Porch Views & Property News

A quick hello from me — from my porch to yours.

The Courtyard, Finally.

I am very happy to report that my backyard is no longer a project with chairs sitting in the middle of it. It is a courtyard. An actual, finished-enough-to-enjoy courtyard—and it may be my favorite thing I have done this summer. It has made me absurdly happy.

I have coffee there. Benni wanders around while I inspect whatever decided to bloom overnight. Neighbors come by and sit for a while. In the evening, the lights come on and the whole space changes. The roses, jasmine and gardenias give it fragrance, the hydrangeas and asters bring color, and these flower beds I spent entirely too much time planning finally feel settled.

The front garden, which I finished this spring, is still giving me plenty to watch too. The roses along the sidewalk are blooming (and I literally stop and smell the roses on my way out). The climbers have started doing what they were hired to do: climb. I check them far more often than necessary, but I have accepted this about myself.

It is funny how quickly a home project goes from an idea, to a mess, to something you cannot imagine not having. The courtyard involved clearing, digging, planting, gravel, edging, moving furniture, moving it again, and making enough small decisions to qualify as a second job. Now it is where I go when I want coffee, quiet, company, or simply a few minutes outside. That was the point—even when the point was temporarily buried under landscape fabric.

Work this month has looked remarkably similar, although with fewer gardenias. I have been helping clients prepare upcoming listings and work through the details that happen before the photographer arrives or the sign goes up: bathroom mirror and light placement, kitchen renovation choices, tenant move-outs, and the unexpected repairs homes like to save for the least convenient moment.

We have had plumbing leaks, roof leaks, contractor delays and conversations, and more than one decision that required a tape measure and a second look. That part of real estate does not always make the pretty pictures, but it matters. A well-prepared home is rarely accidental. Someone has to notice what needs attention, decide what is worth doing, and keep everything moving when the house adds its own twists.

I did also manage a day trip to Cape Charles and took exactly zero photographs. Not one. I walked around, enjoyed the day, and apparently forgot I own a phone. Honestly, I recommend it.

So that is where August finds me: helping homes get ready, enjoying the roses out front, and finding every possible excuse to take my coffee to the courtyard. If you need me, there is a very good chance Benni and I are out back.

TRUST · COMMUNITY · CONNECTION

Jennifer Dawn

Jennifer D Holds the Key

JenniferDawnRealEstate.com

August Home Tip: *Heat, Humidity & Heavy Rain*

A few small checks can help your home handle late summer more comfortably.

1. **Follow the water.** After heavy rain, note where water collects, overflows, or moves toward the house.
2. **Clear the path.** Check gutters, downspouts, and exterior drains so water moves away from the foundation.
3. **Watch humidity.** Change the HVAC filter and notice condensation, musty areas, or rooms that stay damp.
4. **Check the seals.** Look for cracked or missing caulk around windows, doors, and exterior openings.
5. **Look up safely.** From the ground, scan for loose shingles, damaged trim, and questionable limbs.
6. **Plan what comes inside.** Know which planters, umbrellas, furniture, and loose items will need securing.

The takeaway: *Small checks now can help keep late-summer weather from becoming a larger repair later.*

August tomatoes deserve the center of the table.

They do not need much fuss, which is exactly why this tart works.

The puff pastry keeps it easy, while layers of ripe tomatoes, herbs, and cheese make it look far more complicated than it is.

Hospitality does not require an elaborate menu. Sometimes it is simply knowing what is in season and letting it do most of the work.

LATE-SUMMER TOMATO TART

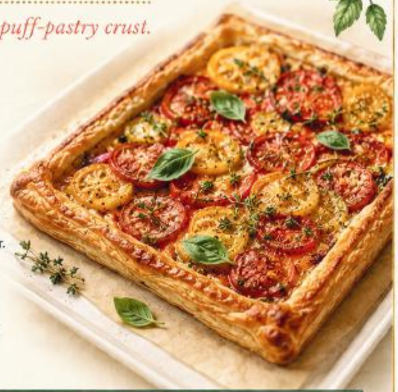
Ripe tomatoes, fresh herbs, and an easy puff-pastry crust.

Ingredients

- 1 sheet frozen puff pastry, thawed
- 3 medium ripe tomatoes
- ½ teaspoon kosher salt
- 1 package garlic-and-herb spreadable cheese, softened
- ½ cup finely grated Parmesan
- 1 tablespoon olive oil
- 1 teaspoon fresh thyme leaves
- Freshly ground black pepper
- 1 egg mixed with 1 teaspoon water
- Fresh basil, for finishing

Directions

1. Heat oven to 400°F. Line a baking sheet with parchment.
2. Slice tomatoes ¼-inch thick. Salt and rest on paper towels for 15 minutes; blot well.
3. Unfold pastry. Score a 1-inch border, prick the center, and brush the border with egg wash.
4. Bake 8 minutes. Gently press down the center.
5. Spread cheese inside the border. Add Parmesan and tomatoes. Drizzle with olive oil; add thyme and pepper.
6. Bake 20–25 minutes, until crisp and golden. Rest 10 minutes; finish with basil.



Makes
6–8 servings

Prep + Bake
About 45 minutes

Porch Tip
Salt and blot the tomatoes before baking to keep the pastry crisp.

