city by city.

SOUTHSIDE SNAPSHOT

VIRGINIA BEACH

*Active Demand,
More Summer Inventory*



\$	Median Price
	\$426K
📅	Days on Market
	11
🏠	New Listings
	829
📊	Months Inventory
	2.0

Market Snapshot:
Inventory has opened up a bit, but strong pending activity and low supply keep Virginia Beach moving at a seller-favorable pace.

NORFOLK

*More Inventory,
Slower Pace*



\$	Median Price
	\$341K
📅	Days on Market
	16
🏠	New Listings
	417
📊	Months Inventory
	2.5

Market Snapshot:
Norfolk gives buyers a little more room and some negotiating markets, but active and pending counts still point to steady demand.

CHESAPEAKE

*Strong Pricing,
Competitive Feel*



\$	Median Price
	\$421K
📅	Days on Market
	14
🏠	New Listings
	491
📊	Months Inventory
	2.1

Market Snapshot:
Chesapeake remains competitive, with healthy pricing and low inventory continuing to support a seller-leaning market.

PORTSMOUTH

*Strategic Pricing,
Tight Supply*



\$	Median Price
	\$290K
📅	Days on Market
	17
🏠	New Listings
	188
📊	Months Inventory
	1.9

Market Snapshot:
Supply remains relatively tight even as pricing softens slightly, keeping Portsmouth strategic for both buyers and sellers.

SUFFOLK

*More Room,
Still Seller-Leaning*



\$	Median Price
	\$398.9K
📅	Days on Market
	28
🏠	New Listings
	275
📊	Months Inventory
	3.4

Market Snapshot:
Suffolk offers the most breathing room in this group, but strong pricing means smart positioning and presentation still matter.

PENINSULA WATCH

HAMPTON

*Steady Activity,
Quick Movement*



\$	Median Price	\$300K
📅	Days on Market	16
🏠	New Listings	265
📊	Months Inventory	2.2

Market Snapshot:
Hampton is active and relatively quick-moving, with new inventory and buyer demand keeping the market competitive.

NEWPORT NEWS

*Lower Inventory,
Faster Pace*



\$	Median Price	\$322.2K
📅	Days on Market	19
🏠	New Listings	256
📊	Months Inventory	1.9

Market Snapshot:
Newport News is moving quickly, with low inventory and shorter market time keeping competition in play.



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 — I've got
your area covered.*



Scan here to
ask Jennifer.

Source: Local market statistics 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.

WHAT SELLERS ARE ASKING RIGHT NOW

By June, the market is giving sellers clearer feedback. Some homes are still moving quickly, while others are taking longer because buyers have more to compare — and that leads to better questions.

🔑 “Is now a good time to sell?”

It can be, but timing alone is not the whole strategy. The homes getting the strongest response are the ones priced well, prepared well, and presented clearly for today's buyers.

🔑 “What is my home actually worth?”

Online estimates and neighborhood chatter can be starting points, but they are not a pricing plan. Real value depends on recent sales, current competition, condition, updates, location, and buyer response.

🔑 “What if my home does not sell right away?”

That does not automatically mean something is wrong. It means the market is giving feedback. Sometimes it is price; sometimes it is presentation, access, condition, timing, or nearby competition.

🔑 “What should I fix before listing?”

Most homes do not need a full renovation. Clean, well-maintained, well-lit, and thoughtfully prepared spaces tend to give buyers more confidence from the start.

Sellers still have opportunity, but buyers are more selective. The goal is not just to list — it is to launch with a plan, watch the response, and adjust with strategy instead of guesswork.



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



WHAT BUYERS ARE ASKING RIGHT NOW

By June, buyers are not just asking what is available — they are asking what actually makes sense for their budget, timeline, and life. More inventory can help, but the right strategy still matters.

🔑 “Will rates come down?”

Maybe, but waiting on rates alone can keep you stuck. The better question is whether today's payment works for your life, your budget, and your long-term plans.

🔑 “Are prices going to drop?”

Some homes may adjust, but not every property or neighborhood moves the same way. Value depends on location, condition, inventory, competition, and how well the home is priced.

