

Porch Views & Property News



A Quick Hello from Me - From My Porch to Yours

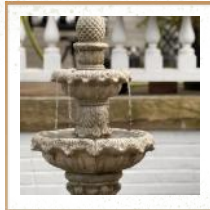
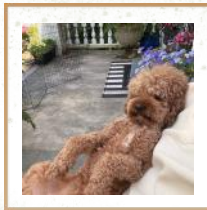
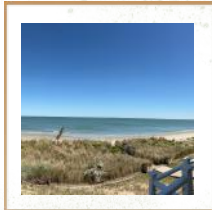
I don't know about y'all, but May has fully pulled me outside — minus a few of those unexpected chilly days! The fountain I mentioned last month has officially been installed, which means I am now in that dangerous little phase where one finished project immediately reveals the next blank space staring back at me.

So naturally, I've been figuring out what should go around it. I found a new type of Shasta daisy for the walkways, added some climbing jasmine, and ordered a few David Austin roses because, frankly, they are gorgeous and I have very little defense against that kind of garden temptation. It's a beautiful start!

April also brought the Fred Fair plant sale at the Fred Heutte Garden, and it was such a wonderful success. I hope many of you were able to make it out. It was a joy to be in the garden, chat with neighbors, connect with the community, and help raise awareness for a beautiful space that serves so many people right here where we live.

Around my own house, I've had a few projects going too — because when you live in a 111-year-old historic home, sometimes she politely reminds you that she needs a little help. I recently discovered wood rot hiding under painted surfaces on the front porch, which led to replacing an entire railing and some molding around the front door. But hey... it was outside, so that counts as seasonal productivity, right?

It is not always glamorous, but it is real homeownership love. May is a great time to check railings, trim, porch posts, door frames, and exterior wood for soft spots, cracking, bubbling paint, or crumbling areas. A little attention now can help protect the character, safety, and value of your home later. That is the thing about home — it is the pretty parts and the practical parts. The roses, the fountain, the porch moments, and yes, sometimes the wood rot too.



On the professional side, May has reminded me that real estate does not happen in a vacuum. Local planning decisions, housing supply, tax assessments, contract updates, and relocation rules and protections all shape the way people buy, sell, rent, and own homes here in Hampton Roads.

That may not sound as charming as roses, porch fountains, and fresh garden beds, but it matters. These are the practical pieces behind the pretty parts of homeownership — the things that influence value, access, timing, and long-term confidence.

On the market side, conversations are still picking up, but they feel more thoughtful than rushed. More listings are coming on, buyers have more to compare, and homeowners are asking better questions before making a move. The strongest results are still happening when preparation, pricing, and presentation are aligned before a home ever goes live.

That is the theme I keep coming back to this spring: clarity before urgency. Whether you are buying, selling, or simply keeping an eye on things, the goal is not to rush. It is to understand the numbers, the timing, and the strategy so your next step feels grounded.

May Home Care: Getting Ready for Summer Living

May is when Hampton Roads starts easing toward summer. The porch gets more use, the air feels heavier, and those quick afternoon storms can show up before you've even finished your coffee. A few simple checks now can help your home feel comfortable, functional, and ready for the longer days ahead.

- ✂ Clear gutters and downspouts so rainwater moves away from the house.
- ✂ Check porch fans, exterior lights, and outdoor outlets before you need them every day.
- ✂ Look over railings, trim, porch posts, and door frames for soft spots, bubbling paint, or cracking.
- ✂ Give everyday warm-weather clutter a landing spot with a basket, tray, or hooks near the door.
- ✂ Bring in something fresh — cut flowers, herbs, or even a bowl of lemons can make the whole room feel brighter.

Sometimes home feels better because of the smallest shifts — not a renovation, not a big project, just a few details that make everyday life feel easier.

May is made for the kind of lunch that feels easy but still a little special. Give me a sunny porch, something fresh on the table, and a recipe that works for Mother's Day, a garden gathering, or a casual weekend at home.

This herby chicken salad is simple, bright, and perfect tucked into buttery croissants — just right for spring without making the kitchen work too hard. Let me know if you love it!