Real Estate, Translated

July offered more room to compare—but the numbers still tell different stories by city, property type, and payment.

MARKET

$375K

+5.6% year over year • −1.3% from June

July's regional median eased from June while remaining above last year. Inventory grew, yet sellers still received 99.9% of list price. More choice did not erase competition.

MONEY

6.69%

National 30-year average • August 6

A rate is not a payment. Taxes, insurance, association fees, loan costs, and cash to close change the picture. Compare complete Loan Estimates—not simply advertised rates.

PROTECTION

30 DAYS

Typical NFIP waiting period • exceptions may apply

Flood risk extends beyond mapped high-risk areas. Nearly one-third of NFIP claims from 2014–2024 came from outside them. Standard homeowners and renters policies typically exclude flooding.

THE TAKEAWAY

More choice does not mean one uniform market.

City, property type, condition, financing, and the full cost of ownership still shape the right strategy. The numbers are the starting point. Context turns them into a decision.

Sources: REIN, Inc. / Domus Analytics July 2026 Market Review, updated August 6, 2026; Freddie Mac PMMS, August 6, 2026; Consumer Financial Protection Bureau; Virginia SCC Bureau of Insurance; National Flood Insurance Program / FloodSmart.

THE MARKET & THE MOOD …

SOUTHSIDE + PENINSULA WATCH

Real estate is more than a set of numbers—it is how those numbers show up in pricing conversations, buyer confidence, and everyday decisions. Here is what July showed across Hampton Roads.

More choice in some markets. Tight supply in others.
Property type, price point, and condition still shape the strategy.

SOUTHSIDE SNAPSHOT

D = detached • A = attached

VIRGINIA BEACH

More Listings, Still Competitive

PRICE
D $490K • A $305.5K
DOM
D 16 • A 21
INV
D 1.9 • A 2.5
NEW
814 combined

Market snapshot:

July added listings in both property types, but detached supply stayed tight at 1.9 months. Attached offered slightly more room at 2.5. Both still closed near list price, so strong homes drew competition.

NORFOLK

One City, Two Paces

PRICE
D $335.5K • A $280K
DOM
D 19 • A 37
INV
D 2.1 • A 3.3
NEW
387 combined

Market snapshot:

Detached remained tighter at 2.1 months and 19 days. Attached reached 3.3 months and 37 days. That difference shows why one city can still hold two distinct markets.

CHESAPEAKE

Strong Prices, More Choice

PRICE
D $518K • A $322.5K
DOM
D 17 • A 24
INV
D 2.2 • A 2.3
NEW
539 combined

Market snapshot:

Detached prices rose 14.1% from July 2025; attached rose 8.8%. Inventory also increased in both categories. Buyers gained options, but near-list closings still rewarded good preparation.

PORTSMOUTH

Tight Supply, Mix Matters

PRICE
D $305K • A $244K
DOM
D 16 • A 25
INV
D 2.1 • A 2.2
NEW
195 combined

Market snapshot:

Both types remained near two months of supply and continued to close near list price. Attached prices rose sharply, but only 24 sales closed. Property mix matters before calling that a broad trend.

SUFFOLK

More Breathing Room

PRICE
D $435K • A $350K
DOM
D 26 • A 44
INV
D 3.6 • A 3.9
NEW
274 combined

Market snapshot:

Suffolk offered more breathing room: 3.6 months detached and 3.9 attached. Prices were essentially flat, and both types took longer than in June. Careful pricing still matters.

PENINSULA WATCH

HAMPTON

Detached Strength, Attached Shift

	DET.	ATT.
PRICE	**$316.5K**	**$249.9K**
DOM	**19**	**26**
INV	**2.0**	**2.2**
NEW	**257 combined**	

Market snapshot:

Detached posted an 8.4% annual price gain with 2.0 months of supply. Attached had only 29 closed sales, changing the July picture.

NEWPORT NEWS

More Inventory, Different Pace

	DET.	ATT.
PRICE	**$339.9K**	**$255K**
DOM	**15**	**35**
INV	**2.6**	**4.3**
NEW	**290 combined**	

Market snapshot:

Detached moved in 15 days with 2.6 months of supply. Attached reached 4.3 months and 35 days, giving those buyers more room to compare.

HOW TO READ THE DATA

D = Detached • A = Attached

PRICE = Median sales price • DOM = Median days on market
INV = Months of inventory • NEW = New listings (combined)
Each city card reads: PRICE • DOM • INV • NEW

WANT A NEIGHBORHOOD OR PROPERTY-TYPE BREAKDOWN?

Let's talk—citywide data is only the starting point.

Source: REIN, Inc. / Domus Analytics July 2026 Market Review, Residential Attached and Residential Detached, updated August 4, 2026.
Figures are rounded and intended as a general market snapshot. One month does not define a full trend.

What Sellers Are Asking Right Now

Once sellers have a sense of value, the next questions become more practical: what to spend, what it costs, whether to sell as-is, and how long the move may take.