🔑 “How much do I actually need to buy?”

Not every buyer needs 20% down. Loan options vary, and the right plan depends on your cash, monthly payment comfort, loan type, closing costs, and what you want to keep available after closing.

🔑 “How do I make an offer without overpaying?”

A strong offer is not just about the highest price. Terms, timing, financing strength, inspections, appraisal strategy, and clear communication can all help create confidence for the seller.

The takeaway: Buying right now is not about guessing the market perfectly. It is about understanding your numbers, knowing what matters in the home, and moving with a plan when the right fit shows up.



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 | June 2026

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Hampton Roads Local Events Guide



*Curated summer plans, waterfront traditions,
garden mornings, music, markets, and porch-worthy outings.*

HOWARD HANNA

REAL ESTATE SERVICES

Jennifer's June Picks

Three easy ways to make the month feel like summer.

1. Porch-Side Pop-In

Sat., June 27 • 4–7 PM

Choose your pound cake,
then pop by for sweet tea,
porch conversation, and a
summer thank-you.

2. Sail250 + Harborfest

Downtown Norfolk • June 19–21

Tall ships, the Parade of Sail,
waterfront entertainment,
family activities, and fireworks.

3. Sunset Dolphin Cruise

Rudee Inlet • Wed. & Sat.

Dolphin watching, ocean
views, and golden-hour
cruising from Rudee Inlet.

NORFOLK

- Fred Heutte Garden Events
*Once, Upon a Garden: Bee Story & Craft • June 20;
Intro to Gel Printing • June 27*
- Fused Mosaic at Perry Glass Studio
Chrysler Museum of Art • Sun., June 21 • 10 AM–5 PM
- Norfolk Tides Baseball
*Harbor Park • June 23–28 vs. Durham Bulls;
July 7–12 vs. Syracuse Mets*

VIRGINIA BEACH

- Chicago at The Dome by Rutter Mills
Oceanfront • Thurs., June 18 • 8 PM
- La Fiesta Virginia Beach
24th Street Park / Beach at 24th Street • June 26–27
- Summer Music + Beach Movies
*Ynot Wednesdays at Sandler Center;
Beach Blanket Cinema select evenings*

CHESAPEAKE

- Charter to Chesapeake
Battlefield Park • June 20–22
- Waterway Market at Great Bridge Village
Battlefield Park South • Sundays • 11 AM–2 PM
- Chesapeake Farmers Market
Chesapeake City Park • Wednesdays & Saturdays

PORTSMOUTH

- Sail Virginia 2026 in Portsmouth
Portsmouth Waterfront • June 19–22
- Leonardo's Lab
Children's Museum of Virginia • May 30–Sept. 5
- Olde Towne Farmers Market + Sunset Thursdays
*Market Saturdays • 9 AM–2 PM;
concerts Thursdays • 6:30–9 PM*

SUFFOLK

- TGIF Summer Concert Series
Downtown Festival Park • June 19, June 26 & July 10 • 6–9:30 PM
- Suffolk Farmers' Market
Visitor Center Pavilion • Saturdays • 9 AM–1 PM
- Downtown Festival Park Family Events
*Juneteenth Festival • June 20;
Saturday Cinema • June 27*

HAMPTON

- Blackbeard Pirate Festival
Downtown Hampton Waterfront • June 13–14
- Hampton Jazz & Music Festival
Hampton Coliseum • June 26–28
- Arts + History Exhibits
*PLAYTIME: Toys & Art through Aug. 23;
Picturing Freedom June 1–July 26*

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

Stars, Stripes & Summer Nights

A hand-picked July 4th weekend guide for Hampton Roads.

Waterfront fireworks, patriotic traditions, neighborhood charm,
and a few worthwhile day-trip ideas for the 250th anniversary weekend.

HAMPTON ROADS PICKS

Chesapeake — Celebrate Freedom Fri., July 3 • 5 PM

Chesapeake City Park • America 250 concert,
family fun, children's activities, food trucks,
and fireworks at 9:30 PM.

