

Porch Views & Property News



A Quick Hello from Me

March always feels like the point where the year really starts moving. The days stretch out a little longer, the calendar fills up quickly, and suddenly there's a lot happening both in real estate and around the community.

Over the past few weeks I've spent quite a bit of time working behind the scenes on my website. I've added a few new community calendar pages for Norfolk/Ghent and the surrounding areas, along with updated guides and some resources. Trying to do a Refresh and Ready as we move into the spring market!

Very Excited that we have also started planning the April 24th Fred Fair – the Fred Heutte Garden's spring plant sale and community celebration. It's going to be one of my favorite seasonal events, and you'll find details on the new calendar page. Hope to see you there.

Alongside that, I've continued spending time working with the local REALTOR® association board and Community housing advocacy efforts, which remain important conversations for our region as the market continues to evolve.

You'll notice a few QR codes throughout the newsletter and insert this month so you can easily explore the new calendar pages and guides!



From My Porch to Yours

Daylight Saving Time is officially in full effect, and I don't know about y'all, but I needed an extra cup of coffee the first few mornings. Losing that hour always takes a minute to adjust to – even if the longer evenings are worth it.

What I do love about this time of year is how quickly the days start to change. The light hangs around a little longer, the air starts to warm up, and suddenly sitting on the porch doesn't feel like a winter sport anymore. Benni has definitely noticed and is fully in favor of more outdoor supervision of the neighborhood.

It's also the time when things around town begin to pick back up again. Events start filling the calendar, people are out walking more, and the whole area feels like it's stretching its legs after winter. That's part of why I tucked the local events insert into the newsletter again this month – a few ideas for getting out, enjoying the season, and reconnecting with what's happening right here around us. From my porch to yours, I hope March brings a little sunshine, a little fresh air, and maybe a moment to slow down and enjoy where you live.

What I'm Seeing in the Market

National: By early 2026, the housing market has shifted into a more balanced rhythm. Mortgage rates have eased slightly, bringing more buyers back into the conversation, while annual sales remain near **4 million homes nationally**. Inventory has improved compared to last year, and prices remain steady, with the typical U.S. home priced around **\$415,000**. The national market today feels less reactive and more deliberate as affordability slowly begins to improve.

Virginia: Across Virginia, the story is steadiness. Sales activity remains consistent, with **just over 9,000 homes selling recently statewide**, while the growing number of listings is giving buyers a little more breathing room than they had a year ago. Even so, values continue to hold strong, with the statewide median price hovering around **\$430,000**. Overall, Virginia's market right now feels balanced—less urgency, more thoughtful decision-making.

Hampton Roads: Locally, that same balance is showing up across our region. Buyers have more options than they did last year, yet demand remains strong enough to keep prices stable. Many well-priced homes are still going under contract in **about three weeks**, which keeps Hampton Roads moving faster than many national markets. The defining theme right now isn't speed or slowdown—it's stability.

★ *Across Hampton Roads, single-family homes are still moving faster than condos, while condos continue to offer an important entry point for buyers focused on affordability and flexibility.*

Curious how these numbers play
out in your neighborhood?
Check here



March Home Care: Give Your Home a Fresh Start for Spring

As winter starts to loosen its grip around Hampton Roads, March is a good moment to take a quick look around the house and notice what the colder months may have left behind. A few simple checks now can help your home transition smoothly into the warmer season ahead.



- 🔑 Check gutters and downspouts for debris or winter buildup
- 🔑 Look for loose shingles or flashing after winter winds and storms
- 🔑 Test outdoor faucets and hose bibs for slow leaks after freezing temperatures

Small seasonal check-ins like these can help prevent bigger repairs later – and make the shift into spring feel a little easier.

Spring mornings are my favorite time of year. Give me sunshine on the porch, a good cup of coffee, Benni keeping watch in the yard, and something warm coming out of the oven. Brunch always feels like the perfect excuse to slow down a little—and French toast has always been one of my favorites. Excited to try this one and add to the springtime goodness!

Blueberry Lemon

BAKED FRENCH TOAST



Ingredients

- 1 loaf day-old French bread or challah cut into 1-inch slices.
- 1½ cups fresh or frozen blueberries
- 6 large eggs
- 2 cups whole milk
- ½ cup heavy cream
- ¾ cup maple syrup
- 1 tablespoon lemon zest
- 2 teaspoons vanilla extract
- 2 tablespoons fresh lemon juice
- Powdered sugar, for dusting
- Optional: extra blueberries and lemon zest for topping

Directions

1. Grease a 9×13 baking dish.
2. Arrange half of the bread slices in the dish, then scatter half of the blueberries overblek.
3. Layer the remaining bread on top and scatter the rest of the blueberries or it
4. In a bowl, whisk eggs, milk, cream, maple syrup, lemon zest, vanilly extract and lemon to theuntil combined.
5. Pour over the bread and berries, pressing the bread gently.
6. Cover and refrigerate 4 hours or overnight
7. Preheat oven to 350°F and bake 40–45 minutes, until the top is golden and set.
8. Dust with powdered sugar and add extra berries and lemon zest if desired.