What should I not fix before selling?	Do not renovate for an imaginary buyer. Address repairs, deferred maintenance, paint, lighting, and presentation first—then spend only where the market is likely to notice.
What will it cost to sell?	Sale price is not net proceeds. Mortgage payoff, preparation, closing expenses, negotiated compensation, concessions, and possible taxes affect the bottom line. Start with a seller net sheet; take property-specific tax questions to a qualified professional.
Sell as-is—or make improvements?	Selling as-is protects time and cash, but buyers often price uncertainty into their offers. Compare the likely return before deciding which repairs are worth making.
How long will it take?	Preparation, market time, and closing are separate stages. Accurate pricing, strong presentation, and an early-feedback plan give the listing its best start.

SELLER RESOURCES

Planning ahead?

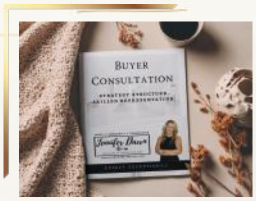
Pricing, preparation, timing—and what matters before the sign goes up.

What Buyers Are Asking Right Now

In August, buyers are looking beyond the list price—toward monthly comfort, available cash, financing readiness, and what the property itself may require.

What will this home actually cost me each month?	An online estimate may show only principal and interest. Taxes, homeowners insurance, mortgage insurance, flood coverage when applicable, and association fees can materially change the monthly number.
How much cash will I need beyond the down payment?	Plan for closing costs, inspections, prepaid taxes and insurance, moving expenses, and money left in reserve. Your lender can help estimate cash to close; your plan should also protect what remains after closing.
Does preapproval mean I can comfortably afford that price?	Preapproval reflects what a lender may approve—not necessarily the payment you want to carry. Set a monthly comfort number first, then let the price range follow.
What should I watch during the home inspection?	An inspection is information, not a pass-or-fail test. Focus on safety, structure, major systems, water intrusion, and repairs that affect cost or future planning—then decide what matters enough to investigate or negotiate.

Look beyond the list price.



Sources: Consumer Financial Protection Bureau homebuying guidance; Bank of America 2026 Homebuyer Insights Report.

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

Scan here to Connect with Jennifer

All information is deemed reliable but not guaranteed and is provided for informational purposes only. This newsletter does not constitute legal or financial advice. Market data is sourced from Real Estate Information Network (REIN MLS), Domus Analytics, Virginia REALTORS® (VAR), and the NATIONAL ASSOCIATION OF REALTORS®. Additional insights and visual reports are provided by Altos Research and List Reports. Community insights are provided by Howard Hanna Real Estate. If your property is currently listed with another real estate broker, please disregard this communication. Equal Housing Opportunity. Virginia Real Estate License #0226011728.

What Makes a Condo the Right Fit?

A beautiful home is only part of the decision. The ownership, monthly cost, maintenance, and community behind it need to fit, too.

Condo living can be a wonderful fit. Less exterior upkeep, shared amenities, and a home that leaves room for something besides yard work may be exactly what someone wants. But the part buyers fall for first - the kitchen, the view, the floor plan - is only one part of the purchase.

For many conventional condo loans, the lender may also review the community behind the unit: its budget, reserves, insurance, major repairs, and special assessments. I would rather know how those pieces look early, while we still have room to think through the fit.

Why This Matters Now

Beginning August 3, 2026, Fannie Mae's Limited Review and Freddie Mac's Streamlined Review paths were retired for applicable condo loan applications. Projects without a waiver or exemption generally move through a fuller project review. Reserve-study rules also changed, with a separate increase to the minimum reserve allocation for applicable full reviews arriving in 2027.

That does not mean condo financing simply “got harder.” It means the community itself may receive closer attention - which makes early questions more useful.

Three Questions Worth Asking Early

1. **What will my lender need from the community?**
   Budget, insurance, reserves, repairs, and special assessments may all matter. Ask early enough to understand the answers.
2. **What does the monthly fee actually cover?**
   Dues generally count in the monthly housing expense a lender evaluates. Compare what they replace, what you still pay separately, and whether the services fit.
3. **Who is responsible for what?**
   The documents and reserves show where responsibility sits. Maintenance can become shared; it is not erased.

It's about fit, not formula.
Ownership, monthly cost, maintenance, financing, and lifestyle should make sense together. Scan here for a deeper dive into the 2026 changes.

A townhouse can also be a condo.
Townhouse describes how a home is built; condominium describes how ownership is structured. That distinction can affect maintenance, insurance, documents, and financing.

Sources: Fannie Mae Lender Letter LL-2026-03 and Selling Guide: Freddie Mac Bulletin 2026-C and Single-Family Seller/Servicer Guide: Virginia Condominium Act. Educational information only. Requirements vary by borrower, lender, loan program, property, and condominium project.

Hampton Roads Local Events Guide

Curated late-summer plans, garden mornings, waterfront music, open-air art, local history, and outings worth putting on the calendars.

Jennifer Diane

JENNIFER'S AUGUST PICKS

Once Upon a Garden at The Fred
Fred Heutte Garden • Norfolk
Sat., Aug. 15 • 10 AM

A free morning of story time, colorful garden rocks, and outdoor exploring for little ones and their grown-ups. Registration required.

Symphony Under the Stars
Chesapeake City Park
Sun., Sept. 6 • Concert 7:30 PM

Pack a picnic, bring a blanket, and settle in for a free evening of classical, pop, and jazz favorites with the Virginia Symphony Orchestra.