Virginia Beach — July 4 Stars & Stripes Celebration

Sat., July 4 • 7 PM

17th, 24th & 31st Street Parks • Oceanfront
concerts and fireworks at 9:30 PM.

Suffolk — Stars and Stripes Spectacular!

Sat., July 4 • 6 PM

Constant's Wharf Park & Marina • Music by
The Fuzz Band, family fun, bounce houses,
games, and fireworks at 9 PM.

Norfolk — Great American Picnic & Fireworks

Sat., July 4 • 5–10 PM

Town Point Park • Live patriotic music, food,
family-friendly activities, and fireworks at
9:30 PM over the Elizabeth River.

Portsmouth — Shaggin' 4th of July Celebration

Sat., July 4 • 5–9:30 PM

Portsmouth Waterfront / High Street Landing •
Beach music, dancing, patriotic music, and fireworks.

Hampton — Stars Over Hampton: July 4th Celebration

Sat., July 4 • 5–10 PM

Downtown Hampton Waterfront • Three
performance stages, vendors, fireworks,
and a 400-drone show.

Fort Monroe — Fourth at the Fort

Sat., July 4

Fort Monroe • A full-day family-friendly VA250 celebration
with live music, food trucks, games, and fireworks.

HOMETOWN HIGHLIGHT: GHENT

Ghent Neighborhood League Bike Parade & Ice Cream Social

Starts at Fred Heutte Garden

Ends at Stockley Gardens

Check GNL website for current event time.

A festive neighborhood bike parade for Ghent residents,
followed by an ice cream social.

WORTH THE DRIVE

A few festive favorites beyond Hampton Roads.

Cape Charles —
4th of July Parade,
small-town festivities,
games, vendors, and
beach/harbor fireworks
after dark.

Colonial
Williamsburg —
VA250 programming
and Fourth of July
fireworks in one of
America's most
historic settings.

Yorktown —
Independence Day
celebration with
patriotic programming,
family activities, and
fireworks over
the York River.

Manteo /
Outer Banks —
Waterfront fireworks
and festival park
celebration at Manteo
Festival Park, perfect
for a coastal day trip
or weekend getaway.

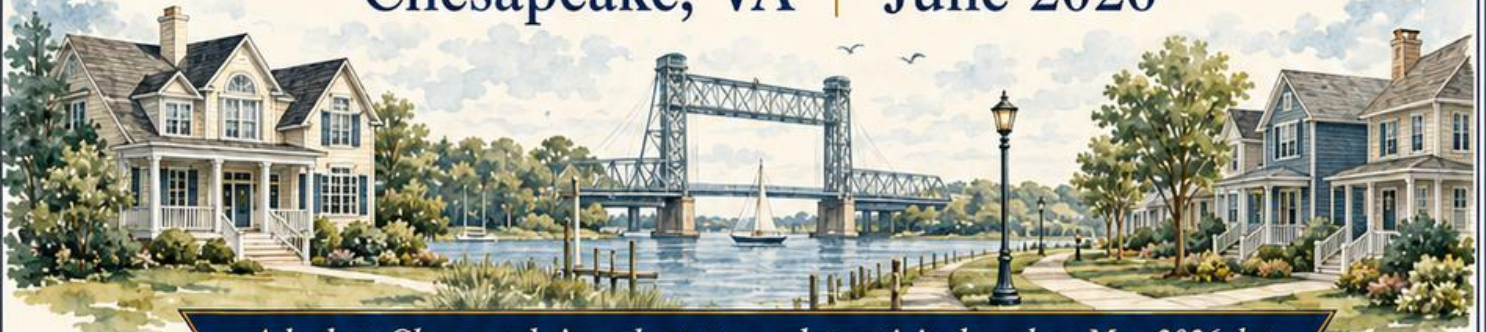
Keep handy for your holiday weekend plans. Event details may change;
please confirm times, parking, tickets, and weather updates before heading out.



