



Hello Hampton Roads families!

Welcoming the warmth of May with vibrant events, coastal charm, and fresh opportunities in the Hampton Roads real estate market! 🌸☀️ Whether you're seeking fun family outings, timely market insights, or a preview of what's on the horizon, we've got you covered. From Mother's Day celebrations to local festivals and the latest housing trends, this newsletter will keep you informed and inspired all May long!

What's Happening This Month



SUMMER WATER FUN (& DISCOUNTS!) IN HAMPTON ROADS!

As summer weather heats up the water turns on all over Hampton Roads. Of course, you can always visit the beach for water fun, but if you have had enough of sand and surf there are a few other options for you!

FIREWORKS! LOCAL DISPLAYS IN HAMPTON ROADS

Fireworks are the perfect excuse for staying up past early bedtimes and celebrating everything from carnivals, baseball, Independence Day, and every occasion in between.



2025 MOUNT TRASHMORE SUMMER CARNIVAL

Mark your calendars! The Summer Carnival is headed back to Mt Trashmore for Summer 2025! Rides, games, and traditional state fair foods will all be available at the Summer Carnival at Mount Trashmore Park. Located in the parking lot off Edwin Drive, the carnival is great for all ages and offers free admission and free parking.

LOCAL FISHING FOR THE KIDS AND FAMILIES IN HAMPTON ROADS

Opportunities for local Family Fishing in Hampton Roads! Upcoming events for the kids to learn about and/or test out their fishing skills!



APRIL 2025 MARKET REVIEW



REAL ESTATE MARKET STATISTICS - April 2025-



NATIVE
AMERICAN
GROUP



SINGLE-FAMILY HOME



ATTACHED

		SINGLE-FAMILY HOME		ATTACHED	
		2025	2024	2025	2024
MEDIAN SALES PRICE	2025	\$429,935 ↑	\$400,000	\$329,900 ↓	\$330,000
	2024				
CLOSED SALES	2025	1,657 ↑	1,633	536 ↓	556
	2024				
ACTIVE LISTINGS	2025	3,685 ↑	2,973	1,295 ↑	864
	2024				
AVERAGE DAYS ON THE MARKET	2025	38 ↑	36	36 ↑	32
	2024				

SOURCE: REAL ESTATE INFORMATION NETWORK, INC

What to Expect

The spring market is heating up in Hampton Roads. Inventory is slowly rising, giving buyers more choices, but demand remains strong, keeping prices steady. Mortgage rates are holding in the mid-6% range, motivating serious buyers to act now.

Sellers are seeing quick sales, especially for well-maintained homes in desirable areas. Multiple offers are still common for move-in ready properties.

If you're buying, be prepared and pre-approved. If you're selling, now is a great time to list before the summer wave hits. **Questions about your next move? I'm here to help you navigate it all.**



Top 5 Neighborhoods to Watch in Hampton Roads This Summer

Looking to make a move or invest in Hampton Roads? As summer heats up, these five neighborhoods are showing strong potential for growth, lifestyle appeal, and market activity.



- 1 Ghent (Norfolk):** Offers historic charm with beautiful tree-lined streets, a walkable neighborhood full of shops, dining, and arts, plus strong rental and resale value for investors and homeowners alike.
- 2 Great Bridge (Chesapeake):** Family-friendly neighborhood known for top schools, spacious homes, and a suburban atmosphere, making it highly sought after for single-family property buyers.
- 3 Ocean View (Norfolk):** Offers affordable coastal living with rapid revitalization and new development, making it an ideal choice for first-time buyers and investors seeking growth opportunities.
- 4 Redmill (Virginia Beach):** Combines suburban comfort with proximity to the oceanfront, is popular among military families, and offers strong resale potential for homeowners and investors alike.
- 5 Olde Towne (Portsmouth):** Boasts waterfront charm and historic appeal, with growing small businesses and dining options, making it a value-driven neighborhood with strong upside potential for buyers and investors.



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Nobody Knows Homes Better.