Suffolk Plein Air Festival
Historic Suffolk
Sept. 7–12

Watch Suffolk's streets, waterways, and farmland become art, followed by the Wet Paint Sale and downtown Paint the Taste Quick Draw.

NORFOLK
Waterfront festivals, baseball nights, and a little Nashville flavor.

- Norfolk Waterfront Jazz Festival
  Town Point Park • Aug. 21–22
- Norfolk Tides Home Games
  Harbor Park • Aug. 18–23 & Sept. 1–6
- NashFest 757
  Town Point Park • Sat., Sept. 12 • Noon–10 PM

VIRGINIA BEACH
Surf culture, live music, and one very energetic Labor Day weekend.

- 64th Annual Coastal Edge ECSC
  Oceanfront • Aug. 23–30
- Funk Fest Beach Party
  32nd Street Beach • Aug. 28–29 • 6:30 PM
- Super Girl Surf Festival
  Oceanfront • Sept. 5–7

CHESAPEAKE
Local history, time on the water, and a market beside the Intracoastal.

- Indigenous Perspectives
  Greenbrier Library • Aug. 16–Sept. 12
- Paddle Your Way Day
  Oak Grove Park • Sat., Aug. 29 • 9 AM–2 PM
- Waterway Market
  Battlefield Park South • Sundays • 11 AM–2 PM

PORTSMOUTH
Waterfront music, open-air art, and a paddle through restored wetlands.

- Sunset Thursdays
  Festival Park • Aug. 20 & 27 • 6:30–9 PM
- 54th Seawall Art Show
  High Street • Aug. 22–23
- Guided Kayaking at Paradise Creek
  Sat., Aug. 29 • 10 AM–Noon

SUFFOLK
Culture, market mornings, and a downtown festival with plenty to taste.

- 38th Annual Nansemond Indian Pow Wow
  Pow Wow Grounds • Aug. 15–16
- Suffolk Farmers' Market
  Visitor Center Pavilion • Saturdays • 9 AM–1PM
- Taste of Suffolk
  Historic Downtown • Sat., Sept. 12 • 11 AM–8 PM

HAMPTON
History at Fort Monroe, seafood downtown, and music beside the water.

- African Landing Day
  Fort Monroe • Sat., Aug. 22 • 9 AM–2 PM
- Crabtown Shellabration
  Mill Point Park • Sat., Sept. 5 • 11 AM–7 PM
- Supernova International Ska Festival
  Fort Monroe • Sept. 12–13

PLAN AHEAD

Ready Bag Rally
Scope Arena • Norfolk
Fri., Sept. 18 • 6 PM

A community packing event creating Ready Bags for families facing pediatric cancer.

Neptune Festival Boardwalk Weekend
1st–35th Streets • Virginia Beach Oceanfront
Sept. 25–27

Live music, artisans, sand sculptures, a parade, and family activities along the Oceanfront.

Chesapeake Celebrates Trees
Judge Eileen Olds Courtyard Park
Sat., Sept. 26 • Noon–4 PM

Tree-climbing demonstrations, forest bathing, butterflies, guided walks, and outdoor activities.

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

HAMPTON ROADS

MARKET OVERVIEW

AUGUST 2026

JENNIFER DAWN REAL ESTATE | TRUST • COMMUNITY • CONNECTION
JENNIFERDAWNREALESTATE.COM | JENNIFER@JENNIFERDAWNREALESTATE.COM
Market data sourced from REIN MLS and local market analysis. Information deemed reliable but not guaranteed.

HAMPTON ROADS, VIRGINIA

CHESAPEAKE

Housing Market Snapshot | July 2026

Residential attached and detached properties

July brought more choice, a more measured pace, and pricing that continued to hold.

MEDIAN SALES PRICE	CLOSED SALES	MEDIAN DAYS ON MARKET	LIST PRICE RECEIVED
$451,340	**379**	**17**	**100.2%**
↑ 0.3% from June	↓ 8.9% from June	↑ 13.3% from June	↓ 0.5% from June
↑ 8.8% from last July	↑ 0.5% from last July	↑ 13.3% from last July	— No change from last July
MEDIAN SOLD $/SQ. FT.	**NEW LISTINGS**	**ACTIVE INVENTORY**	**MONTHS OF INVENTORY**
$226	**539**	**817**	**2.2**
↓ 0.4% from June	↑ 8.0% from June	↑ 9.1% from June	↑ 19.7% from June
↑ 4.1% from last July	↑ 8.9% from last July	↑ 4.1% from last July	↑ 3.5% from last July

WHAT THE JULY NUMBERS ARE TELLING US

1 More homes to consider.

New listings, active inventory, and months of supply all increased, giving Chesapeake buyers a broader selection.

2 A more measured pace.

Homes took slightly longer to sell and July closings declined from June. The market slowed without stalling.

3 Pricing held its ground.

The median price stayed steady month to month, remained 8.8% above last July, and sellers received about 100% of list price.

CHESAPEAKE vs. HAMPTON ROADS

Tighter, faster and still seller-leaning

	CHESAPEAKE	REGION
MEDIAN PRICE	**$451,340**	$389,900
MARKET TIME	**17 days**	23 days
MONTHS' SUPPLY	**2.2**	2.85

More choice makes pricing and preparation matter.