HAMPTON ROADS MARKET OVERVIEW JUNE 2026

Hampton Roads Housing Market Snapshot

Chesapeake, VA | June 2026



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

MEDIAN SALES PRICE



\$421,000

-2.7%
vs April 2026

CLOSED SALES



333

-4.3%
vs April 2026

MEDIAN DAYS ON MARKET



14

+22.7%
vs April 2026

MEDIAN SOLD \$/SQFT



\$220

-0.9%
vs April 2026

MONTHS SUPPLY OF INVENTORY



2.1

+9.7%
vs April 2026

ACTIVE INVENTORY



699

+5.0%
vs April 2026

NEW LISTINGS



491

-12.9%
vs April 2026

LIST PRICE RECEIVED



100.5%

+0.2%
vs April 2026

JUNE TAKEAWAYS



Inventory is still expanding.

Active inventory rose 5.0% from April, giving buyers more to compare.



Homes are still moving.

Median days on market rose to 14, but demand remains steady in a seller-leaning environment.



Pricing is holding.

With 100.5% list price received, well-positioned homes are still commanding strong results.

MARKET LEAN

SELLER-LEANING MARKET

Limited supply continues to support steady demand, though buyers have a bit more room than peak frenzy conditions.

WHAT TO WATCH



Price, pace, and supply are always changing. Watching all three together gives a clearer picture of the market than any one stat on its own.

Source: Local market statistics 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 May 2026 data.

MEDIAN SALES PRICE



CLOSED SALES



MEDIAN DAYS ON MARKET



MEDIAN SOLD \$/SQFT



MONTHS SUPPLY OF INVENTORY



MARKET LEAN



SELLER-LEANING MARKET

Inventory remains relatively tight, though a slower pace gives buyers a little more room to breathe.

ACTIVE INVENTORY



NEW LISTINGS



LIST PRICE RECEIVED



JUNE TAKEAWAYS



Sales activity picked up.

Closed sales rose 9.3% from April, showing stronger buyer follow-through in May.



Homes are taking a little longer.

Median days on market increased to 16, pointing to a steadier, more selective pace.



Inventory is improving.

Active inventory rose to 671, though 2.5 months of supply still keeps Norfolk seller-leaning.

THE PROFESSIONAL DISTINCTION

List Price vs. Sale Price

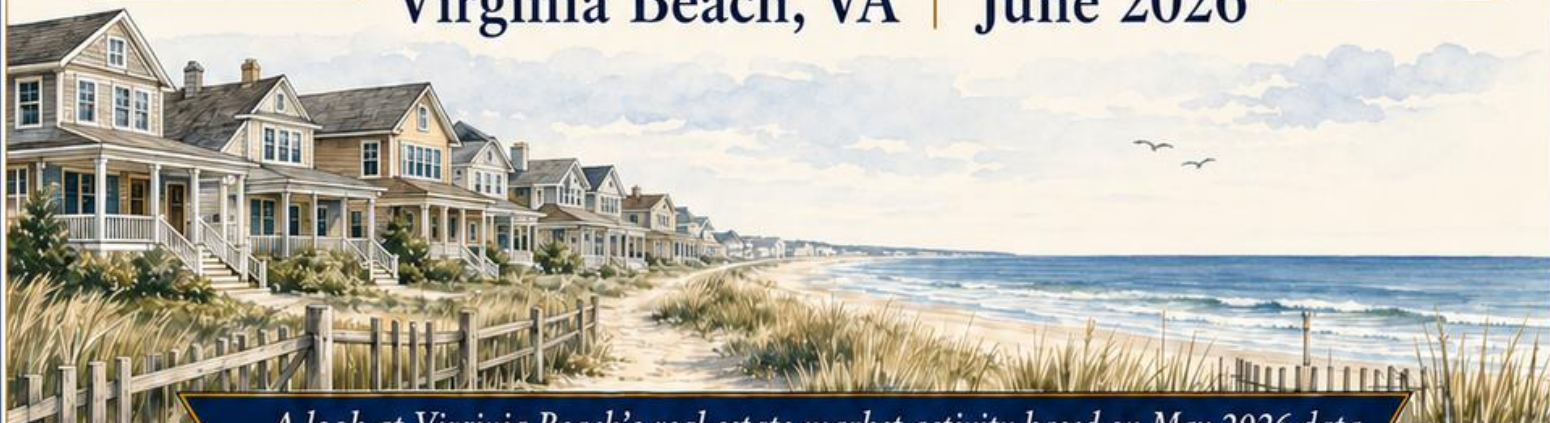
List price reflects how sellers are positioning homes in the current market. Sale price reflects what buyers ultimately agree to pay. Watching both numbers together gives a clearer picture of pricing strategy, negotiation strength, and true market performance.