Herby Chicken Salad

— CROISSANTS —



Ingredients

- 3 cups cooked chicken, shredded or diced
- 1/2 cup mayonnaise
- 1/4 cup plain Greek yogurt or sour cream
- 1 tablespoon Dijon mustard
- 1 tablespoon lemon juice
- 1/2 cup celery, finely diced
- 1/4 cup green onion, sliced
- 2 tablespoons fresh dill, chopped
- 2 tablespoons fresh parsley, chopped
- 1/2 teaspoon garlic powder
- Salt and pepper, to taste
- Butter lettuce, optional
- 6 croissants, sliced

Directions

1. In a large bowl, whisk together mayonnaise, Greek yogurt or sour cream, Dijon mustard, lemon juice, garlic powder, salt, and pepper.
2. Stir in chicken, celery, green onion, dill, and parsley until well coated.
3. Taste and adjust seasoning as needed.
4. Chill for at least 30 minutes to let the flavors come together.
5. Serve on sliced croissants with butter lettuce, if desired.

Makes
6 servings

Prep Time
15 minutes

Chill Time:
30 minutes

Porch Tip
Use rotisserie chicken to keep this extra easy, and make the chicken salad a few hours ahead so the herbs and lemon have time to brighten everything up.

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 has a little more room to breathe, but affordability still matters. More homes are coming on, buyers have more to compare, and mortgage rates continue to shape what feels realistic.

Virginia: Spring activity has picked up, but this is not the frenzy market of a few years ago. Prices are still holding overall, while slower growth and more options are making strategy more important.

Hampton Roads: Locally, the market is active but selective. Buyers have more choices, but well-priced and well-presented homes are still getting attention. The homes that feel overpriced, unfinished, or harder to justify are having to work harder.

The takeaway: This market is not frantic, and it is not frozen. It is more thoughtful — which means clarity, preparation, and strategy matter.



THE MARKET & THE MOOD... CITY BY CITY

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.

All six featured markets remain SELLER-LEANING, but the pace and amount of buyer choice vary by city.

VIRGINIA BEACH

More Choices,
Still Moving Quickly



	Median Sale Price	▼ 0.5% MoM
	\$410,000	
	Median Days on Market	— 0.0% MoM
	11	
	New Listings	↑ 18.0% MoM
	807	
	Months Supply	↑ 6.0% MoM
	1.9	

Market Snapshot:

More choices are coming on, but low months supply means well-positioned homes are still moving quickly.

NORFOLK

More Listings,
Faster Pace



	Median Sale Price	↑ 3.2% MoM
	\$325,000	
	Median Days on Market	▼ 26.3% MoM
	14	
	New Listings	↑ 18.1% MoM
	438	
	Months Supply	↑ 15.3% MoM
	2.5	

Market Snapshot:

Listings are increasing and days on market moved faster, giving buyers more to compare without slowing the pace.

CHESAPEAKE

Strong Pricing,
Active Spring Market



	Median Sale Price	↑ 6.2% MoM
	\$430,000	
	Median Days on Market	↑ 9.1% MoM
	12	
	New Listings	↑ 34.4% MoM
	563	
	Months Supply	↑ 9.0% MoM
	1.9	

Market Snapshot:

Pricing strengthened and new listings jumped, pointing to an active spring market with strong seller demand.

PORTSMOUTH

Prices Up,
Supply Tight



	Median Sale Price	↑ 7.0% MoM
	\$291,000	
	Median Days on Market	↑ 17.6% MoM
	20	
	New Listings	▼ 4.7% MoM
	203	
	Months Supply	↑ 9.8% MoM
	2.1	

Market Snapshot:

Pricing moved up while new listings dipped, keeping supply tight and the market seller-leaning.

HAMPTON

More Activity,
Steady & Competitive



	Median Sale Price	↑ 1.0% MoM
	\$295,000	
	Median Days on Market	▼ 11.5% MoM
	23	
	New Listings	↑ 23.9% MoM
	264	
	Months Supply	↑ 3.1% MoM
	2.3	

Market Snapshot:

More new listings and steady pricing are giving the market a more active, competitive feel.