THE PROFESSIONAL DISTINCTION

Price, Pace & Competition

No single number tells the whole story. Price shows where buyers are landing, pace shows how quickly they are responding, and inventory reveals how much competition sellers face.

Sources: REIN MLS and Domus Analytics, Chesapeake Market Review, July 2026 (updated 08/09/26); REIN Hampton Roads July 2026 Market Summary, published August 2026. KCM and Altos Research were used as supplemental market checks. Figures may be rounded and are intended as a general market snapshot. Market conditions vary by neighborhood, property type, price point, condition, and timing.

JENNIFER DAWN, REALTOR®

jenniferdawnrealestate.com

HAMPTON ROADS, VIRGINIA

HAMPTON

Housing Market Snapshot | July 2026

Residential attached and detached properties

July brought stronger prices, steady activity, and a market that remained tighter than the region.

MEDIAN SALES PRICE	CLOSED SALES	MEDIAN DAYS ON MARKET	LIST PRICE RECEIVED
$315,000	**208**	**21**	**100.1%**
↑ 6.8% from June	↓ 0.5% from June	— No change from June	↑ 0.3% from June
↑ 7.9% from last July	↑ 16.9% from last July	— N/A from last July	↑ 0.2% from last July

MEDIAN SOLD $/SQ. FT.	NEW LISTINGS	ACTIVE INVENTORY	MONTHS OF INVENTORY
$196	**257**	**420**	**2.0**
↑ 1.0% from June	↓ 6.9% from June	↑ 0.5% from June	↑ 1.0% from June
— N/A from last July	↑ 1.6% from last July	↓ 0.7% from last July	— N/A from last July

WHAT THE JULY NUMBERS ARE TELLING US

1 Prices strengthened overall.

The median sale price rose 6.8% from June and 7.9% from last July, while sellers received 100.1% of list price.

2 Demand remained active.

July closings were nearly even with June and 16.9% above last year, while active inventory changed very little.

3 Property type mattered.

Detached median price rose 8.4% from last July; attached median price fell 12.3%. With 29 attached closings, the smaller sample can magnify swings.

HAMPTON vs. HAMPTON ROADS

Tighter, slightly faster and seller-leaning

	HAMPTON	REGION
MEDIAN PRICE	**$315,000**	$389,900
MARKET TIME	**21 days**	23 days
MONTHS' SUPPLY	**2.0**	2.85

More choice makes pricing and preparation matter.

THE PROFESSIONAL DISTINCTION

Price, Pace & Competition

No single number tells the whole story. Price shows where buyers are landing, pace shows how quickly they are responding, and inventory reveals how much competition sellers face.

Sources: REIN MLS and Domus Analytics, Hampton Market Review, July 2026 (updated 08/09/26); REIN Hampton Roads July 2026 Market Summary, published August 2026. KCM was used as a supplemental market check. Some year-over-year comparisons were unavailable in the combined REIN report. Figures may be rounded. Market conditions vary by neighborhood, property type, price point, condition, and timing.

HAMPTON ROADS, VIRGINIA

NEWPORT NEWS

Housing Market Snapshot | July 2026

Residential attached and detached properties

July brought more listings, fewer closings, and supply that moved closer to regional levels.

MEDIAN SALES PRICE	CLOSED SALES	MEDIAN DAYS ON MARKET	LIST PRICE RECEIVED
$330,000	**165**	**20**	**99.5%**
— No change from June	↓ 22.2% from June	↑ 8.1% from June	↓ 0.3% from June
↑ 8.2% from last July	↓ 8.8% from last July	↑ 5.3% from last July	↑ 0.4% from last July

MEDIAN SOLD $/SQ. FT.	NEW LISTINGS	ACTIVE INVENTORY	MONTHS OF INVENTORY
$189	**290**	**480**	**2.9**
↓ 4.8% from June	↑ 19.3% from June	↑ 11.9% from June	↑ 43.8% from June
↓ 3.6% from last July	↑ 15.5% from last July	↑ 8.8% from last July	↑ 19.4% from last July

WHAT THE JULY NUMBERS ARE TELLING US

1 Choices expanded quickly.

New listings rose 19.3% from June, active inventory increased 11.9%, and months of supply climbed to 2.9.

2 Closings slowed.

Closed sales fell 22.2% from June and 8.8% from last July, while median market time increased to 20 days.

3 The headline needs context.

Median price was 8.2% above last July, even as sold price per square foot fell 3.6%. Attached supply reached 4.3 months versus 2.6 for detached.

NEWPORT NEWS vs. HAMPTON ROADS

Near regional supply and still seller-leaning

	NEWPORT NEWS	REGION
MEDIAN PRICE	**$330,000**	$389,900
MARKET TIME	**20 days**	23 days
MONTHS' SUPPLY	**2.9**	2.85

More supply gives buyers room; sellers still need strategy.

THE PROFESSIONAL DISTINCTION

Price, Pace & Competition

No single number tells the whole story. Price shows where buyers are landing, pace shows how quickly they are responding, and inventory reveals how much competition sellers face.

Sources: REIN MLS and Domus Analytics, Newport News Market Review, July 2026 (updated 08/09/26); REIN Hampton Roads July 2026 Market Summary, published August 2026. KCM and Altos Research were used as supplemental market checks. Figures may be rounded and are intended as a general market snapshot. Market conditions vary by neighborhood, property type, price point, condition, and timing.