Source: Local market statistics compiled by Jennifer Dawn using listing information from REIN, Inc. and Domus Analytics. 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 May 2026 data.

MEDIAN SALES PRICE



CLOSED SALES



MEDIAN DAYS ON MARKET



MEDIAN SOLD \$/SQFT



MONTHS SUPPLY OF INVENTORY



MARKET LEAN



SELLER-LEANING MARKET

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

ACTIVE INVENTORY



NEW LISTINGS



LIST PRICE RECEIVED



JUNE TAKEAWAYS



More options are coming on.

Active inventory and new listings both rose from April, giving buyers a little more room to compare.



Homes are still moving quickly.

Median days on market held at 11 days, showing steady demand for well-positioned homes.



Pricing remains steady.

With 99.9% list price received, sellers are still seeing strong results even as inventory expands.

THE PROFESSIONAL DISTINCTION

List Price vs. Sale Price

List price reflects how sellers are positioning homes in the current market. Sale price reflects what buyers ultimately agree to pay. Watching both numbers together gives a clearer picture of pricing strategy, negotiation strength, and true market performance.



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



\$290,000

↓ 0.3%
FROM APRIL

CLOSED SALES



152

↑ 9.4%
FROM APRIL

MEDIAN DAYS ON MARKET



17

↓ 10.5%
FROM APRIL

MEDIAN SOLD \$/SQFT



\$184

↓ 3.7%
FROM APRIL

MONTHS SUPPLY OF INVENTORY



1.9

↓ 9.8%
FROM APRIL

MARKET LEAN



**SELLER-LEANING
MARKET**

Limited supply continues
to support steady demand.

ACTIVE INVENTORY



292

↓ 1.4%
FROM APRIL

NEW LISTINGS



188

↓ 7.4%
FROM APRIL

LIST PRICE RECEIVED



99.8%

↑ 0.5%
FROM APRIL

JUNE TAKEAWAYS



Inventory remains limited,
keeping Portsmouth in
seller-leaning territory.



Homes are moving a bit faster,
with median days on market
improving to 17 days.



Pricing remains steady,
and sellers are still receiving about
99.8% of list price on average.

THE PROFESSIONAL DISTINCTION

List Price vs. Sale Price

List price reflects how sellers are positioning homes in the current market. Sale price reflects what buyers ultimately agree to pay. Watching both numbers together gives a clearer picture of pricing strategy, negotiation strength, and true market performance.