SUFFOLK

More Room,
But Still Strategic



	Median Sale Price	▼ 5.7% MoM
	\$386,550	
	Median Days on Market	↑ 10.0% MoM
	22	
	New Listings	▼ 6.3% MoM
	266	
	Months Supply	▼ 9.9% MoM
	3.0	

Market Snapshot:

Buyers have a bit more breathing room than most nearby cities, but sellers still need strong pricing and presentation.



Seller-Leaning =

More buyers than homes for sale, giving sellers the advantage.
Balanced = Neither side has a clear advantage.

For a closer look at your city,
see the enclosed market insert!



Data provided by REIN, Inc. ([REIN.com](https://www.rein.com)) and updated 05/08/26.

Ask Jennifer...

Want a neighborhood or zip-code breakdown? Message me or scan here – I've got your area covered.



WHAT SELLERS ARE ASKING RIGHT NOW



By May, the spring market is already giving sellers real feedback. Some homes are moving quickly, while others are sitting longer than expected — and that usually leads to better questions.

🔑 “Is now a good time to sell?”

It can be, but timing alone does not carry the whole strategy. The homes getting the strongest response are the ones priced, prepared, and presented for the buyers who are active right now.

🔑 “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 how buyers are responding.

🔑 “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 presented homes tend to give buyers more confidence from the start.



🔑 Thinking about selling this year? Now is the time to start planning, even if your move is months away.

Sellers still have opportunity this spring, 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.



WHAT BUYERS ARE ASKING RIGHT NOW

By May, most buyers aren't just asking what is for sale — they're trying to understand what actually fits their budget, timeline, and life.

🔑 “Will rates come down?”

Maybe, maybe not. The better question is whether today's payment works for you. A lower rate later can help, but it should not be the only thing holding the whole plan together.

🔑 “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, and competition in that price range.

🔑 “HOW MUCH DO I NEED TO PUT DOWN?”

Not every buyer needs 20% down. Loan options vary, and the right strategy depends on your cash, monthly payment comfort, 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, 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 | May 2026

Pre-Listing Consultation & Seller Checklist

Thinking about your next move? Start with a clear understanding of how to prepare, position, and present your home in today's market.

Explore what matters most before listing—and how thoughtful preparation leads to stronger results.



Where Do You Start When Buying a Home

Buying today isn't about rushing—it's about understanding your options and knowing how to move with confidence.

Get clarity on the process, timing, and strategies that help you navigate the market with intention.



WHERE DO YOU FIT IN TODAY'S MARKET?

A deeper look at timing, preparation, and the new Coming Soon option

More buyers are watching. More sellers are preparing. The first impression starts earlier than most people think.

In April's newsletter, I talked about where buyers and sellers fit in today's market. If you missed it or want a refresh, the digital version is available on my website.

For May, the conversation goes one step deeper: ***what happens before a home officially hits the market?***

The strongest listing results usually are not created the morning the sign goes in the yard. They are built in the weeks beforehand — through pricing strategy, preparation, photography, marketing, timing, and a clear understanding of how buyers are comparing homes right now.

That is why REIN's ***new Coming Soon status*** is worth understanding. Launched in late April, Coming Soon allows certain residential and multifamily properties to be marketed in the MLS before they are available for showings. It can create a formal pre-marketing window, but it also comes with rules: *the seller must sign the required addendum, the status can last only up to 10 consecutive calendar days, and the property cannot be shown, negotiated, or have offers reviewed until it becomes Active.*

For sellers, Coming Soon can be useful — but it is not a magic button. It works best when it is part of a larger launch plan, not a substitute for preparation. Pricing, condition, presentation, photography, and timing still matter.

For buyers, it means having a clear search strategy matters too. Some homes may become visible before showings begin, giving buyers time to prepare and ask better questions. But once the home goes Active, the fundamentals still matter: know your numbers, understand your priorities, and be ready to move with clarity.

The takeaway: the market does not begin at the first showing. It begins earlier — with preparation, timing, and strategy.

Creating Future Opportunities

The Best Launch Starts Before You're Live

Even if you are not ready to list 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.

With tools like ***Coming Soon now available in our local MLS***, timing can become part of the strategy — but timing only works when the home is ready to meet the market.

