

HRRA HAMPTON ROADS MARKET INDICATORS REPORT

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®

HRRA Market Indicators Report



Key Market Trends: April 2026

- After growing four consecutive months, sales dipped in the HRRA area.** The total number of sales came to 1,484 in April, down 5.7% from a year ago, which is 90 fewer sales. Chesapeake saw the biggest jump in sales activity this month with 26 more than the year before (+8.1%). There were 14 more home sales in Isle of Wight compared to the same time last year (+33.3%). Sales fell the furthest in Virginia Beach with 76 fewer than the year prior (-13%) and in Norfolk down 43 home sales (-14.8%).
- Regionwide, pending sales continued to climb.** There were 931 pending sales in the month of April, 13 more than last year, increasing by 1.4%. Pending sales went up the most in Portsmouth with 11 more than a year ago (+14.5%) and Isle of Wight with nine additional pending sales (+36%). Norfolk was the only market where pending sales decreased this month (-12.5%). Activity remained the same in Suffolk and Virginia Beach.
- Home prices were on the rise across the HRRA footprint.** At \$375,000, the median home price was \$17,300 higher compared to a year ago, growing 4.8%. There was an 8.9% jump in sales price in Chesapeake with the median price at \$430,000 in April, \$35,000 more than the year before. Prices also increased in Virginia Beach with costs up \$28,500 from last year (+7.5%). Isle of Wight experienced a 9.7% decrease in home prices (-\$40,173) while the median sales price fell 3.4% in Suffolk (-\$13,450).
- Active listings fell for the second straight month in the HRRA market.** Listings dipped 2.0% in April, bringing the total count to 4,024 in the area, 84 fewer listings than the year prior. Most of the listing growth this month came from Isle of Wight with 76 more than a year ago (+39.4%). There was a sharp decline in listings in Virginia Beach (-72 listings), Portsmouth (-58 listings) and Chesapeake (-42 listings) at the end of this month.



HRRA Market Dashboard

YoY Chg	Apr-26	Indicator
▼ -5.7%	1,484	Sales
▲ 1.4%	931	Pending Sales
▼ -1.5%	2,075	New Listings
▲ 5.6%	\$374,900	Median List Price
▲ 4.8%	\$375,000	Median Sales Price
▼ -1.0%	\$665.2	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▲ 3.2%	32	Average Days on Market
▼ -2.0%	4,024	Active Listings
▲ 16.1%	2.8	Months of Supply

INTEREST RATE TRACKER



Report Index

Market Activity - HRRRA Footprint	4
Total Market Overview	5
Single-Family Detached Market Overview	6
Townhome & Condo Market Overview	7
Sales	8
Pending Sales	9
New Listings	10
Median List Price	11
Median Sales Price	12
Sold Dollar Volume	13
Median Sold to Ask Price Ratio	14
Average Days on Market	15
Active Listings	16
Months of Supply	17
Area Overview - Total Market	18
Area Overview - Total Market YTD	19
Area Overview - Single-Family Detached Market	20
Area Overview - Single-Family Detached Market YTD	21
Area Overview - Townhome & Condo Market	22
Area Overview - Townhome & Condo Market YTD	23

Consumers Should Consult with a REALTOR®.

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure.

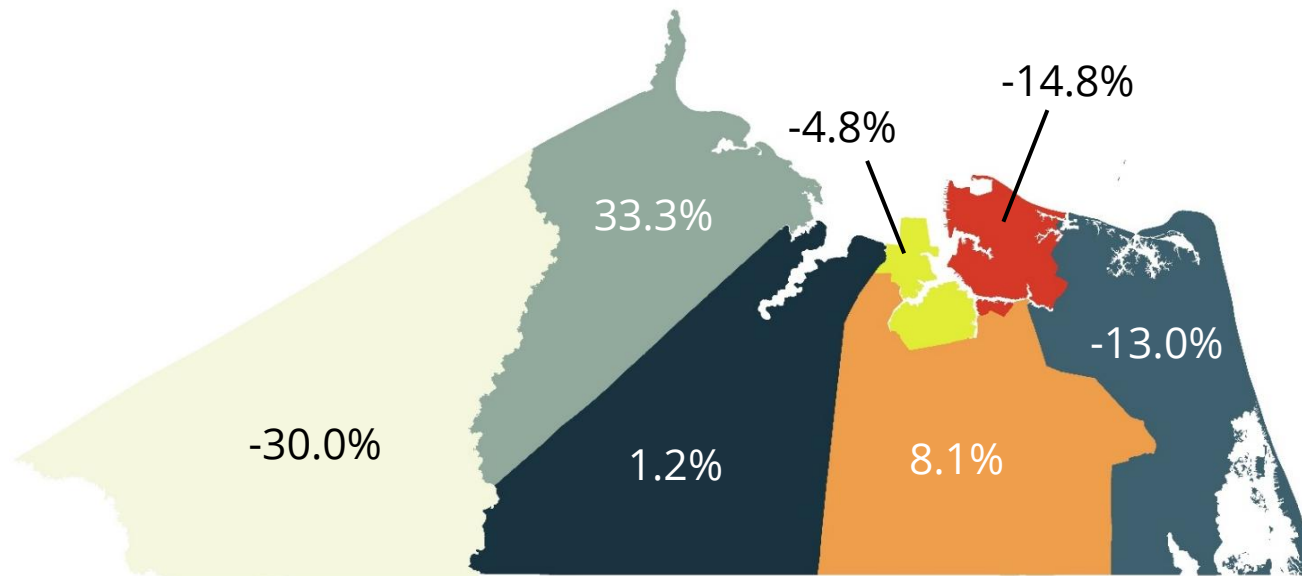
REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®.



