

Porch Views & Property News

A Quick Hello from Me

January had a lot of good moments packed into it. I stepped into my 50s era, treated myself to a beautiful antique newel post lamp I'd been wanting for a while. I also spent time in the community — including a *Garden Myths Debunked* class at the Fred Heutte Garden where I genuinely learned a lot.

There was also a lot happening behind the scenes. I'm grateful to have been appointed to the Norfolk Mayor's Housing Commission subcommittee, where I hope to contribute thoughtfully to conversations that matter for our city. The Fred Foundation received River Star Business recognition from the Elizabeth River Project, and the year kicked off with another term of service on the Hampton Roads REALTOR® Association Board — steady work I'm proud to continue.

As for February, the snow made a statement. I'll admire it from a window with a warm mug, but that's about as far as my enthusiasm goes. Still, it's a good reminder of how much life happens close to home this time of year.

From my porch to yours, I hope this month feels grounded, connected, and just busy enough in the right ways.



From My Porch to Yours

February showed up with a little attitude this year. Two snowy weekends in a row isn't something we see often around here, and it definitely changed the rhythm — slower mornings, extra coffee refills, and a lot more checking the weather before stepping outside. Benni was not impressed.

Moments like that have a way of pulling us back into our homes and our neighborhoods. You notice what's nearby, what's happening locally, and how much easier it feels when things are close to home. And that's another reason I tucked a separate insert into the newsletter with upcoming local events — a little more of loving where you live and exploring things worth getting out for once the snow melts and the sidewalks dry out.

From my porch to yours, I hope February gives you a chance to settle in, stay warm, and stay connected to what's happening right here around us.

What I'm Seeing in the Market

National: By late 2025, momentum began to shift—not suddenly, but noticeably. As mortgage rates softened, buyer participation increased and annual sales stabilized around **4.1 million homes**. Inventory levels improved compared to last year, and prices held firm, with the typical U.S. home priced near **\$415,200**. Nationally, the market feels less reactive and more deliberate, as affordability slowly starts to come back into reach.

Virginia: At the state level, activity remained steady rather than spectacular. More than **9,000 homes sold recently**, slightly ahead of last year, while a growing supply of listings gave buyers time to evaluate instead of rush. Even so, values remained consistent, with the statewide median price holding near **\$430,000**. What's emerging across Virginia is a market defined by steadiness—less urgency, more intention.

Hampton Roads: Locally, that sense of steadiness is even clearer. Compared to a year ago, buyers now have more options, yet demand remains healthy enough to keep prices stable. Homes are still selling in roughly **three weeks**, which puts our region ahead of many national markets. The defining feature right now isn't speed or slowdown—it's confidence: a market moving forward without emotional whiplash.

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



February Home Care: Don't Let Snow Smother Your HVAC

After a few snowy weekends here in Hampton Roads, here's a quick reminder worth saving. If your outdoor HVAC unit gets covered or drifted in, it can't "breathe" properly — and that can lead to performance issues when you need it most.



- ☞ Gently clear snow away from the unit and give it space on all sides
- ☞ Skip sharp tools (those fins bend easily)
- ☞ If you see ice buildup, let it thaw naturally — or call your HVAC pro if it doesn't resolve

I shared a quick winter tip after the last snow — more homeowner reminders like this live on my social pages.

What's Simmering: Slow-Cooker Chicken & Dumplings

Cold weekends call for something warm, familiar, and low-effort. This slow-cooker chicken & dumplings is one of those comfort-first meals you can set up earlier in the day and come back to when the house feels extra cozy.

Cheers to a recipe that lets you step back while dinner takes care of itself.

Makes: 4–6 servings Prep: 10 minutes

Ingredients:

- 1½–2 lbs chicken breasts or thighs
- 1 small onion, diced
- 2–3 cloves garlic, minced
- 4 cups chicken broth
- 1 can cream of chicken soup
- 1 tsp poultry seasoning
- ½ tsp black pepper
- Salt to taste
- 1 cup frozen peas or carrots (optional)
- 1 can refrigerated biscuit dough, cut into quarters

Directions:

- Add chicken, onion, garlic, broth, soup, and seasonings to the slow cooker.
- Cook on Low 6–7 hours or High 3–4 hours, until chicken is tender.
- Shred chicken directly in the pot.
- Stir in vegetables (if using) and biscuit pieces.
- Cover and cook on High 30–45 minutes, until dumplings are cooked through.

Porch Tip: This one reheats beautifully and makes an easy next-day lunch when winter weather keeps schedules flexible.



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.

- **Comfort & air quality matter.** Winter systems run hard this time of year. A quick HVAC filter check and paying attention to dry air or uneven temperatures can make your home feel noticeably better without a big project.
- **Cold weather tests safety habits.** February is a good moment to check smoke and carbon monoxide alarms and be mindful of space heaters and fireplaces that may be getting extra use.
- **Notice patterns, not problems.** Winter has a way of revealing drafts, drainage issues, or spots that don't behave the way you expect. You don't have to fix everything now — simply noticing what's worth watching can make spring decisions feel easier later.

Simple reminders to keep things feeling steady as the season unfolds.



THE MARKET & THE MOOD ... CITY BY CITY

Real estate isn't just about data points—it's about how people actually live. Whether you're tracking prices or just curious what's going on across town, this quick roundup brings recent trends together with insight—and a little personality.

Virginia Beach: Steady Demand, Efficient Pace

- Median Sale Price: \$390,000 (▼ 2.5% MoM)
- Median Days on Market: 19 (▼ 13.6% MoM)
- Sale-to-List Price Ratio: 99.2% (▼ 0.4% MoM)
- Inventory: 757 homes (▲ 1.7% MoM)
- Market Lean: Seller-Leaning (≈ 2.0 months supply)



Market Snapshot:

Virginia Beach remains fast-moving, with strong demand for well-priced homes even as buyers take advantage of slightly increased inventory.

Chesapeake: Strong Prices, Growing Options

- Median Sale Price: \$430,000 (▼ 0.5% MoM)
- Median Days on Market: 28 (▲ 19.1% MoM)
- Sale-to-List Price Ratio: 100.1% (▲ 0.2% MoM)
- Inventory: 555 homes (▼ 6.7% MoM)
- Market Lean: Seller-Leaning (≈ 2.6 months supply)



Market Snapshot:

Chesapeake is holding strong on price, and buyers have a bit more room to compare options without the market losing its edge.

Hampton: Steadier Tempo, More Choice

- Median Sale Price: \$290,000 (▲ 1.0% MoM)
- Median Days on Market: 39 (▲ 30.0% MoM)
- Sale-to-List Price Ratio: 99.4% (▲ 1.2% MoM)
- Inventory: 360 homes (▼ 0.8% MoM)
- Market Lean: Balanced (≈ 3.4 months supply)



Market Snapshot:

Hampton is settling into a steadier pace, giving buyers more time while sellers still do well with clear strategy and solid prep.

Legend:

▲ / ▼ = change from last month (Dec → Jan)
MoM = Month-over-Month
≈ = approximately

Ask
Jennifer...

Sources: REIN MLS; Domus Analytics® (Jan 2026, updated 02/02/26). Information deemed reliable but not guaranteed.

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.