Makes 6–8 servings

Prep Time: 15 minutes
Bake 40–45 minutes+ chilling

Porch Tip
Prepare the night before and the bake it, then bake in the morning for a delicious, stress-free brunch.

Feeling at Ease At Home

A few things worth keeping in mind this month – whether you own, rent, or simply want the place you live to feel comfortable and cared for.

- **Let the light change your space.** With daylight slowly stretching into the evenings again, small shifts like opening curtains earlier or rearranging a favorite chair near a window can make a room feel entirely different.
- **Refresh the everyday places.** The spots we use most – entry tables, kitchen counters, nightstands – can quietly collect clutter through winter. Clearing and resetting just one or two surfaces can make your home feel lighter almost instantly.
- **Bring a little of the season indoors.** A small bouquet, a new plant, or even a bowl of fresh citrus can introduce the feeling of spring before the weather fully catches up.

Simple reminders to help your home settle comfortably into the season ahead.



THE MARKET & THE MOOD ... CITY BY CITY

Real estate isn't just numbers on a chart—it's about how people actually live. Whether you're keeping an eye on the market or just curious what's happening around town, this quick roundup pulls together a few local trends and what they mean right now.

Virginia Beach: Steady Demand, Efficient Pace

- 🔑 Median Sale Price: \$385,000 (▼ 3.5% MoM)
- 🔑 Median Days on Market: 16 (▼ 18.4% MoM)
- 🔑 Sale-to-List Price Ratio: 99.5% (▲ 0.4% MoM)
- 🔑 Inventory: 758 homes (▼ 1.9% MoM)
- ⚖️ Market Lean: Seller-Leaning (≈ 1.9 months supply)



Market Snapshot:

Virginia Beach is still moving at a healthy pace. Well-priced homes are getting attention quickly, even as buyers have a few more options than they did last year.

Norfolk: Balanced Pace, Selective Demand

- 🔑 Median Sale Price: \$330,000 (▲ 7.7% MoM)
- 🔑 Median Days on Market: 24 (▼ 4.0% MoM)
- 🔑 Sale-to-List Price Ratio: 99.3% (▲ 0.2% MoM)
- 🔑 Inventory: 520 homes (▼ 4.2% MoM)
- ⚖️ Market Lean: Balanced (≈ 2.8 months supply)



Market Snapshot:

Norfolk has settled into a more balanced rhythm. Buyers are a little more selective, but homes that show well and are priced right are still moving.

Chesapeake: Strong Prices, Growing Options

- 🔑 Median Sale Price: \$435,000 (▲ 1.2% MoM)
- 🔑 Median Days on Market: 17 (▼ 41.1% MoM)
- 🔑 Sale-to-List Price Ratio: 99.5% (▼ 0.6% MoM)
- 🔑 Inventory: 529 homes (▼ 6.4% MoM)
- ⚖️ Market Lean: Seller-Leaning (≈ 2.0 months supply)



Market Snapshot:

Chesapeake continues to hold strong on price. Buyers have a bit more room to compare homes, but demand is still steady for well-prepared listings.

Portsmouth: Accessible Prices, Calmer Pace

- 🔑 Median Sale Price: \$282,750 (▲ 3.6% MoM)
- 🔑 Median Days on Market: 22 (▼ 12.0% MoM)
- 🔑 Sale-to-List Price Ratio: 99.4% (▲ 0.2% MoM)
- 🔑 Inventory: 277 homes (▼ 12.1% MoM)
- ⚖️ Market Lean: Seller-Leaning (≈ 2.3 months supply)



Market Snapshot:

Portsmouth remains an attractive option for buyers looking for value. The pace is calmer, but homes that are positioned well are still finding buyers.

Hampton: Steadier Tempo, More Choice

- 🔑 Median Sale Price: \$295,000 (▲ 1.7% MoM)
- 🔑 Median Days on Market: 33 (▼ 13.2% MoM)
- 🔑 Sale-to-List Price Ratio: 98.6% (▼ 0.6% MoM)
- 🔑 Inventory: 371 homes (▼ 0.3% MoM)
- ⚖️ Market Lean: Balanced (≈ 2.9 months supply)



Market Snapshot:

Suffolk is giving buyers the most breathing room right now. With more inventory available, homes may take a little longer—but demand is still there.