Market Activity - HRRA Footprint



Jurisdiction	Total Sales		
	Apr-25	Apr-26	% Chg
Chesapeake	321	347	8.1%
Isle of Wight County	42	56	33.3%
Norfolk	290	247	-14.8%
Portsmouth	147	140	-4.8%
Southampton County	20	14	-30.0%
Suffolk	171	173	1.2%
Virginia Beach	583	507	-13.0%
HRRA	1,574	1,484	-5.7%

Total Market Overview



Key Metrics	2-year Trends		Apr-25	Apr-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Apr-24	Apr-26						
Sales			1,574	1,484	-5.7%	4,866	5,104	4.9%
Pending Sales			918	931	1.4%	2,970	3,192	7.5%
New Listings			2,106	2,075	-1.5%	6,976	7,026	0.7%
Median List Price			\$355,000	\$374,900	5.6%	\$350,000	\$369,900	5.7%
Median Sales Price			\$357,700	\$375,000	4.8%	\$355,000	\$370,000	4.2%
Sold Dollar Volume (in millions)			\$671.7	\$665.2	-1.0%	\$2,041.3	\$2,237.5	9.6%
Median Sold/Ask Price Ratio			100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Average Days on Market			31	32	3.2%	35	36	3.9%
Active Listings			4,108	4,024	-2.0%	n/a	n/a	n/a
Months of Supply			2.4	2.8	16.1%	n/a	n/a	n/a

Single-Family Detached Market Overview



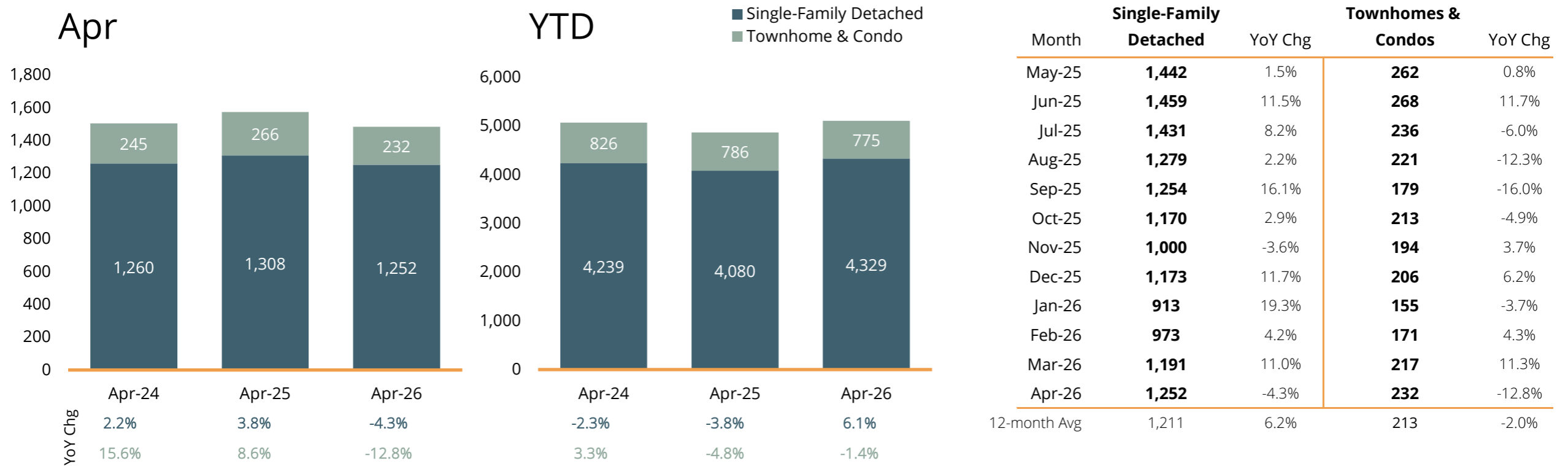
Key Metrics	2-year Trends		Apr-25	Apr-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Apr-24	Apr-26						
Sales			1,308	1,252	-4.3%	4,080	4,329	6.1%
Pending Sales			750	772	2.9%	2,461	2,645	7.5%
New Listings			1,793	1,777	-0.9%	5,883	5,975	1.6%
Median List Price			\$372,500	\$380,000	2.0%	\$369,000	\$380,000	3.0%
Median Sales Price			\$375,000	\$386,225	3.0%	\$369,000	\$383,690	4.0%
Sold Dollar Volume (in millions)			\$582.8	\$580.1	-0.5%	\$1,780.0	\$1,963.8	10.3%
Median Sold/Ask Price Ratio			100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Average Days on Market			31	33	4.2%	36	37	3.4%
Active Listings			3,539	3,478	-1.7%	n/a	n/a	n/a
Months of Supply			2.5	2.6	6.6%	n/a	n/a	n/a