Norfolk: Balanced Pace, Selective Demand

- Median Sale Price: \$305,000 (▼ 3.2% MoM)
- Median Days on Market: 26 (▼ 5.6% MoM)
- Sale-to-List Price Ratio: 99.1% (▼ 0.3% MoM)
- Inventory: 530 homes (▲ 1.5% MoM)
- Market Lean: Balanced (≈ 3.1 months supply)

Market Snapshot:

Norfolk is moving at a steadier, more selective pace—pricing and presentation are doing the heavy lifting.

Portsmouth: Accessible Prices, Calmer Pace

- Median Sale Price: \$272,000 (▼ 1.1% MoM)
- Median Days on Market: 26 (▼ 8.9% MoM)
- Sale-to-List Price Ratio: 99.3% (▲ 1.9% MoM)
- Inventory: 309 homes (▲ 9.2% MoM)
- Market Lean: Balanced (≈ 2.9 months supply)



Market Snapshot:

Portsmouth remains an approachable price point, with a calmer rhythm that rewards smart positioning and realistic expectations.



Suffolk: Space & Stability, Longer Timelines

- Median Sale Price: \$347,118 (▼ 17.4% MoM)
- Median Days on Market: 39 (▼ 17.0% MoM)
- Sale-to-List Price Ratio: 96.4% (▼ 3.0% MoM)
- Inventory: 450 homes (▼ 4.7% MoM)
- Market Lean: Buyer-Leaning (≈ 5.2 months supply)

Market Snapshot:

Suffolk is offering the most breathing room right now, and buyers are taking their time—especially when pricing and condition aren't perfectly aligned.

Market Lean:

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



THE PRE-LISTING EXPERIENCE: PREPARATION BEFORE THE SPOTLIGHT

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.



♦ **Avoiding surprises later:** Key property details are verified upfront so pricing, marketing, and negotiations start from solid ground.

♦ **Positioning the home for the right buyer:** We look at how the home actually lives – location, lifestyle, and daily rhythms – so it resonates with buyers who are most likely to act.

♦ **Pricing with real-time market signals:** Active competition, recent sales, and current buyer behavior guide pricing decisions, not hope or outdated assumptions.

♦ **Understanding how your home will compete:** We evaluate what buyers will see alongside your home and how timing and condition affect leverage.

♦ **Knowing what comes next:** A clear plan for preparation, photography, and launch removes guesswork and keeps the process from feeling rushed or reactive.

When these pieces are aligned early, sellers don't feel like they're chasing the market – they feel prepared for it.



Curious what this preparation looks like in practice? Scan for seller resources and planning guides.

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

This question followed many buyers through 2025 and still comes up in early 2026 – but it's showing up a little differently now. With mortgage rates holding in the low-to-mid 6% range and more homes available to choose from, the conversation has shifted from *guessing* to *planning*.

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 forward confidently when the right home appeared.

Today's rate is a planning number, not a life sentence. If the numbers work now, you can move forward knowing you'll have options later if rates ease – and if they don't, you're still in a home that fits your budget and your life.

Locally, added inventory and slightly longer time on market have given buyers more room to evaluate and negotiate. That breathing room has mattered just as much as the rate itself.



The takeaway: the advantage isn't waiting for perfect conditions – it's knowing when you're prepared.



Curious about home value & equity? Scan here!

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JENNIFER D HOLDS THE KEY

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Scan here to Connect with Jennifer

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

HAMPTON ROADS WINTER EVENTS GUIDE 2026



From crisp winter days to cozy nights out, here's your **hand-picked** lineup to living—and loving—where you are.



Norfolk Events

- 🎵 **Niko Moon:** The American Palm Tour (NorVa) Thu, Feb 12
- 🎬 **The Princess Bride in Concert:** Film With Orchestra (Chrysler Hall) Fri, Feb 13
- 🏒 **Fort Wayne Komets @ Norfolk Admirals** (Norfolk Scope) Wed, Feb 18 | 7:05 PM
- 👉 **Volunteer Litter Cleanup** (Harbor Park) Sat, Feb 21 | 9:00 AM – 10:30 AM
- 🌸 **Once Upon a Garden** (Fred Heutte Gardens) Sat, Feb 21 | 10:00 AM
- 🎭 **Chicago the Musical** (Chrysler Hall) Feb 20 – Feb 22
- 🌿 **Master Herbalist Workshop** (Fred Heutte Gardens) Sun, Feb 22 12:00 PM

Portsmouth

- 👗 **Highlights in African Attire Fashion Show** (Churchland Library) Thu, Feb 12 | 12:00 PM – 1:00 PM
- 🎭 **Second Saturday** (Children's Museum of Virginia) Sat, Feb 14 | 1:00 PM – 3:00 PM
- 🧵 **Celebrating Black History Month with Quilts** (Churchland Library) Thu, Feb 19 | 11:00 AM – 12:00 PM
- 🎉 **Annual Black History Trail Blazers Sidewalk Parade** (Greater Mt. Zion COGIC) Sat, Feb 21 | 12:00 PM – 4:00 PM
- 🎨 **Winter Watercolors** (Paradise Creek Nature Park) Sat, Feb 21 | 10:00 AM – 2:00 PM

Hampton

- 🌿 **Bluebird Gap Farm – City Farm & Gardens** Daily, Jan – Feb | 9 AM – 5 PM
- 🏊 **Atlantic 10 Conference Men's & Women's Swimming and Diving Championship** (Hampton Aquaplex) Feb 18 – Feb 21
- 🏡 **Hampton Roads Home Show** (Hampton Roads Convention Center) Sat, Feb 21 | 10:00 AM – 5:00 PM (continues Sun, Feb 22 | 10:00 AM – 4:00 PM)
- 👤 **Hampton Comicon** (Hampton) Sat, Feb 21 | 11:00 AM – 4:30 PM
- 🧵 **Mid-Atlantic Quilt Festival** (Hampton Roads Convention Center) Feb 26 – Mar 1 | 10:00 AM – 5:00 PM
- 🎵 **The New Edition Way Tour 2026** (Hampton Coliseum) Sat, Feb 28 | 8:00 PM

Virginia Beach

- 🎨 **Earth Matters: Rethink the Future** (Virginia Aquarium) Feb 9 – May 4 | 9 AM – 5 PM
- 📍 **Second Saturday ViBe Mural Tour** (ViBe Creative District – starts at the LOVE sign, 18th & Cypress) Sat, Feb 14 | 10:00 AM – 11:30 AM
- 📺 **Live Demos & More!** (Beach Gallery, Laskin Rd) Fri, Feb 13 | 6 PM – 8 PM
- 🐳 **Whale Watching Tour** (Virginia Aquarium) Sat, Feb 14 | 10:30 AM – 1:00 PM
- 🎨 **Art Moves Us:** Virginia MOCA at Virginia Beach Public Libraries (Oceanfront Area Library) Sat, Feb 28 | 12:00 PM – 3:00 PM

Chesapeake

- 🌿 **Weed Warrior Wednesday** (Indian River Park) Wed, Feb 11 | 1:00 PM – 3:00 PM
- 🌌 **Winter Sky Show** (Chesapeake Planetarium) Fri, Feb 13 | 7:00 PM – 8:00 PM
- 👜 **PINGO – Handbag Bingo** (Chesapeake Conference Center) Sat, Feb 14 | 1:00 PM – 4:00 PM
- 👑 **The Princess Ball** (Chesapeake Conference Center) Sun, Feb 15 | 1:00 PM – 4:00 PM
- 🎄 **Hidden Hearts Hunt** (Northwest River Park & Campground) Now – Feb 15
- 💼 **Tidewater Job Fair** (Chesapeake Conference Center) Tue, Feb 24 | 11:00 AM – 3:00 PM

Suffolk

- 🐝 **Bee Mine Book Challenge** (Suffolk Public Library – all locations) Feb 1 – Feb 28 (family-friendly reading challenge)
- 🌿 **Great Dismal Swamp Nature Stroll** (Washington Ditch Boardwalk) Sun, Feb 15 | 10:00 AM
- 🕯 **Underground Railroad Pavilion Tour** (Departs Suffolk Visitor Center) Sat, Feb 21 | 9:30 AM
- 🚍 **Suffolk Bus Tour** (Departs Suffolk Visitor Center) Fri, Feb 27 | 2:00 PM
- 🎿 **Après Ski Rooftop Party (New Realm Brewing – Suffolk)** Sat, Feb 28 | 12:00 PM – 4:00 PM
- 📚 **Family Storytime** (Suffolk Public Library) Sat, Feb 28 (Saturday storytime listed in library calendar)

FEATURED PROPERTIES

Here's your **hand-picked** lineup for living—and loving—where you are.