What is "Coming Soon"?

Coming Soon is a new REIN MLS status that allows certain homes to be marketed before showings begin.



HAMPTON ROADS LOCAL EVENTS GUIDE

From festival weekends and farmers markets to live music, family outings, and summer traditions, here's a hand-picked lineup for enjoying Hampton Roads.



Norfolk

- 🗝️ **Bayou Bon Vivant Cajun Music & Food Festival** — Town Point Park — May 15–17 Festival; details/tickets online.
- 🗝️ **Once Upon a Garden** — Fred Heutte Garden — Saturday, May 16 | 10 AM–12 PM Community garden
- 🗝️ **Patriotic Festival Country Weekend** — Norfolk Scope Arena — May 22–24
- 🗝️ **ERT Botanical Bike Tour** — Elizabeth River Trail — Saturday, May 23 | 9–10:30 AM
- 🗝️ **Norfolk Botanical Garden Bike Night** — Norfolk Botanical Garden — Tuesday, May 26 | 4–7 PM
- 🗝️ **Norfolk Tides vs. Durham Bulls** — Harbor Park — May 26–31
- 🗝️ **An Underground River: African American History on the ERT** — Elizabeth River Trail / Fort Norfolk area — Saturday, June 6
- 🗝️ **Sail250® Virginia + 50th Annual Norfolk Harborfest** — Downtown Norfolk Waterfront / Town Point Park — June 19–23

Chesapeake

- 🗝️ **Chesapeake Jubilee** — Chesapeake City Park — May 14–17
- 🗝️ **Kiwanis Club of Chesapeake Shrimp Feast** — Chesapeake City Park — Thursday, May 14 | 4:30–7:30 PM
- 🗝️ **MCVA Memorial Day Ceremony** — 306 Cedar Road — Monday, May 25
- 🗝️ **CoVa Battle of the Burgers** — Chesapeake City Park — Saturday, May 30 | 1–5 PM
- 🗝️ **Second Saturdays at Summit Pointe** — Summit Pointe — Saturday, June 13 | 10 AM–3 PM
- 🗝️ **Khedive Shrine Rodeo** — Khedive Temple Greenbrier — June 12–13 | Gates 5 PM; show 7:30 PM
- 🗝️ **Friday Farmers Market** — 70 Knells Ridge Boulevard — Fridays | 10 AM–2 PM
- 🗝️ **Greenbrier Farms U-Pick Strawberry Fields** — Greenbrier Farms — through May 29
- 🗝️ **Charter to Chesapeake at Battlefield Park** — Great Bridge Battlefield & Waterways Museum / Battlefield Park — June 19–22

Portsmouth

- 🗝️ **Olde Towne Farmers Market** — Portsmouth Art & Cultural Center / High Street — Saturdays | 9 AM–2 PM
- 🗝️ **Classic Cars & Coffee** — Olde Towne Farmers Market area — Saturdays | 9 AM–1:30 PM
- 🗝️ **Color Craze: Blooms, Bubbles & Brush** — Portsmouth Art & Cultural Center — Saturdays | 11 AM–2 PM
- 🗝️ **Virginia Symphony Orchestra Fellows Wind Quintet** — Portsmouth Art & Cultural Center — Saturday, May 23 | 2:30–3 PM
- 🗝️ **Umoja Festival** — Festival Park / Downtown Portsmouth Waterfront — May 22–24
- 🗝️ **Memorial Day Parade** — High Street — Monday, May 25
- 🗝️ **Sunset Thursdays** — Festival Park — Thursdays, June 4–Aug. 27 | 6:30–9 PM
- 🗝️ **Music Bingo at MoMac Brewing** — MoMac Brewing Company — Wednesdays | 7–9 PM