Suffolk: Space & Stability, Longer Timelines

- 🔑 Median Sale Price: \$402,500 (▲ 16.9% MoM)
- 🔑 Median Days on Market: 31 (▼ 19.5% MoM)
- 🔑 Sale-to-List Price Ratio: 99.2% (▲ 2.6% MoM)
- 🔑 Inventory: 491 homes (▲ 5.6% MoM)
- ⚖️ Market Lean: Balanced (≈ 4.0 months supply)



Market Snapshot:

Hampton has settled into a steadier tempo. Buyers are taking a bit more time, but well-presented homes are still drawing solid interest.

Legend:

- ▲ / ▼ = change from last month
- MoM = Month-over-Month
- ≈ = approximately

Market Lean:

- Seller-Leaning = homes tend to sell faster
- Balanced = neither side has a clear advantage
- Buyer-Leaning = buyers have more time and options

Sources: REIN MLS; Domus Analytics® Altos. Information deemed reliable but not guaranteed.

Ask
Jennifer...

Looking to match your move with your lifestyle? Want a neighborhood or zip-code level breakdown? Message me directly—I've got your area covered.

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



SPRING SELLING QUESTIONS: WHAT HOMEOWNERS ARE ASKING RIGHT NOW



Before a home ever hits the market, there's important work that happens quietly behind the scenes. This preparation is what helps sellers move forward with clarity instead of second-guessing.

As the weather warms up, many homeowners start wondering if spring might be the right time to sell. These are the questions that come up most often this time of year.

◆ "Is spring really the best time to sell?"

Spring usually brings the largest wave of buyers, especially families hoping to move before the next school year.

◆ "What should I fix before listing?"

Most homes don't need major renovations. Small updates—paint touch-ups, lighting, and basic maintenance—often make the biggest impact.

◆ "How do I know what my home is worth?"

Today's pricing is based on recent sales, current competition, and real-time buyer activity.

◆ "How long will it take to sell?"

Well-prepared homes in Hampton Roads are still moving in roughly three to four weeks.

◆ "What actually increases value?"

Clean, well-maintained homes that photograph well online tend to attract the most attention—and often the strongest offers.

Spring doesn't just bring more listings—it brings more buyers paying attention.



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



WHAT'S ON YOUR MIND? "HOW DO I KNOW WHEN I'M READY TO MOVE FORWARD?"

This question followed many buyers through 2025 and into early 2026—but the conversation has started to shift. With mortgage rates hovering around the **6% range** and more homes coming to market as we move toward spring, buyers are asking a different question now: not whether to buy, but **how to prepare**.

What made the biggest difference over the past year wasn't predicting where rates would land—it was **being ready**. Buyers who understood their comfort zone, had solid pre-approval in place, and did the upfront work were able to move confidently when the right home appeared.

Today's mortgage rate isn't something buyers have to predict perfectly. The question most people are asking now is simpler: **does the payment work for my budget and my life right now?**

Locally, more inventory and slightly longer time on market are also giving buyers a little breathing room. Instead of rushing, many are able to evaluate homes more carefully and negotiate with a bit more confidence.



The takeaway: Thinking about buying this year? Start the conversation now. A little preparation today can make a big difference when the right home appears.

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 | March 2026



HAMPTON ROADS SPRING EVENTS GUIDE 2026



From early spring festivals to live performances and outdoor experiences, here's a hand-picked lineup of ways to explore and enjoy communities across Hampton Roads.

Norfolk

- MEAC Basketball Tournament** (Scope Arena)
Wed–Sat, Mar 11–14
- Rain Gardens Talk with Dr. Laurie Fox** (Fred Heutte Center) Fri, Mar 13 | 6:30 PM
- Second Saturday Art Pop-Up** — Chrysler Museum of Art. Sat, Mar 14 | 11:00 AM
- Norfolk Admirals Hockey** — Scope Arena
Fri–Sun, Mar 20–22
- Once Upon a Garden** (Fred Heutte Center)
Sat, Mar 21 | 10:00 AM Children's Hour
- Norfolk Tides Opening Weekend** (Harbor Park)
Fri–Sun, Mar 27–29
- Team Fred** (Fred Heutte Center)
Saturday mornings | 9:00 AM – 12:00 PM

Portsmouth

- Olde Towne Farmers Market** (High Street Landing) Saturdays | Mar 21–Apr 11 | 9:00 AM – 2:00 PM
- Classic Cars & Coffee** (Olde Towne Farmers Market Pavilion) Mar 21 | 10:00 AM – 2:00 PM
- Special Needs Family Morning** (Children's Museum of Virginia) Mar 22 | 9:00 AM – 12:00 PM
- Natural Wonder: A Tribute to Stevie Wonder** (Rivers Casino Event Center) Mar 28 | 8:00 PM
- The Wizard of Oz** (Commodore Theatre)
Apr 5 | 2:00 PM
- A Seat of Justice Exhibition** (Portsmouth Art & Cultural Center) Mar 15 – Apr 12