14 Bay Front Place

Sanctuary by the Shore

On the edge of the Chesapeake Bay, this residence offers an effortless connection to water, sky, and sand. A freshly reimagined coastal exterior opens to light-filled interiors, while a wide stone terrace, private lawn, sandy retreat, and boardwalk to the dunes make outdoor living the true centerpiece.



14 Bay Front Place

Scan for
property
details



1005 Colonial Ave #3

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.



Pro Tip:

*Inspections Are
Information, Not
Red Flags*

In today's market, inspections aren't about finding "deal breakers"—they're about understanding the home you're considering. Most findings are manageable, negotiable, or simply helpful context. The goal isn't perfection; it's clarity—so you can move forward with confidence.

About Norfolk

Welcome to your personalized market report for Norfolk in Virginia. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



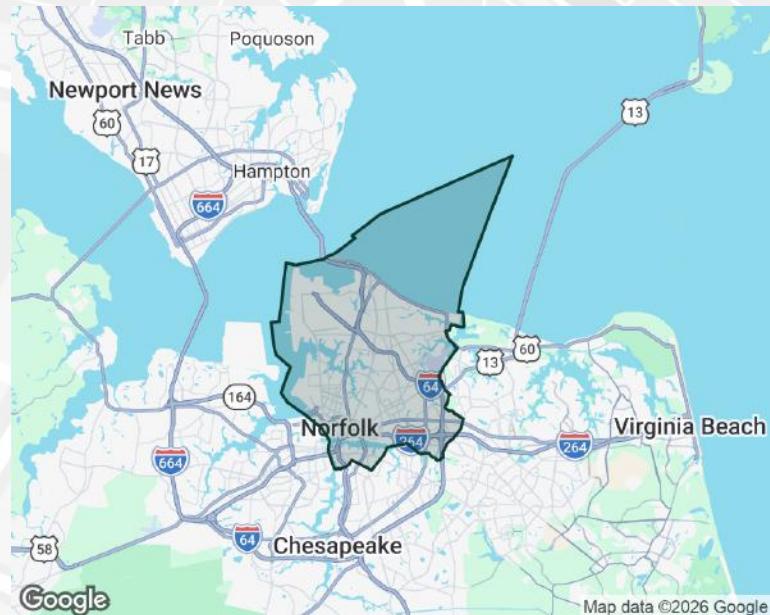
Contact me to get the full Market Report and to learn more about Norfolk.



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Norfolk, Virginia

February 2026





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Norfolk, Virginia. The data in the Sold Listings table is based on homes sold within the month of January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	175	208	▼ 16%	159	▲ 10%
Median Sale Price	\$308,000	\$313,000	▼ 2%	\$305,000	▲ 1%
Median List Price	\$310,000	\$310,000	0%	\$309,000	0%
Sale to List Price Ratio	99%	99%	0%	99%	0%
Sales Volume	\$60,409,139	\$72,357,541	▼ 17%	\$53,359,687	▲ 13%
Median Days on Market	29 days	28 days	▲ 1 day	38 days	▼ 9 days
Homes Sold Year to Date	175	2,956	▼ 94%	159	▲ 10%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 3, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

546
Homes for Sale

\$324,900
Median List Price

47
Median Days on Market

187
Homes Under Contract

\$2,300,000
High Price

\$95,000
Low Price

Values pulled on 2/3/2026

February 2026

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Market Conditions



Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it
Impacts
Buyers

Buyer's Market

More people selling homes than buying

More homes to choose from

Could spend less than asking price

Price restrictions

Rarely competing offers

Seller's Market

More people buying homes than selling

Fewer homes to choose from

Need to be able to close quickly

Could spend more than asking price

Competition from other buyers

How it
Impacts
Sellers

Buyer's Market

More people selling homes than buying

Takes more time to sell

Fewer offers received

Could get lower than asking price

May have to make repairs and/or concessions

Seller's Market

More people buying homes than selling

Home sells quickly

Multiple offers likely

Could get more than asking price

Buyers willing to overlook repairs

February 2026

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Norfolk, Virginia -



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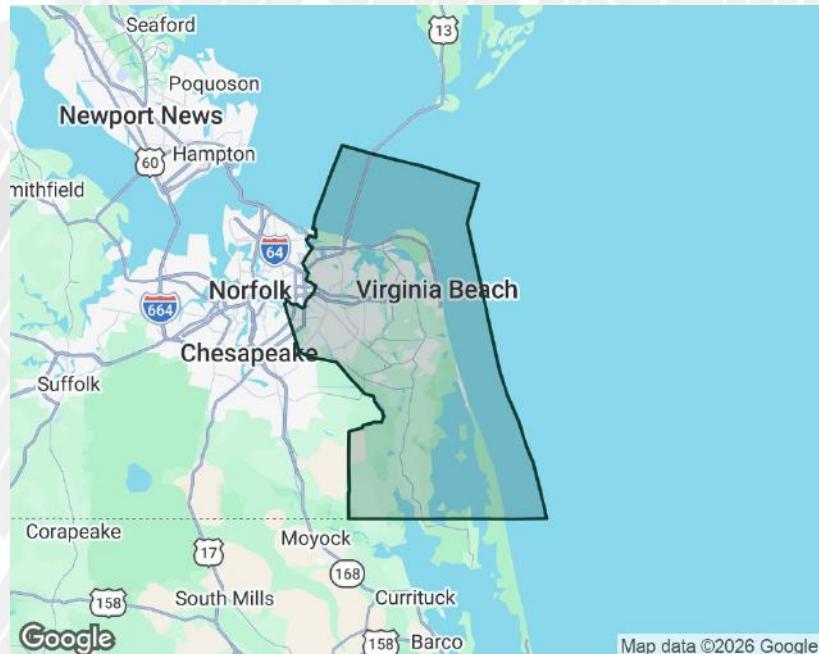
Virginia Beach, Virginia

February 2026



About Virginia Beach

Welcome to your personalized market report for Virginia Beach in Virginia. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.