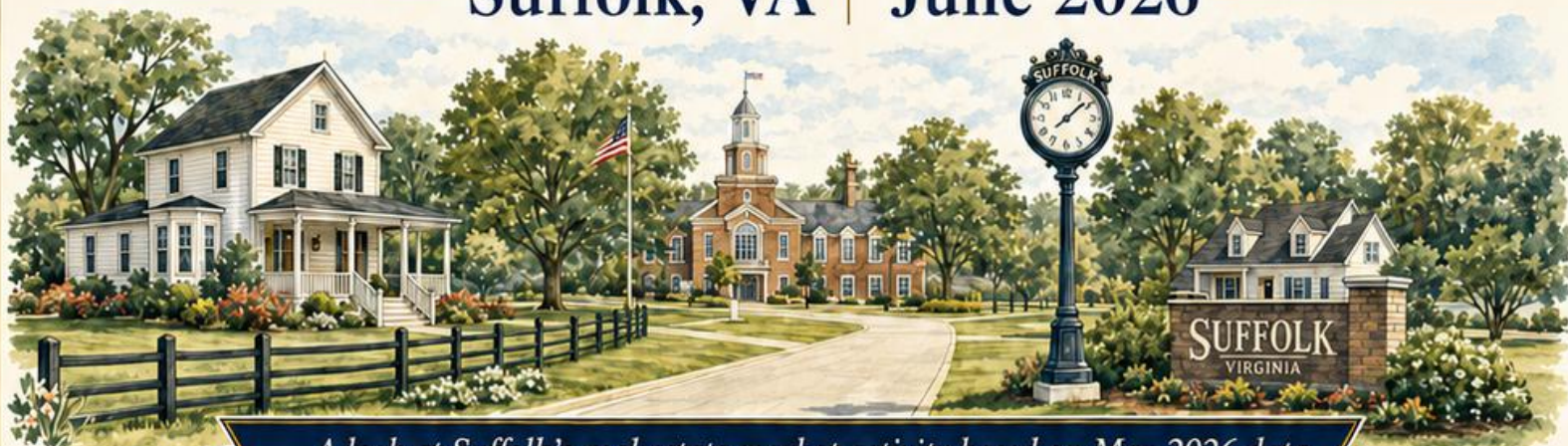


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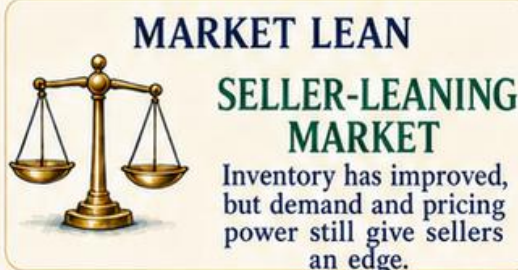


Hampton Roads Housing Market Snapshot

Suffolk, VA | June 2026



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



JUNE TAKEAWAYS



More room for buyers.

Months supply rose to 3.4, giving buyers a little more breathing room than many nearby cities.



Pricing is staying steady.

Median sales price edged up to \$398,933, showing Suffolk's market is still holding value.



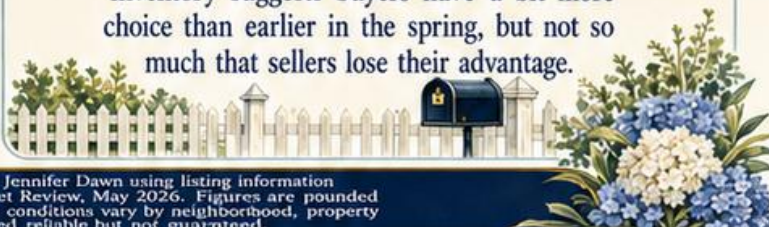
Presentation still matters.

Homes are taking longer to move, so pricing, preparation, and condition can make a meaningful difference.

THE PROFESSIONAL DISTINCTION

Months Supply of Inventory

This metric helps show the balance between supply and demand. Suffolk's 3.4 months of inventory suggests buyers have a bit more choice than earlier in the spring, but not so much that sellers lose their advantage.



Source: Local market statistics compiled by Jennifer Dawn using listing information from REIN, Inc. and Domus Analytics, Suffolk Market Review, May 2026. Figures are rounded and intended as a general market snapshot. Market conditions vary by neighborhood, property type, price point, and timing. Data deemed reliable but not guaranteed.

Hampton Roads Housing Market Snapshot

Hampton, VA | June 2026



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

MEDIAN SALES PRICE



\$300,000

↑ 1.7%
FROM APRIL

CLOSED SALES



176

↑ 3.5%
FROM APRIL

MEDIAN DAYS ON MARKET



16

↓ 30.4%
FROM APRIL

MEDIAN SOLD \$/SQFT



\$193

↓ 0.8%
FROM APRIL

MONTHS SUPPLY OF INVENTORY



2.2

↓ 6.4%
FROM APRIL

MARKET LEAN



SELLER-LEANING MARKET

Limited supply continues to support a competitive market, even as buyers see a bit more movement month to month.

ACTIVE INVENTORY



379

↓ 3.1%
FROM APRIL

NEW LISTINGS



265

↑ 0.4%
FROM APRIL

LIST PRICE RECEIVED



99.8%

↓ 0.2%
FROM APRIL

JUNE TAKEAWAYS



Homes are moving faster.