JENNIFER DAWN, REALTOR®

jenniferdawnrealestate.com

HAMPTON ROADS, VIRGINIA

NORFOLK

Housing Market Snapshot | July 2026

Residential attached and detached properties

July brought steady sales, softer pricing, and a longer market time for Norfolk homes.

MEDIAN SALES PRICE	CLOSED SALES	MEDIAN DAYS ON MARKET	LIST PRICE RECEIVED
$330,000	**297**	**22**	**99.5%**
↓ 2.7% from June	↓ 1.7% from June	↑ 37.5% from June	↓ 0.5% from June
↓ 1.5% from last July	↑ 8.0% from last July	↑ 25.7% from last July	↓ 0.3% from last July

MEDIAN SOLD $/SQ. FT.	NEW LISTINGS	ACTIVE INVENTORY	MONTHS OF INVENTORY
$218	**388**	**702**	**2.4**
↓ 0.9% from June	↓ 4.0% from June	↑ 0.1% from June	↑ 1.8% from June
↓ 0.5% from last July	↓ 3.0% from last July	↑ 2.0% from last July	↓ 5.5% from last July

WHAT THE JULY NUMBERS ARE TELLING US

1 Sales activity held up.

July closings were nearly even with June and 8.0% above last July, even as buyers took more time to act.

2 Pricing softened modestly.

Median price fell 2.7% from June and 1.5% from last July, while sellers received 99.5% of list price.

3 Property type changed the pace.

Attached homes carried 3.3 months of supply and 37 median days, compared with 2.1 months and 19 days for detached homes.

NORFOLK vs. HAMPTON ROADS

Tighter supply with a slight seller advantage

	NORFOLK	REGION
MEDIAN PRICE	**$330,000**	$389,900
MARKET TIME	**22 days**	23 days
MONTHS' SUPPLY	**2.4**	2.85

Buyers have options; condition and pricing still matter.

THE PROFESSIONAL DISTINCTION

Price, Pace & Competition

No single number tells the whole story. Price shows where buyers are landing, pace shows how quickly they are responding, and inventory reveals how much competition sellers face.

Sources: REIN MLS and Domus Analytics, Norfolk Market Review, July 2026 (updated 08/09/26); REIN Hampton Roads July 2026 Market Summary, published August 2026. KCM and Altos Research were used as supplemental market checks. Figures may be rounded and are intended as a general market snapshot. Market conditions vary by neighborhood, property type, price point, condition, and timing.

JENNIFER DAWN, REALTOR®

jenniferdawnrealestate.com

HAMPTON ROADS, VIRGINIA

PORTSMOUTH

Housing Market Snapshot | July 2026

Residential attached and detached properties

July brought stronger year-over-year pricing, faster sales, and continued inventory pressure.

MEDIAN SALES PRICE	CLOSED SALES	MEDIAN DAYS ON MARKET	LIST PRICE RECEIVED
$299,950	**150**	**17**	**100.1%**
↑ 0.2% from June	↓ 6.3% from June	↓ 15.0% from June	↓ 0.3% from June
↑ 11.1% from last July	↓ 2.0% from last July	↓ 15.0% from last July	↑ 1.1% from last July

MEDIAN SOLD $/SQ. FT.	NEW LISTINGS	ACTIVE INVENTORY	MONTHS OF INVENTORY
$193	**195**	**313**	**2.1**
↓ 1.0% from June	↓ 0.5% from June	↓ 1.6% from June	↑ 5.0% from June
↑ 7.5% from last July	↓ 6.7% from last July	↓ 19.5% from last July	↓ 17.9% from last July

WHAT THE JULY NUMBERS ARE TELLING US

1 Prices remained strong.

Median price rose 11.1% from last July, sold price per square foot gained 7.5%, and sellers received 100.1% of list price.

2 Homes moved faster.

Median market time fell to 17 days, down 15.0% from June and last July, though closings dipped 6.3% month over month.

3 Inventory stayed tight.

Active inventory was 19.5% below last July and months of supply fell 17.9% year over year, leaving buyers fewer options.

PORTSMOUTH vs. HAMPTON ROADS

Tighter, faster and strongly seller-leaning

	PORTSMOUTH	REGION
MEDIAN PRICE	**$299,950**	$389,900
MARKET TIME	**17 days**	23 days
MONTHS' SUPPLY	**2.1**	2.85

Low supply favors sellers; buyers should expect competition.

THE PROFESSIONAL DISTINCTION

Price, Pace & Competition

No single number tells the whole story. Price shows where buyers are landing, pace shows how quickly they are responding, and inventory reveals how much competition sellers face.

Sources: REIN MLS and Domus Analytics, Portsmouth Market Review, July 2026 (updated 08/09/26); REIN Hampton Roads July 2026 Market Summary, published August 2026. KCM and Altos Research were used as supplemental market checks. Figures may be rounded and are intended as a general market snapshot. Market conditions vary by neighborhood, property type, price point, condition, and timing.

HAMPTON ROADS, VIRGINIA

SUFFOLK

Housing Market Snapshot | July 2026

Residential attached and detached properties

July brought softer pricing, a slower pace, and more breathing room for Suffolk buyers.