Market Summary - All Property Types

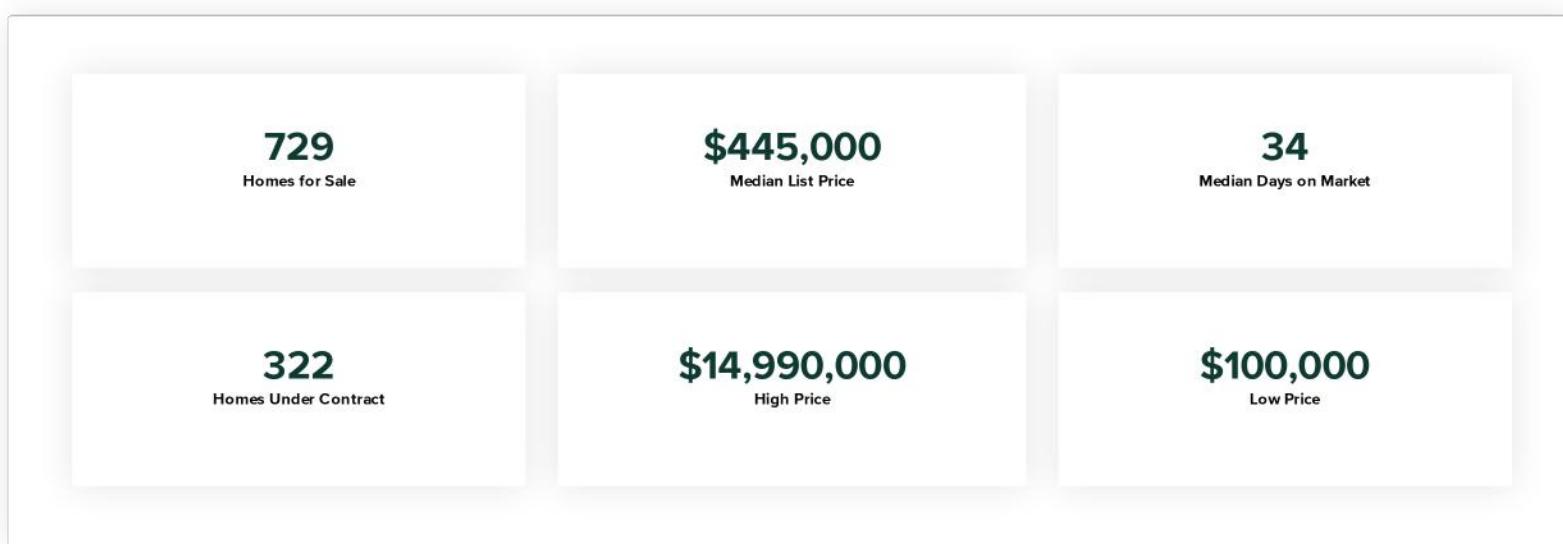
Recent Sales Trends

The statistics below highlight key market indicators for Virginia Beach, Virginia. The data in the Sold Listings table is based on homes sold within the month of January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	385	482	▼ 20%	327	▲ 18%
Median Sale Price	\$395,000	\$400,000	▼ 1%	\$370,000	▲ 7%
Median List Price	\$399,900	\$400,000	0%	\$369,900	▲ 8%
Sale to List Price Ratio	99%	100%	▼ 1%	99%	0%
Sales Volume	\$204,809,470	\$250,868,346	▼ 18%	\$163,250,138	▲ 25%
Median Days on Market	22 days	18 days	▲ 4 days	24 days	▼ 2 days
Homes Sold Year to Date	385	6,044	▼ 94%	327	▲ 18%

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Market Conditions


23

**Median Days on
Market**

Balanced Market



Months of inventory indicates the amount of homes for sale relative to the amount of homes purchased.


27%

**Properties Sold Over
Original Asking Price**

January 2026

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Chesapeake, Virginia

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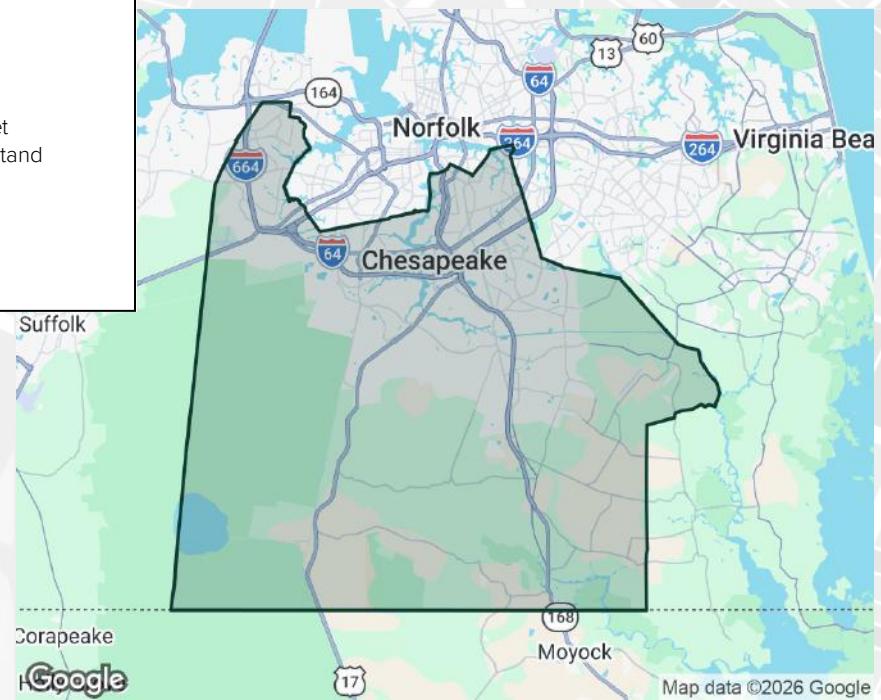
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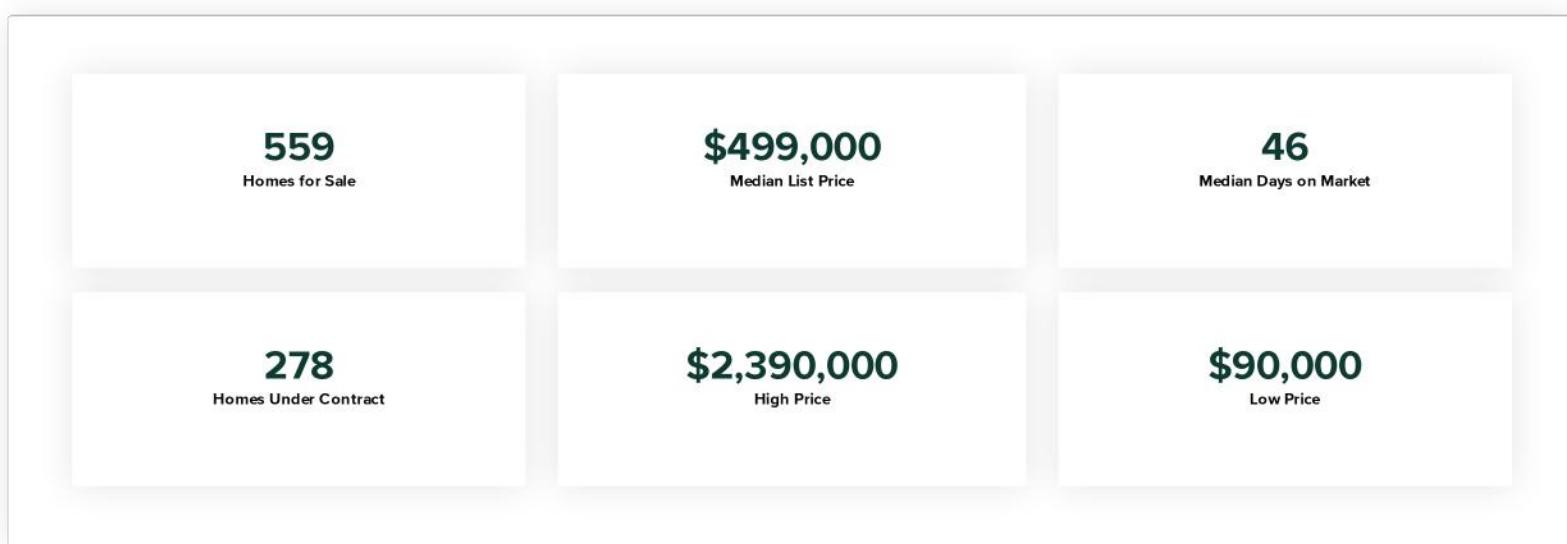
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The statistics below highlight key market indicators for Chesapeake, Virginia. The data in the Sold Listings table is based on homes sold within the month of January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	215	307	▼ 30%	195	▲ 10%
Median Sale Price	\$425,000	\$430,000	▼ 1%	\$400,000	▲ 6%
Median List Price	\$425,000	\$430,000	▼ 1%	\$400,000	▲ 6%
Sale to List Price Ratio	100%	100%	0%	100%	0%
Sales Volume	\$98,531,482	\$145,128,401	▼ 32%	\$83,103,171	▲ 19%
Median Days on Market	27 days	25 days	▲ 2 days	23 days	▲ 4 days
Homes Sold Year to Date	215	3,642	▼ 94%	195	▲ 10%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 3, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.