Virginia Beach

- 🗝️ **Pungo Offroad Monsters on the Beach** — Virginia Beach Oceanfront — May 15–17
- 🗝️ **Rising Sun Pow Wow** — Mount Trashmore Park — Saturday, May 16 | 11 AM–6 PM
- 🗝️ **Neptune's 21st Annual Spring Wine Festival** — Neptune's Park / 31st Street & Atlantic Avenue — Saturday, May 16 | 12–5 PM
- 🗝️ **Memorial Day Weekend Salute to Summer** — Virginia Beach Oceanfront — May 22–24
- 🗝️ **Band Aid Music Festival** — Holiday Trav-L-Park — May 29–31
- 🗝️ **Oceanfront Concert Series: The War and Treaty** — 17th Street Park — Wednesday, June 3 | 7–10 PM
- 🗝️ **North American Sand Soccer Championships** — Virginia Beach Oceanfront — June 5–7
- 🗝️ **Beach Blanket Cinema: A Minecraft Movie** — Virginia Beach Oceanfront — Thursday, June 18 | 8:30–10:30 PM

Suffolk

- 🗝️ **Outdoors at the Center: Twin Beaks** — Suffolk Center for Cultural Arts — Friday, May 15
- 🗝️ **Cultural Fest** — Downtown Festival Park — Saturday, May 16 | 11 AM–5 PM
- 🗝️ **Suffolk Farmers' Market** — Suffolk Visitor Center Pavilion — Saturdays | 9 AM–1 PM
- 🗝️ **American Girl Program: Samantha Parkington** — Riddick's Folly House Museum — Saturday, May 16
- 🗝️ **Vinyl Radio: Rock the Night Away** — Suffolk Center for Cultural Arts — Saturday, May 23 | 8 PM
- 🗝️ **Beyond the Call Art Exhibit** — Suffolk Art Gallery — Through June 12
- 🗝️ **Outdoors at the Center: Karaoke** — Suffolk Center for Cultural Arts — Friday, June 5
- 🗝️ **TGIF Summer Concert Series** — Downtown Festival Park — Fridays, June 12, 19 & 26 | 6:30–9:30 PM

Hampton

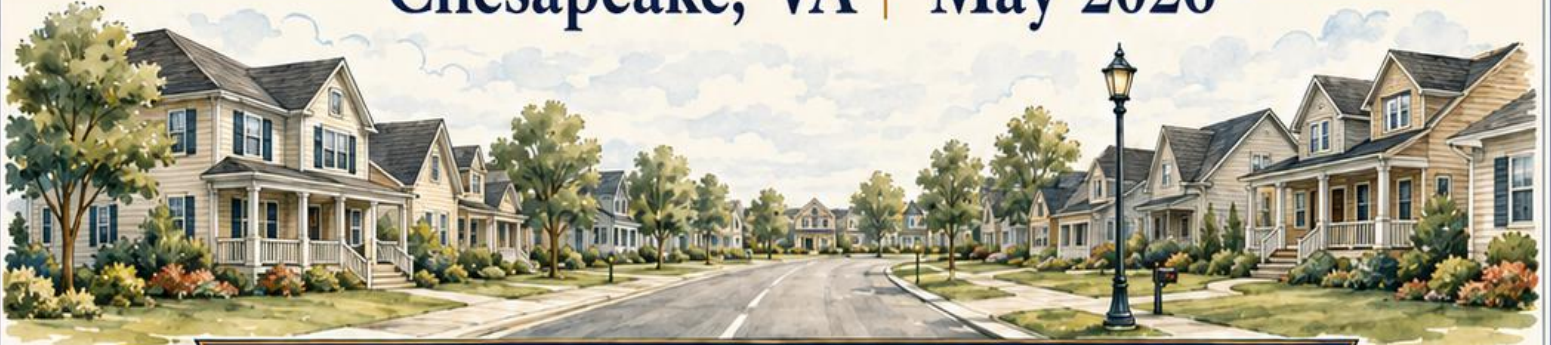
- 🗝️ **Medical & Mental Health Wellness Fair** — Hampton Roads Convention Center — Saturday, May 16 | 9 AM–5 PM
- 🗝️ **The Emerging History of American Contrabands** — Fort Monroe — May 22–23 VA250/history event
- 🗝️ **Generations of Jazz: Peninsula Youth Jazz Band with Stan's Big Band** — The American Theatre — Saturday, May 23 | 3 PM
- 🗝️ **Freedom Dinner** — Hampton Roads Convention Center — Friday, May 29
- 🗝️ **Journey: Final Frontier Tour 2026** — Hampton Coliseum — Wednesday, June 3
- 🗝️ **Blackbeard Pirate Festival** — Downtown Hampton Waterfront — June 12–14
- 🗝️ **Hampton Jazz & Music Festival** — Hampton Coliseum — June 26–28