Hampton

- Hampton Roads Tattoo Expo** (Hampton Roads Convention Center) Mar 15 | 12:00 PM – 8:00 PM
- Hampton Roads RV Show** (Hampton Roads Convention Center) Mar 15–16 | Various Times
- Women's History Month Tour** (Fort Monroe Visitor & Education Center) Mar 20 | 12:00 PM
- The Temptations & The Four Tops** (Hampton Coliseum) Mar 21 | 7:30 PM
- Atlantic Indoor Association Championships** (Hampton Coliseum) Mar 28–29 | Various Times
- Fort Monroe Walking Tour** (Fort Monroe National Monument) Apr 5 | 10:30 AM
- Civil War History Weekend** (Fort Monroe National Monument) Apr 11–12 | Various Times

Virginia Beach

- Alice in Wonderland** (Sandler Center for the Performing Arts) Mar 14 | 2:00 PM
- Neptune Festival Shamrock Final Mile** (Virginia Beach Oceanfront) Mar 15 | Morning Event
- Nina Chanel Abney: The Pursuit of Happiness** (Virginia MoCA) Throughout March
- Dancing With The Stars: Live!** (The Dome)
Mar 17 | 7:30 PM
- Old Beach Farmers Market** (Virginia Beach Oceanfront – 19th Street) Saturdays | 9:00 – 12:00 PM
- Warren Zeiders World Tour** (The Dome)
Mar 26 | 7:30 PM
- Moana Jr.** (Sandler Center for the Performing Arts)
Mar 27–29 | Various Showtimes

Chesapeake

- Skywatch Stargazing Program** (Northwest River Park) Mar 21 | 7:00 PM – 9:00 PM
- Great American Cleanup Volunteer Day** (Chesapeake City Parks). Mar 28–29 | Various Times
- Phantom of the Universe Planetarium Show** (Chesapeake Planetarium) Mar 28 | 2:00 PM
- Guided Nature Walk** (Dismal Swamp Canal Trail)
Apr 4 | 9:00 AM
- Fly Fishing Basics Clinic** (The Portlock / Elizabeth River Park) Apr 11 | 10:00 AM
- Spring Garden Workshop** (Chesapeake Arboretum) Apr 12 | 2:00 PM

Suffolk

- Suffolk Virginia Authors Festival** (Suffolk Conference Center) Mar 21 | 10:00 AM – 4:00 PM
- Winter Suffolk Farmers Market** (Suffolk Visitor Center Pavilion) Mar 22 | 10:00 AM – 1:00 PM
- Bangers & Brews** (Suffolk Center for Cultural Arts)
Mar 27 | 6:00 PM
- Willy Wonka Jr.** (Suffolk Center for Cultural Arts)
Mar 28 | 1:30 PM
- Sister Cities Young Artists & Authors Showcase** (Suffolk Center for Cultural Arts) Mar 15 – Apr 12
- Spring Garden Workshop** (Suffolk Seaboard Station Railroad Museum) Apr 5 | 11:00 AM

1005 Colonial Place # 3

History, Heart, & Home

If you appreciate the architecture of 1912 but desire modern convenience, Unit 3 offers the perfect balance. Property updated recently completed, including luxury vinyl plank (LVP) flooring in the kitchen, a brand-new range and dishwasher, and fresh carpeting in the hallway and primary bedroom.



1005 Colonial Ave #3

Scan for
property
details

*Explore Homes & Prices
in Your Neighborhood*

Browse listings, see what homes are selling for, and follow market activity in your neighborhood or beyond.



*Where Do You Start
When Buying a Home*

Understand the buying process, timelines, and how to prepare before you start touring homes. Whether you're a first-time buyer or seasoned homeowner, there are tools and resources to help you plan with confidence.



*Pre-Listing Consultation
& Seller Checklist*

Curious about the spring market? Looking for a planning checklist or wondering what the selling process involves? Learn what to prepare before listing your home and how to plan for a successful sale.



Pro Tip:

***The Best Time to
Prepare a Home for
Sale Is Before You
Need To***

Even if moving isn't on your immediate horizon, small updates completed over time—like fresh paint, servicing major systems, or improving lighting—can make a meaningful difference when the time comes to sell. Thoughtful maintenance protects your investment and helps ensure your home shows at its best when the market opportunity arises

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MARCH 2026

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JENNIFER DAWN

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