Values pulled on 2/3/2026

February 2026

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Market Conditions



Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it
Impacts
Buyers

Buyer's Market

More people selling homes than buying

More homes to choose from

Could spend less than asking price

Price restrictions

Rarely competing offers

Seller's Market

More people buying homes than selling

Fewer homes to choose from

Need to be able to close quickly

Could spend more than asking price

Competition from other buyers

How it
Impacts
Sellers

Buyer's Market

More people selling homes than buying

Takes more time to sell

Fewer offers received

Could get lower than asking price

May have to make repairs and/or concessions

Seller's Market

More people buying homes than selling

Home sells quickly

Multiple offers likely

Could get more than asking price

Buyers willing to overlook repairs

February 2026

Chesapeake, Virginia -

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Equal Housing Opportunity

Suffolk, Virginia

February 2026



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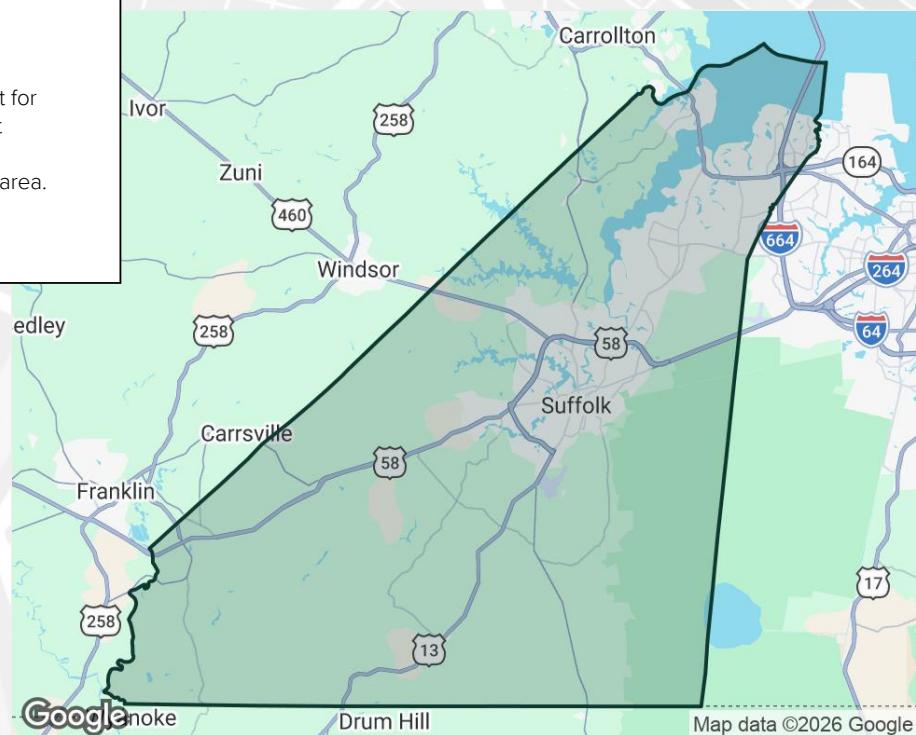
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Contact me to get
the full Market
Report and to learn
more about Suffolk.



About Suffolk

Welcome to your personalized market report for Suffolk in Virginia. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.





Market Summary - All Property Types

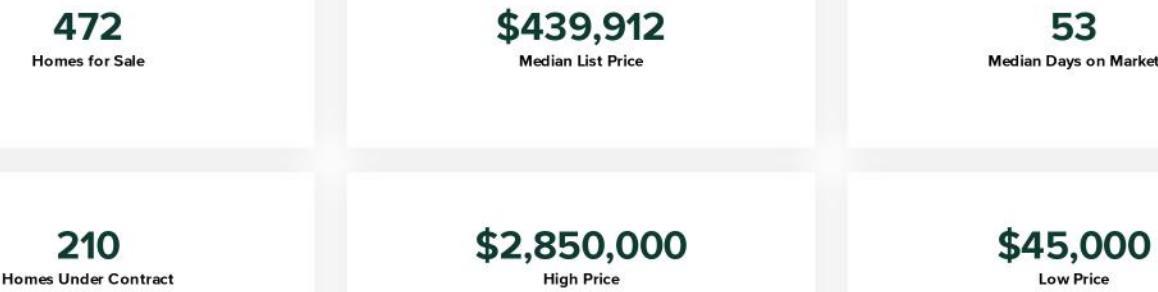
Recent Sales Trends

The statistics below highlight key market indicators for Suffolk, Virginia. The data in the Sold Listings table is based on homes sold within the month of January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	86	159	▼ 46%	96	▼ 10%
Median Sale Price	\$347,118	\$399,900	▼ 13%	\$374,950	▼ 7%
Median List Price	\$347,618	\$399,900	▼ 13%	\$372,450	▼ 7%
Sale to List Price Ratio	96%	100%	▼ 4%	100%	▼ 4%
Sales Volume	\$34,769,142	\$68,734,300	▼ 49%	\$40,496,379	▼ 14%
Median Days on Market	46 days	38 days	▲ 8 days	31 days	▲ 15 days
Homes Sold Year to Date	86	1,720	▼ 95%	96	▼ 10%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 3, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.



Values pulled on 2/3/2026

February 2026

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Market Conditions



Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it
Impacts
Buyers

Buyer's Market

More people selling homes than buying

More homes to choose from

Could spend less than asking price

Price restrictions

Rarely competing offers

Seller's Market

More people buying homes than selling

Fewer homes to choose from

Need to be able to close quickly

Could spend more than asking price

Competition from other buyers

How it
Impacts
Sellers

Buyer's Market

More people selling homes than buying

Takes more time to sell

Fewer offers received

Could get lower than asking price

May have to make repairs and/or concessions

Seller's Market

More people buying homes than selling

Home sells quickly

Multiple offers likely

Could get more than asking price

Buyers willing to overlook repairs

February 2026

Suffolk, Virginia -

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REAL ESTATE SERVICES

Community Market Report

About Portsmouth

Welcome to your personalized market report for Portsmouth in Virginia. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Contact me to get the full Market Report and to learn more about Portsmouth.