HAMPTON ROADS MARKET OVERVIEW MAY 2026

Hampton Roads Housing Market Snapshot

Chesapeake, VA | May 2026



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

MEDIAN SALES PRICE



CLOSED SALES



MEDIAN DAYS ON MARKET



MEDIAN SOLD \$/SQFT



MONTHS SUPPLY OF INVENTORY



MARKET LEAN



SELLER-LEANING MARKET

Limited supply continues to support steady demand.

ACTIVE INVENTORY



NEW LISTINGS



LIST PRICE RECEIVED



MAY TAKEAWAYS



Inventory is expanding.

Active inventory rose 19.8% from March, giving buyers more options than last month.



Demand remains strong.

Homes are still moving in a median of 12 days, even as supply grows.



Pricing power is holding.

With 100.3% list price received, well-positioned homes are still commanding strong results.

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

Hampton, VA | May 2026



MEDIAN SALES PRICE



\$295,000

↑ 1.0%
from March

CLOSED SALES



170

↑ 6.9%
from March

MEDIAN DAYS ON MARKET



23

↓ -11.5%
from March

MEDIAN SOLD \$/SQFT



\$194

↑ 1.8%
from March

MONTHS SUPPLY OF INVENTORY



2.3

↑ 3.1%
from March

MARKET LEAN



**SELLER-LEANING
MARKET**

Limited supply continues
to support steady demand.

ACTIVE INVENTORY



387

↑ 10.3%
from March

NEW LISTINGS



264

↑ 23.9%
from March

LIST PRICE RECEIVED



100.1%

↑ 0.7%
from March

MAY TAKEAWAYS



Inventory is rising.

Active inventory increased 10.3% from March, giving buyers more choices in the market.



Homes are taking longer to sell.

Median days on market decreased 11.5% to 23 days, showing a shift toward a more balanced pace.



Pricing accuracy is paying off.

With 100.1% list price received, well-positioned homes are still selling at or above asking price.

THE PROFESSIONAL DISTINCTION

Why Pricing Accuracy Matters

Homes that are priced right from the start attract more buyers, often sell faster, and are more likely to achieve top dollar.

Hampton's 100.1% list price received shows that buyers are still responding to well-priced homes.



Source: REIN MLS, Domus Analytics, Hampton Market Review, April 2026.
Data updated May 8, 2026. Information deemed reliable but not guaranteed.

Hampton Roads Housing Market Snapshot

Newport News, VA | May 2026



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

MEDIAN SALES PRICE



\$310,000

↓ -1.1%
from March

CLOSED SALES



185

↑ 14.2%
from March

MEDIAN DAYS ON MARKET



14

↓ -33.3%
from March

MEDIAN SOLD \$/SQFT



\$193

↑ 1.8%
from March

MONTHS SUPPLY OF INVENTORY



2.0

↓ -8.5%
from March

MARKET LEAN



SELLER-LEANING MARKET

Limited supply continues to support steady demand.

ACTIVE INVENTORY



371

↑ 4.5%
from March

NEW LISTINGS



275

↑ 11.3%
from March

LIST PRICE RECEIVED



100.1%

↑ 0.4%
from March

MAY TAKEAWAYS



Inventory remains tight.

Active inventory rose 4.5% from March, but levels remain low, keeping market conditions competitive.



Homes are selling much faster.

Median days on market dropped 33.3% to 14 days, showing strong buyer urgency.



Pricing accuracy is holding strong.

With 100.1% list price received, well-positioned homes are still achieving top dollar.

THE PROFESSIONAL DISTINCTION

The Power of a Shorter Market Time

A lower days on market figure means your home is reaching the right buyers faster. Newport News homes are selling in just 14 days—well below the long-term average—when they are priced right and marketed effectively.



Source: REIN MLS, Domus Analytics, Newport News Market Review, April 2026.
Data updated May 8, 2026. Information deemed reliable but not guaranteed.