MEDIAN SALES PRICE	CLOSED SALES	MEDIAN DAYS ON MARKET	LIST PRICE RECEIVED
$406,000	**162**	**28**	**100.1%**
↓ 2.3% from June	↓ 9.0% from June	↑ 33.3% from June	↑ 0.1% from June
↓ 2.7% from last July	↓ 1.2% from last July	↑ 3.7% from last July	↑ 0.3% from last July

MEDIAN SOLD $/SQ. FT.	NEW LISTINGS	ACTIVE INVENTORY	MONTHS OF INVENTORY
$209	**274**	**578**	**3.6**
↓ 1.2% from June	↓ 10.7% from June	↓ 2.0% from June	↑ 7.6% from June
↑ 2.7% from last July	↓ 7.4% from last July	↓ 5.9% from last July	↓ 4.7% from last July

WHAT THE JULY NUMBERS ARE TELLING US

1 Values stayed resilient.

Median price softened 2.3% from June and 2.7% from last July, but sellers still received 100.1% of list price.

2 The pace eased.

Homes took 28 median days - 33.3% longer than June - and closed sales fell 9.0% month over month.

3 Supply offered some nuance.

Months of supply rose to 3.6, yet new listings fell 10.7% from June and active inventory remained 5.9% below last July.

SUFFOLK vs. HAMPTON ROADS

More breathing room, still seller-leaning

	SUFFOLK	REGION
MEDIAN PRICE	**$406,000**	$389,900
MARKET TIME	**28 days**	23 days
MONTHS' SUPPLY	**3.6**	2.85

Buyers gained time, but strong listings still command firm terms.

THE PROFESSIONAL DISTINCTION

Price, Pace & Competition

No single number tells the whole story. Price shows where buyers are landing, pace shows how quickly they are responding, and inventory reveals how much competition sellers face.

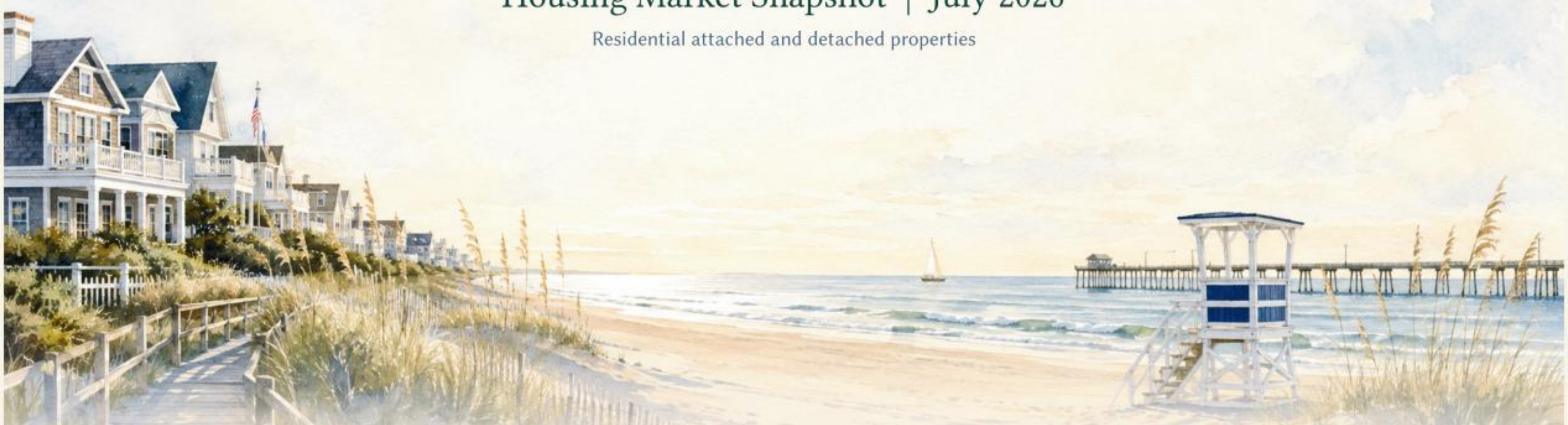
Sources: REIN MLS and Domus Analytics, Suffolk Market Review, July 2026 (updated 08/09/26); REIN Hampton Roads July 2026 Market Summary, published August 2026. KCM and Altos Research were used as supplemental market checks. Figures may be rounded and are intended as a general market snapshot. Market conditions vary by neighborhood, property type, price point, condition, and timing.

HAMPTON ROADS, VIRGINIA

VIRGINIA BEACH

Housing Market Snapshot | July 2026

Residential attached and detached properties



July brought more inventory and longer market times, while year-over-year values remained firm.

MEDIAN SALES PRICE	CLOSED SALES	MEDIAN DAYS ON MARKET	LIST PRICE RECEIVED
$424,750	**598**	**18**	**99.9%**
↓ 5.2% from June	↓ 10.6% from June	↑ 50.0% from June	↓ 0.5% from June
↑ 4.9% from last July	↓ 2.1% from last July	↑ 5.9% from last July	— 0.0% from last July

MEDIAN SOLD $/SQ. FT.	NEW LISTINGS	ACTIVE INVENTORY	MONTHS OF INVENTORY
$251	**814**	**1,208**	**2.0**
↑ 2.4% from June	↑ 4.5% from June	↑ 6.5% from June	↑ 19.2% from June
↑ 4.1% from last July	↑ 9.4% from last July	↑ 16.5% from last July	↑ 19.0% from last July

WHAT THE JULY NUMBERS ARE TELLING US

1 Prices retained annual gains.

Median price rose 4.9% from last July and sold price per square foot gained 4.1%, despite a 5.2% monthly price dip.