Jennifer Dawn

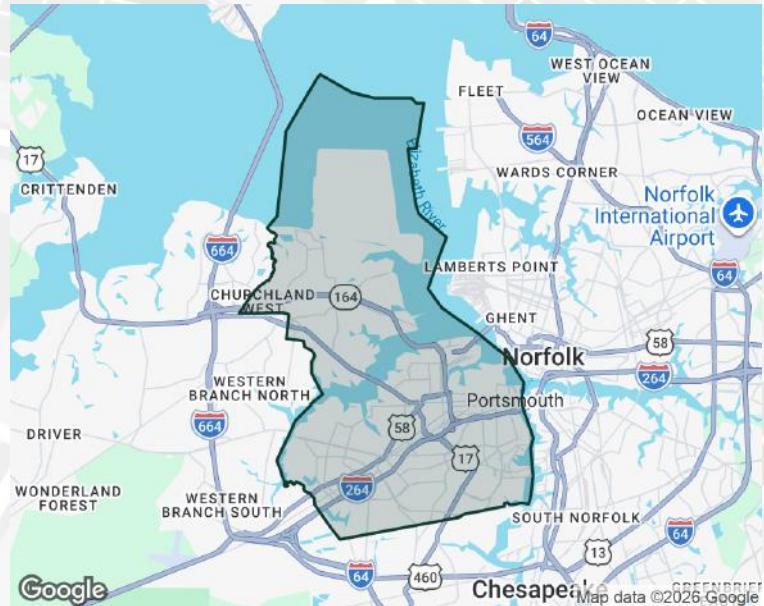
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Portsmouth, Virginia

February 2026





Market Summary - All Property Types

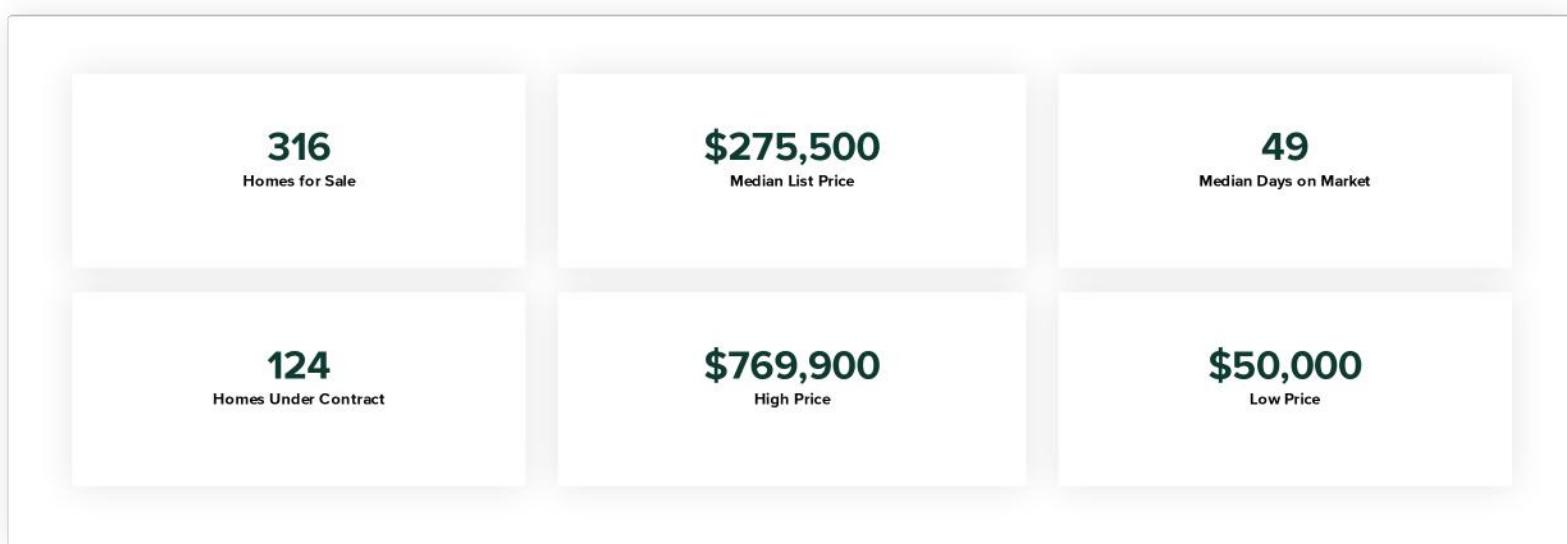
Recent Sales Trends

The statistics below highlight key market indicators for Portsmouth, Virginia. The data in the Sold Listings table is based on homes sold within the month of January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	112	126	▼ 11%	90	▲ 24%
Median Sale Price	\$273,000	\$276,925	▼ 1%	\$269,000	▲ 1%
Median List Price	\$279,000	\$277,000	▲ 1%	\$266,950	▲ 5%
Sale to List Price Ratio	99%	97%	▲ 2%	99%	0%
Sales Volume	\$32,329,039	\$35,193,169	▼ 8%	\$23,725,705	▲ 36%
Median Days on Market	33 days	28 days	▲ 5 days	41 days	▼ 8 days
Homes Sold Year to Date	112	1,656	▼ 93%	90	▲ 24%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 3, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.



Values pulled on 2/3/2026

February 2026

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Portsmouth, Virginia -



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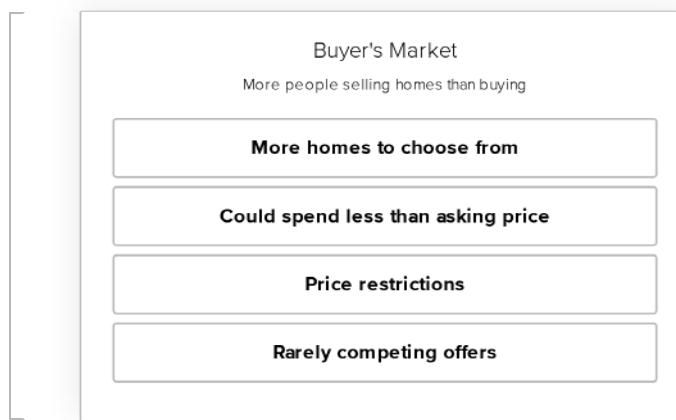
Market Conditions



Buyer's vs. Seller's Market

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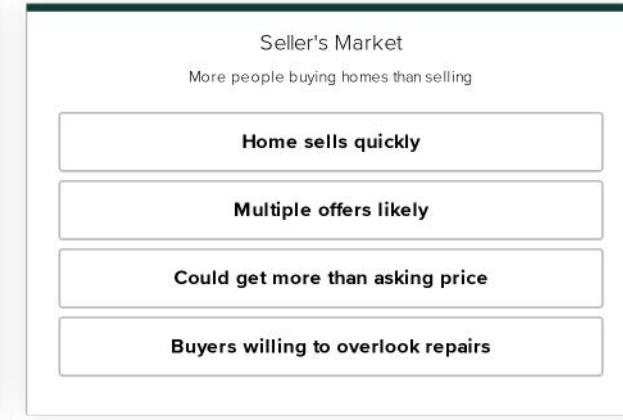
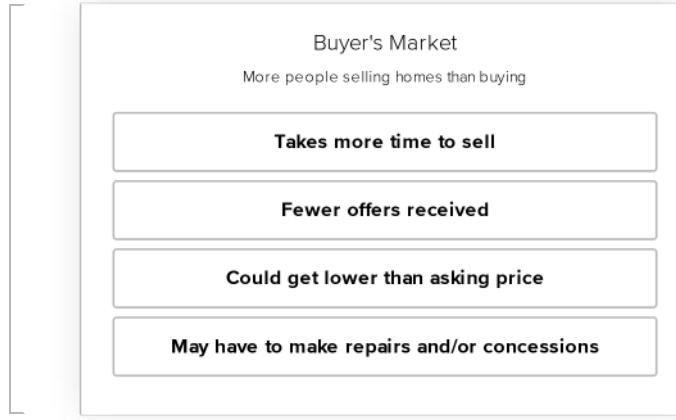
How it
Impacts
Buyers