Hampton Roads Housing Market Snapshot

Norfolk, VA | May 2026



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

MEDIAN SALES PRICE



\$325,000

↑ 3.2%
FROM MARCH

CLOSED SALES



245

↑ 0.4%
FROM MARCH

MEDIAN DAYS ON MARKET



14

↓ 26.3%
FROM MARCH

MEDIAN SOLD \$/SQFT



\$213

→ 0.0%
FROM MARCH

MONTHS SUPPLY OF INVENTORY



2.5

↑ 15.3%
FROM MARCH

MARKET LEAN



SELLER-LEANING MARKET

Limited supply continues to support steady demand.

ACTIVE INVENTORY



617

↑ 15.8%
FROM MARCH

NEW LISTINGS



438

↑ 18.1%
FROM MARCH

LIST PRICE RECEIVED



100.1%

↑ 1.3%
FROM MARCH

MAY TAKEAWAYS



Inventory is expanding.

Active inventory rose 15.8% from March, giving buyers more options than last month.



Homes are moving faster.

Median days on market dropped to 14 days, showing continued buyer activity even as supply improves.



Pricing remains competitive.

With 100.1% list price received, well-positioned homes are still showing strong price alignment.

THE PROFESSIONAL DISTINCTION

Why Days on Market Matters

Days on market measures how quickly homes are moving once they hit the market.

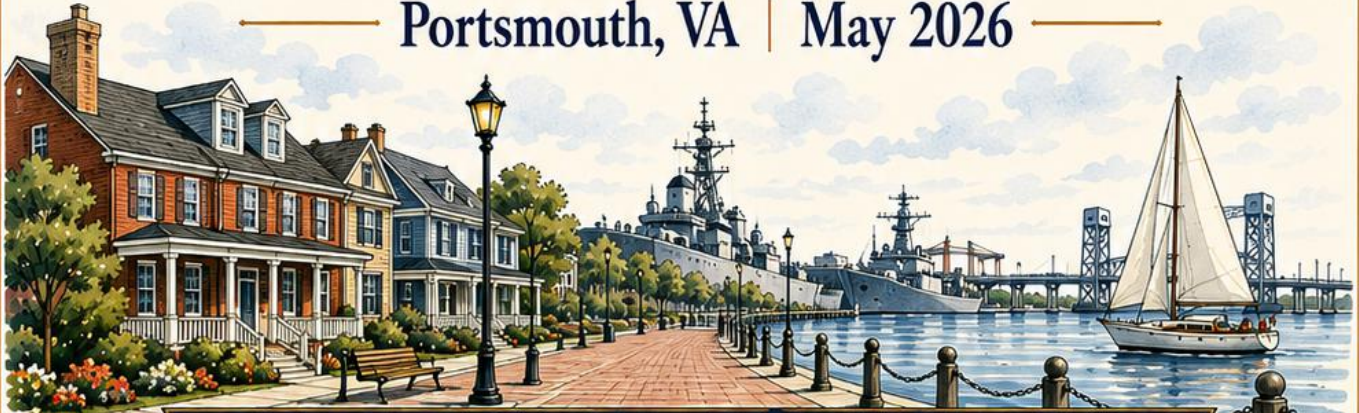
A median of 14 days suggests that well-priced, well-presented homes in Norfolk are still attracting buyer attention quickly.



Source: REIN MLS, Domus Analytics, Norfolk Market Review, April 2026.
Data updated May 8, 2026. Information deemed reliable but not guaranteed.

Hampton Roads Housing Market Snapshot

Portsmouth, VA | May 2026



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

MEDIAN SALES PRICE



\$291,000

↑ 7.0%
from March

CLOSED SALES



139

↓ -7.9%
from March

MEDIAN DAYS ON MARKET



20

↑ 17.6%
from March

MEDIAN SOLD \$/SQFT



\$191

↑ 2.1%
from March

MONTHS SUPPLY OF INVENTORY



2.1

↑ 9.8%
from March

MARKET LEAN



SELLER-LEANING MARKET

Limited supply continues to support steady demand.