2 Buyers gained more choice.

Active inventory rose 16.5% from last July, new listings climbed 9.4%, and median market time reached 18 days.

3 Seller leverage remained.

Even with more inventory, supply held at 2.0 months and sellers received 99.9% of list price.

VIRGINIA BEACH vs. HAMPTON ROADS

More inventory, yet still faster and tighter

	VIRGINIA BEACH	REGION
MEDIAN PRICE	**$424,750**	$389,900
MARKET TIME	**18 days**	23 days
MONTHS' SUPPLY	**2.0**	2.85

More choices for buyers; strong homes still moved quickly.

THE PROFESSIONAL DISTINCTION

Price, Pace & Competition

No single number tells the whole story. Price shows where buyers are landing, pace shows how quickly they are responding, and inventory reveals how much competition sellers face.

Sources: REIN MLS and Domus Analytics, Virginia Beach Market Review, July 2026 (updated 08/09/26); REIN Hampton Roads July 2026 Market Summary, published August 2026. KCM and Altos Research were used as supplemental market checks. Figures may be rounded and are intended as a general market snapshot. Market conditions vary by neighborhood, property type, price point, condition, and timing.

GHENT, NORFOLK

GHENT

MARKET SNAPSHOT | AUGUST 2026

One neighborhood. Two distinctly different housing markets.

Detached sellers faced more competition; attached-home activity remained steadier.

Current listings as of Aug. 10 | Closed sales reflect May 1 through July 31

DETACHED HOUSES

More choices for buyers; no listings pending

MEDIAN SALE PRICE	MEDIAN MARKET TIME	MONTHS OF SUPPLY
$734,250	**32 days**	**5.0**
Last snapshot: $694,250	Last snapshot: 9 days	Last snapshot: 3.5

SUPPORTING MARKET MEASURES	CURRENT	LAST
ACTIVE HOMES	**10**	7
PENDING SALES	**0**	2
CLOSED IN PAST 3 MONTHS	**6**	6
MEDIAN ACTIVE ASKING PRICE	**$637,000**	$699,999
MEDIAN SOLD PRICE / SQ. FT.	**$193**	$220

ATTACHED HOMES & CONDOS

Steadier activity, with a slightly slower pace

MEDIAN SALE PRICE	MEDIAN MARKET TIME	MONTHS OF SUPPLY
$256,450	**36 days**	**2.5**
Last snapshot: $251,280	Last snapshot: 30 days	Last snapshot: 3.0

SUPPORTING MARKET MEASURES	CURRENT	LAST
ACTIVE HOMES	**35**	36
PENDING SALES	**5**	6
CLOSED IN PAST 3 MONTHS	**42**	36
MEDIAN ACTIVE ASKING PRICE	**$280,000**	$263,750
MEDIAN SOLD PRICE / SQ. FT.	**$229**	$230

WHAT THIS MEANS FOR GHENT HOMEOWNERS

IF YOU OWN A DETACHED HOUSE

More homes are competing for attention, and none were pending when this snapshot was taken. Buyers have more room to compare, so condition, pricing and the first weeks on the market carry more weight than they did in the previous snapshot.

IF YOU OWN A CONDO OR ATTACHED HOME

Closings increased while available inventory remained nearly level, although homes took longer to sell. Buyers are still engaging, but they are weighing condition, fees, parking, financing and total monthly cost alongside the asking price.

THE MEDIAN IS A CLUE, NOT THE CONCLUSION

Detached median sale price rose while sold price per square foot fell. With only six closings, that points to a different mix of homes sold - not a blanket increase in value. In Ghent, the closest comparable homes matter more than a neighborhood median alone.

Source & timing: REIN MLS Hotsheet; analysis by Jennifer Dawn. Current active and pending listings as of Aug. 10, 2026; closed sales reflect May 1-July 31, 2026. The last snapshot used April 1-June 30 sales and its earlier inventory pull.

Scope: REIN listings identified as Ghent, Ghent Square and Ghent Commons. Categories follow REIN MLS classifications. Figures are rounded; information is not guaranteed and should be independently verified.

757-524-0417

Jennifer@JenniferDawnRealEstate.com

2204 Hampton Blvd.

Norfolk, VA 23517

www.JenniferDawnRealEstate.com

Porch Views & Property News

AUGUST 2026

Expect Exceptional

JENNIFER DAWN

REALTOR®

Luxury ~ Residential ~ Relocation ~ Investment

HOWARD HANNA

REAL ESTATE SERVICES

HANNA LUXURY

Trust ~ Community ~ Connection

Jennifer Dawn

Jennifer D Holds the Key

If your property is currently listed with another real estate broker, please disregard this offer. ©Jennifer Dawn Howard Hanna Real Estate Services.
2204 Hampton Blvd. Norfolk, VA 23517 Equal Housing Opportunity. VA License # 0226011728