Seller's Market
More people buying homes than selling

- Fewer homes to choose from
- Need to be able to close quickly
- Could spend more than asking price
- Competition from other buyers

How it
Impacts
Sellers



February 2026

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Portsmouth, Virginia -



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Community Market Report

Hampton, Virginia

February 2026



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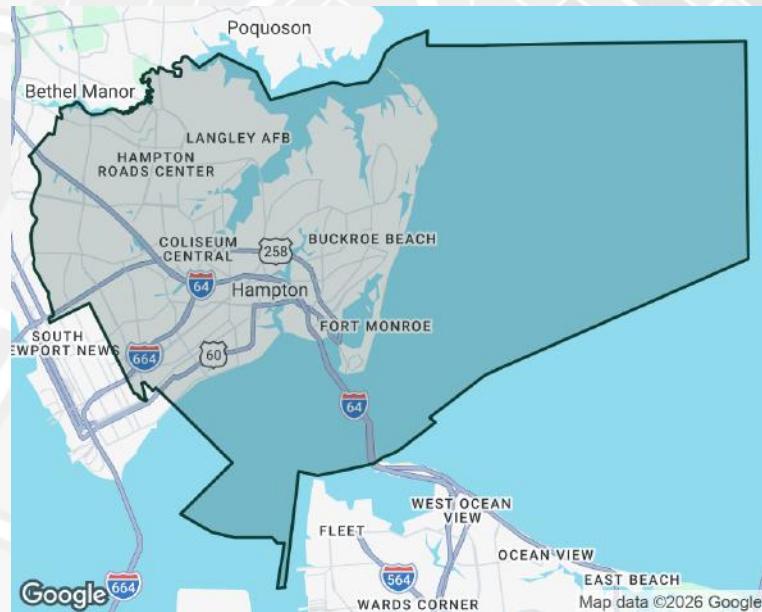
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Contact me to get the full
Market Report and to learn
more about Hampton.



About Hampton

Welcome to your personalized market report for Hampton in Virginia. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.





Market Summary - All Property Types

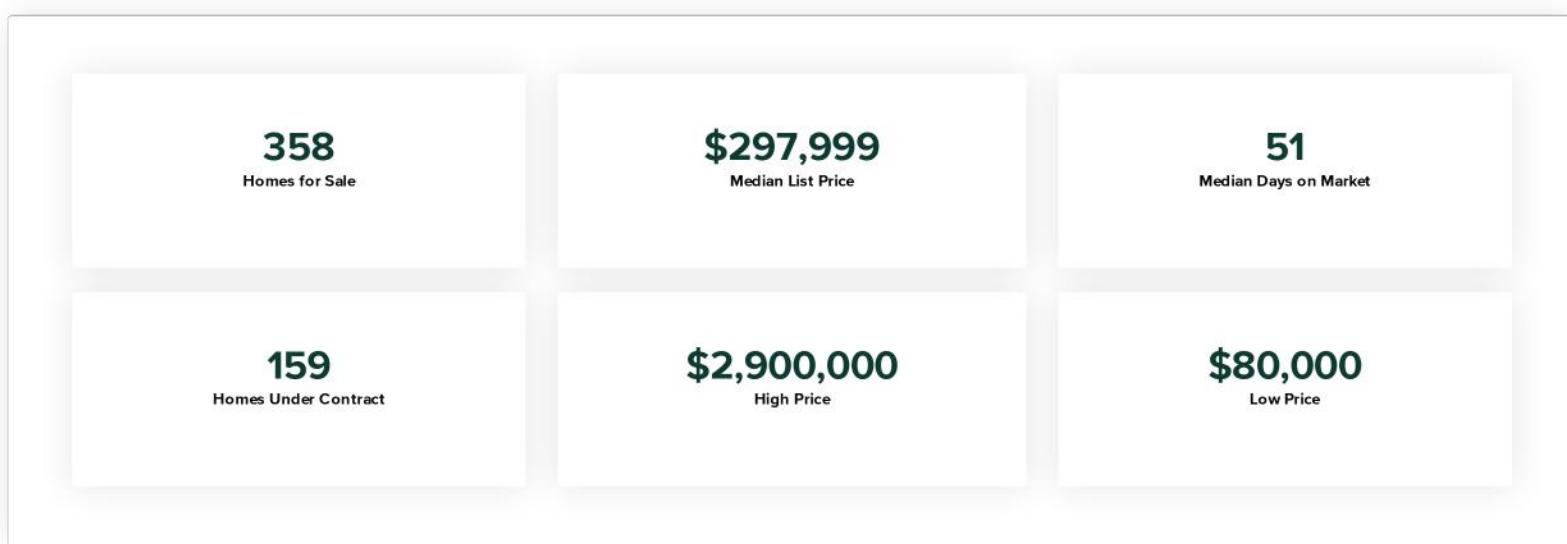
Recent Sales Trends

The statistics below highlight key market indicators for Hampton, Virginia. The data in the Sold Listings table is based on homes sold within the month of January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	113	155	▼ 27%	125	▼ 10%
Median Sale Price	\$290,000	\$275,000	▲ 5%	\$275,000	▲ 5%
Median List Price	\$289,900	\$279,000	▲ 4%	\$275,000	▲ 5%
Sale to List Price Ratio	102%	98%	▲ 4%	100%	▲ 2%
Sales Volume	\$32,711,553	\$44,398,946	▼ 26%	\$36,263,130	▼ 10%
Median Days on Market	36 days	28 days	▲ 8 days	25 days	▲ 11 days
Homes Sold Year to Date	113	1,879	▼ 94%	125	▼ 10%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 3, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.



Values pulled on 2/3/2026

February 2026

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Market Conditions



Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it
Impacts
Buyers

Buyer's Market

More people selling homes than buying

More homes to choose from

Could spend less than asking price

Price restrictions

Rarely competing offers

Seller's Market

More people buying homes than selling

Fewer homes to choose from

Need to be able to close quickly

Could spend more than asking price

Competition from other buyers

How it
Impacts
Sellers

Buyer's Market

More people selling homes than buying

Takes more time to sell

Fewer offers received

Could get lower than asking price

May have to make repairs and/or concessions

Seller's Market

More people buying homes than selling

Home sells quickly

Multiple offers likely

Could get more than asking price

Buyers willing to overlook repairs

February 2026

Hampton, Virginia - Data provided by Bright MLS, Central Virginia Regional MLS (Commonwealth Coop), REIN-Real Estate Information Network Inc, and Williamsburg Area AOR MLS. All information is deemed reliable but not guaranteed. The listings data displayed on this medium comes in part from the Real Estate Information Network Inc. (REIN) and has been authorized by participating listing Broker Members of REIN for display. REIN's listings are based upon Data submitted by its Broker Members, and REIN therefore makes no representation or warranty regarding the accuracy of the Data. All users of REIN's listings database should confirm the accuracy of the listing information directly with the listing agent. This application does not include information on all of the properties available for sale at this time. © 2024 REIN. REIN's listings Data and information is protected under federal copyright laws. Federal law prohibits, among other acts, the unauthorized copying or alteration of, or preparation of derivative works from, all or any part of copyrighted materials, including certain compilations of Data and information. COPYRIGHT VIOLATORS MAY BE SUBJECT TO SEVERE FINES AND PENALTIES UNDER FEDERAL LAW. REIN updates its listings on a daily basis.