ACTIVE INVENTORY



289

↑ 1.0%
from March

NEW LISTINGS



203

↓ -4.7%
from March

LIST PRICE RECEIVED



99.3%

↑ 1.2%
from March

MAY TAKEAWAYS



Inventory remains tight.

Active inventory increased just 1.0% from March, keeping options limited for buyers.



Homes are taking longer to sell.

Median days on market climbed 17.6% to 20 days, showing a slight cooling in pace.



Pricing accuracy matters.

With a 99.3% list price received, well-positioned homes are still achieving strong results.

THE PROFESSIONAL DISTINCTION

The Value of Pricing Right

With a 99.3% list price received, Portsmouth sellers who price right are seeing success. Accurate pricing attracts more qualified buyers, reduces time on market, and helps maximize your final sale price.



Source: REIN MLS, Domus Analytics, Portsmouth Market Review, April 2026.
Data updated May 8, 2026. Information deemed reliable but not guaranteed.

Hampton Roads Housing Market Snapshot

Suffolk, VA | May 2026



MEDIAN SALES PRICE



\$386,550

↓ 5.7%
from March

CLOSED SALES



173

↑ 11.6%
from March

MEDIAN DAYS ON MARKET



22

↑ 10.0%
from March

MEDIAN SOLD \$/SQFT



\$210

↑ 3.4%
from March

MONTHS SUPPLY OF INVENTORY



3.0

↓ 9.9%
from March

MARKET LEAN



SELLER-LEANING MARKET

Limited supply continues to support steady demand.

ACTIVE INVENTORY



524

↑ 0.6%
from March

NEW LISTINGS



266

↓ 6.3%
from March

LIST PRICE RECEIVED



100.5%

↑ 0.3%
from March

MAY TAKEAWAYS



Inventory is holding steady.

Active inventory increased slightly by 0.6% from March, keeping options similar to last month.



Homes are taking a bit longer to sell.

Median days on market rose 10.0% to 22 days, but demand remains consistent.



Pricing accuracy remains strong.

With a 100.5% list price received, well-positioned homes are still achieving above asking price on average.

THE PROFESSIONAL DISTINCTION

Why Months Supply Matters

Months supply of inventory shows how long it would take to sell all current homes on the market at the current pace of sales. At 3.0 months, Suffolk remains in a seller-leaning market, meaning there are still more buyers than available homes.



Source: REIN MLS, Domus Analytics, Suffolk Market Review, April 2026.
Data updated May 8, 2026. Information deemed reliable but not guaranteed.

Hampton Roads Housing Market Snapshot

Virginia Beach, VA | May 2026

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

MEDIAN SALE PRICE



\$410,000

↓ 0.5%
from March

CLOSED SALES



505

↑ 6.8%
from March

MEDIAN DAYS ON MARKET



11

→ 0.0%
from March

LIST PRICE RECEIVED



100.1%

↑ 0.4%
from March

MEDIAN SOLD PRICE PER SQ FT



\$249

↑ 2.9%
from March

NEW LISTINGS



807

↑ 18.0%
from March

ACTIVE INVENTORY



977

↑ 13.2%
from March

MONTHS SUPPLY OF INVENTORY



1.9

↑ 6.0%
from March

MARKET LEAN



**Seller-Leaning
Market**

Tight supply continues
to support demand.

MARKET TREND OVERVIEW



Inventory and new listings both moved higher in April, giving buyers a bit more to compare. Even so, the market remains competitive, with homes typically selling in 11 days and the median property still receiving 100.1% of asking price.

MAY TAKEAWAYS



More inventory, still competitive

Buyers have more options than last month, but well-positioned homes are still moving quickly.



Speed matters

A median of 11 days on market shows that demand remains healthy in key price points.



Pricing and presentation matter

With the typical home receiving 100.1% of asking price, well-prepared listings are still commanding strong attention.

THE PROFESSIONAL DISTINCTION

Sale-to-list price ratio helps show how close homes are selling to their asking price.

A figure of 100.1% means the typical home sold slightly above list price — a signal that pricing remains strong, not that every listing sold over asking.

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PORCH VIEWS & PROPERTY NEWS

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