Median days on market dropped to 16, showing stronger pace in May.



Pricing is holding steady.

Median sales price rose to \$300,000, while sellers still captured 99.8% of list price.



Inventory remains tight.

Active inventory and months supply both slipped, keeping Hampton relatively seller-leaning.

THE PROFESSIONAL DISTINCTION

Price, Pace & Positioning

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

Source: REIN MLS and Domus Analytics, Hampton Market Review, May 2026. Data compiled by Jennifer Dawn using listing information from 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

Newport News, VA | June 2026



MEDIAN SALES PRICE



\$322,199
↑ 3.9%
FROM APRIL

CLOSED SALES



202
↑ 9.2%
FROM APRIL

MEDIAN DAYS ON MARKET



19
↑ 35.7%
FROM APRIL

MEDIAN SOLD \$/SQFT



\$195
↑ 0.8%
FROM APRIL

MONTHS SUPPLY OF INVENTORY



1.9
↓ 5.0%
FROM APRIL

MARKET LEAN



SELLER-LEANING MARKET

Inventory remains limited, though buyers are seeing a touch more breathing room as pace softens slightly.

ACTIVE INVENTORY



391
↑ 3.7%
FROM APRIL

NEW LISTINGS



256
↓ 7.2%
FROM APRIL

LIST PRICE RECEIVED



99.3%
↓ 0.8%
FROM APRIL

JUNE TAKEAWAYS



Sales activity picked up.
Closed sales rose 9.2% from April, showing solid buyer follow-through in May.



Pace softened a bit.
Median days on market moved to 19, giving buyers a little more time than last month.



Inventory is still tight.
Active inventory improved to 391, but 1.9 months of supply keeps Newport News seller-leaning.

THE PROFESSIONAL DISTINCTION

Price, Pace & Positioning

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Porch Views & Property News



Pre-Listing Consultation & Seller Checklist

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.



Where Do You Start When Buying a Home

Buying well starts before the first showing.

Get clear on your budget, search strategy, timing, and next steps so you can move with confidence when the right home appears.



ARE YOU PREPARING OR JUST WAITING?

A practical look at timing, readiness, and what today's market rewards.

More buyers are watching. More sellers are preparing. And this June market is reminding us that the best decisions usually happen before the pressure hits.

In a market with more options than last month, but still plenty of seller-leaning pockets, “waiting to see what happens” is not much of a strategy. The people who feel the most confident are usually the ones who understand their numbers, their timing, their competition, and their next step before they are forced to make a decision quickly.

For sellers, preparation still matters. The strongest listing results are usually built before the sign goes in the yard — through pricing strategy, thoughtful repairs, presentation, photography, access, timing, and a clear understanding of how buyers are comparing homes right now. A home does not have to be perfect, but it does need to feel intentional.

For buyers, more inventory can create more breathing room, but it does not remove the need for clarity. The right home may still move quickly, especially if it is priced well, well-maintained, and in a location buyers have been watching. Knowing your budget, your must-haves, your flexible points, and your offer strategy before you fall in love with a house helps you move with confidence instead of panic.

And for homeowners who are not planning a move right now, this still matters. The work you do while you are staying put can protect future value. Fresh paint, routine maintenance, landscaping, lighting, decluttering, system care, and thoughtful repairs all help your home feel better now and give you more flexibility later.

The takeaway: the market does not reward guessing. It rewards preparation, timing, and strategy — whether you are buying, selling, or simply caring for the home you already love.

Creating Future Opportunities

The Best Move Starts Before You Make One

Even if you are not ready to move tomorrow, the work you do now can create more flexibility later. Fresh paint, routine maintenance, lighting, landscaping, decluttering, and thoughtful repairs all help your home show with more confidence when the time is right.

The goal is not to do everything at once. It is to make smart, steady improvements so you are not starting from scratch when opportunity knocks.

What does ‘ready’ actually mean?

A home does not need to be perfect, but it should be priced, prepared, photographed, and positioned with intention before buyers ever walk through the door.



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PORCH VIEWS & PROPERTY NEWS

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