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REAL ESTATE SERVICES

Community Market Report

Newport News, Virginia

February 2026



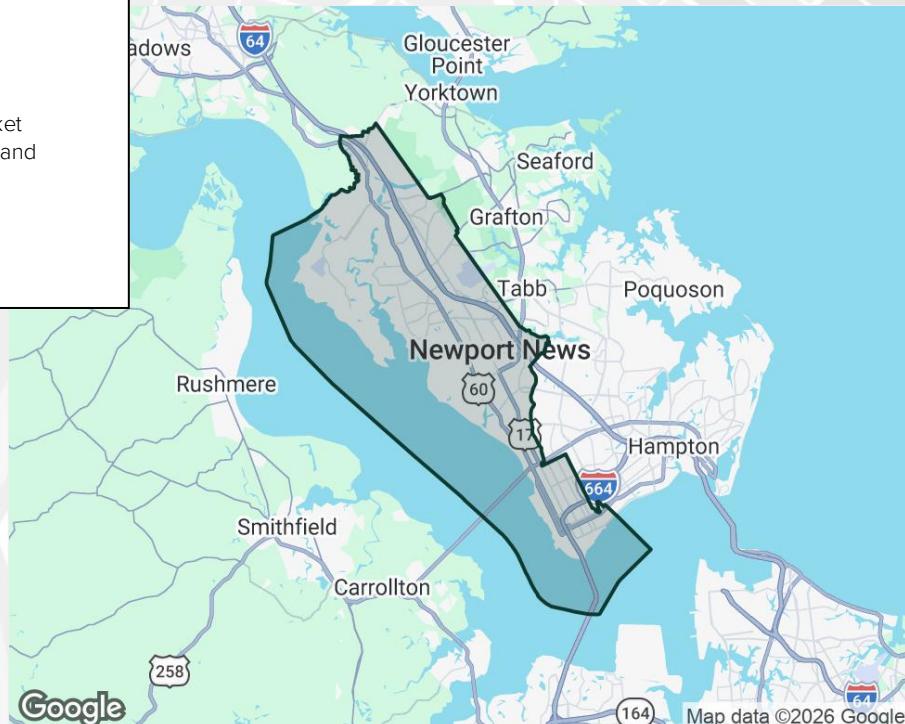
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Report and to learn
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News.



About Newport News

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Market Summary - All Property Types

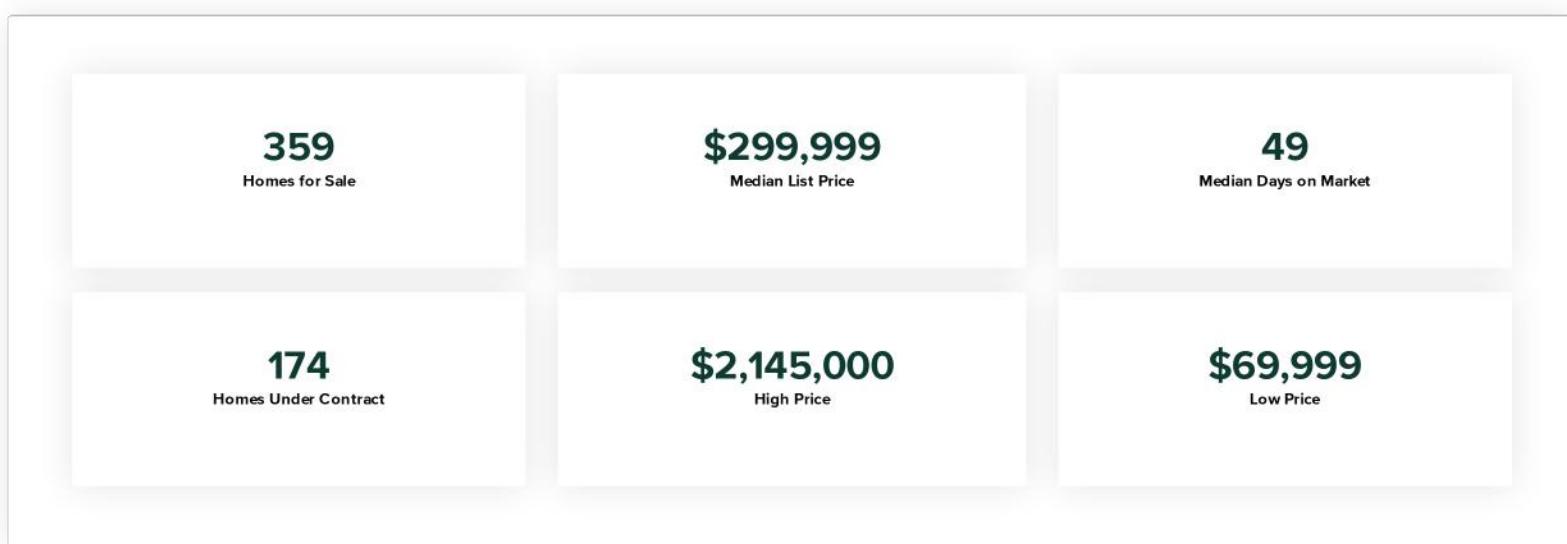
Recent Sales Trends

The statistics below highlight key market indicators for Newport News, Virginia. The data in the Sold Listings table is based on homes sold within the month of January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	133	173	▼ 23%	116	▲ 15%
Median Sale Price	\$265,000	\$285,000	▼ 7%	\$254,950	▲ 4%
Median List Price	\$260,000	\$285,000	▼ 9%	\$257,900	▲ 1%
Sale to List Price Ratio	97%	98%	▼ 1%	99%	▼ 2%
Sales Volume	\$34,965,679	\$53,424,687	▼ 35%	\$30,788,945	▲ 14%
Median Days on Market	37 days	30 days	▲ 7 days	39 days	▼ 2 days
Homes Sold Year to Date	133	2,004	▼ 93%	116	▲ 15%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 6, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.



Values pulled on 2/6/2026

February 2026

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Market Conditions



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How it
Impacts
Buyers

Buyer's Market

More people selling homes than buying

More homes to choose from

Could spend less than asking price

Price restrictions

Rarely competing offers

Seller's Market

More people buying homes than selling

Fewer homes to choose from

Need to be able to close quickly

Could spend more than asking price

Competition from other buyers

How it
Impacts
Sellers

Buyer's Market

More people selling homes than buying

Takes more time to sell

Fewer offers received

Could get lower than asking price

May have to make repairs and/or concessions

Seller's Market

More people buying homes than selling

Home sells quickly

Multiple offers likely

Could get more than asking price

Buyers willing to overlook repairs

February 2026

Newport News, Virginia -

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