THE GREAT NECK PLAYBOOK



Your Local's Guide to Great Neck

Real estate insights. Local favorites.
The stuff you actually want to know before you move.

Erin O'Brien

COASTAL VIRGINIA
REAL ESTATE

THE QUICK PLAY

ESTABLISHED • COASTAL • CONVENIENT • FAMILY-FRIENDLY



If you want the convenience of being close to the beach without feeling like you live in the middle of the tourist scene, Great Neck deserves a spot on your list.

Great Neck is known for mature neighborhoods, a mix of traditional and custom homes, easy access to everyday conveniences, and a location that puts the Chesapeake Bay, beaches, shopping, restaurants and major roads within easy reach.

Great Neck isn't one-size-fits-all.

Different pockets of Great Neck can feel ... and price ... very differently. You'll find everything from established family neighborhoods to waterfront properties and higher-end custom homes, so the specific street and neighborhood matter.

BY THE NUMBERS

MEDIAN SALE PRICE	AVERAGE SALE PRICE	MEDIAN DAYS ON MARKET
$927,500	$1,044,791	13

AVERAGE PRICE PER SQUARE FOOT	YEAR-OVER-YEAR PRICE CHANGE	SALES PRICE VS. LIST PRICE RATIO
$330	8.47%	99%

ACTIVE INVENTORY AS OF 9/4/26	TYPICAL PRICE RANGE	NUMBER OF HOMES SOLD IN AUGUST 2026
15	$450,000 - $2.8M	22

Great Neck is an area where the numbers don't tell the whole story. Because the area includes several distinct neighborhoods and housing types, two homes in Great Neck can have very different values depending on the lot, updates, neighborhood, waterfront access and location.
Translation? The details matter a lot in Great Neck.

Real estate data reflects Detached, Single Family Homes in August of 2026 (unless otherwise noted) and is intended for general informational purposes. Market conditions can change.

THE LIFESTYLE GUIDE

THE VIBE

Picture a Saturday morning where you're grabbing coffee, knocking out a few errands, heading to the park or water, and still making it home in time for dinner ... All without spending your entire day in the car. *That's part of the appeal of Great Neck.*

You're close to major shopping and dining corridors, outdoor recreation and the water ... But still feel tucked away from the hustle and bustle.

WHAT'S NEARBY

Beach Access

- Chesapeake Bay beaches & Shore Drive
- First Landing State Park
- Virginia Beach Oceanfront

Major Roads

- Great Neck Road ... The main north / south spine
- First Colonial Road
- Shore Drive
- Laskin Road
- I-264 ... With quick access toward Norfolk and the Oceanfront

Central Areas

- Virginia Beach Oceanfront
- Town Center of Virginia Beach
- Downtown Norfolk

Military Bases

- NAS Oceana
- JEB Little Creek–Fort Story
- Naval Station Norfolk

Schools

- Alanton Elementary; John B. Dey Elementary; Trantwood Elementary
- Great Neck Middle; Lynnhaven Middle
- Cox High; First Colonial High
- Cape Henry Collegiate

COMMUTE TIMES

- 10–15 minutes from Virginia Beach Oceanfront
- 5–10 minutes from Hilltop Shopping + Dining
- 15–20 minutes from NAS Oceana; JEB Little Creek–Fort Story
- 20–25 minutes from Naval Station Norfolk
- 20–25 minutes from Town Center
- 20–30 minutes from Norfolk International Airport

WHO IT'S BEST FOR

✓ Buyers who want a residential feel with plenty nearby
✓ Families who value schools and parks
✓ People who want easy access to the beach and Chesapeake Bay
✓ Buyers looking for established neighborhoods and mature trees
✓ Buyers who want options across multiple price points

LOCAL FAVORITES

Restaurants

The Porch on Long Creek
The Back Deck
Azar's Mediterranean Specialties

Shopping

Great Neck Road local retail corridor
The Shops at Hilltop
La Promenade Distinctive Shoppes

Things To Do

Great Neck Park
Great Neck Recreation Center
Lynnhaven Boat Ramp & Beach Facility







WORTH KNOWING

THINGS YOU SHOULD KNOW BEFORE BUYING IN GREAT NECK

PAY EXTRA ATTENTION TO...

- The exact neighborhood and surrounding streets
- Lot size, privacy + mature landscaping
- Flood zone and property-specific considerations
- The home's renovation history and potential future updates
- How the location fits your actual day to day life

Don't assume the most expensive house is automatically the best buy.

In Great Neck, the right combination of location + lot + condition + lifestyle fit matters more than simply chasing the biggest house you can afford.

GREAT NECK NEIGHBORHOODS

Alanton; Baycliff; Brighton on the Bay; Broad Bay Point Greens; Broad Bay Estates; Chelsea; Great Neck Estates; Great Neck Farms; Great Neck Meadows; Great Neck Point; Green Hill Farms; Hilltop Manor; Kenstock; Lake Trant; Laurel Cove; Linkhorn Cove; Meadowridge; Point O' Woods; Shorehaven; Southern Point; Sylvan Lake; The Reserve; Trant Berkshire; Wellington Woods; Wimbledon; Wolfsnare Acres; Wolfsnare Plantation; Woodhurst

ERIN'S TAKE

HERE'S WHAT I REALLY THINK...

What I love about Great Neck is that you can have a quiet residential street and mature trees, and still be close to restaurants, shopping, recreation and the water.

And there's a lot of variety here. That means you can find a Great Neck home that fits your lifestyle ... But it also means you need to know what you're looking for. Your budget can put you in very different parts of Great Neck, so it's important to know what you're actually getting at each price point.

If your priorities are location, convenience, an established neighborhood feel and access to the Virginia Beach lifestyle, Great Neck checks a lot of boxes.

Erin O'Brien



THINKING ABOUT MAKING A MOVE AROUND VIRGINIA BEACH?

You don't need to know exactly where you want to live yet.

THAT'S WHAT I'M HERE FOR!

If you're considering Great Neck ... or have no idea which Virginia Beach area is right for you ... Let's talk!

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