Townhome & Condo Market Overview

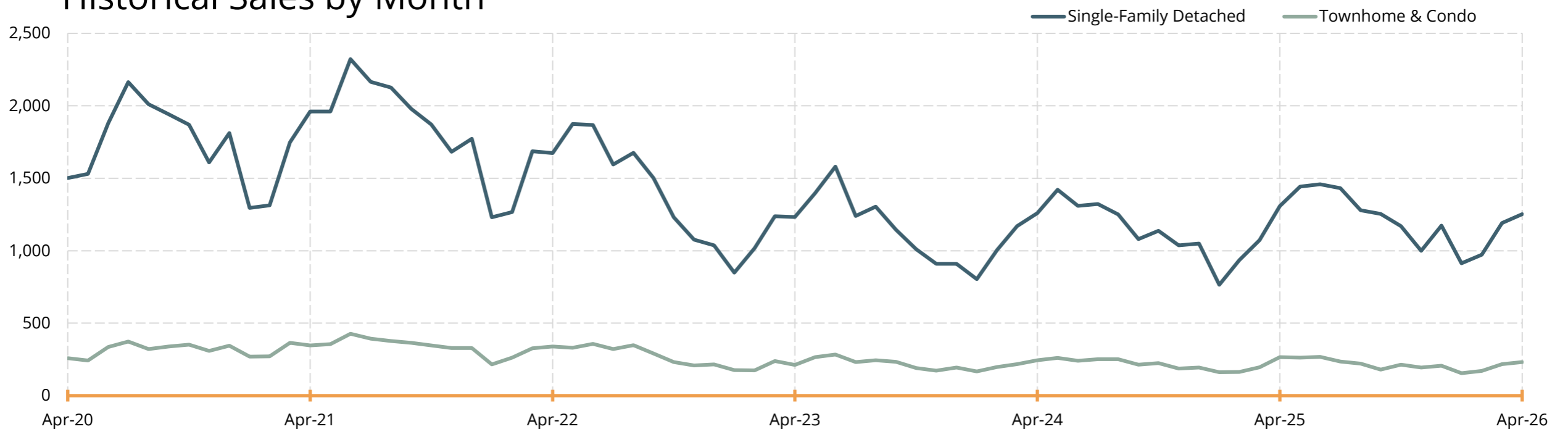


Key Metrics	2-year Trends		Apr-25	Apr-26	YoY Chg	2025 YTD	2026 YTD	YoY Chg
	Apr-24	Apr-26						
Sales			266	232	-12.8%	786	775	-1.4%
Pending Sales			168	159	-5.4%	509	547	7.5%
New Listings			313	298	-4.8%	1,093	1,051	-3.8%
Median List Price			\$299,695	\$309,750	3.4%	\$297,250	\$309,700	4.2%
Median Sales Price			\$299,750	\$309,750	3.3%	\$295,000	\$310,000	5.1%
Sold Dollar Volume (in millions)			\$88.9	\$85.2	-4.2%	\$261.3	\$273.7	4.7%
Median Sold/Ask Price Ratio			100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Average Days on Market			29	28	-3.4%	30	32	6.3%
Active Listings			569	546	-4.0%	n/a	n/a	n/a
Months of Supply			2.1	2.6	21.8%	n/a	n/a	n/a

Sales

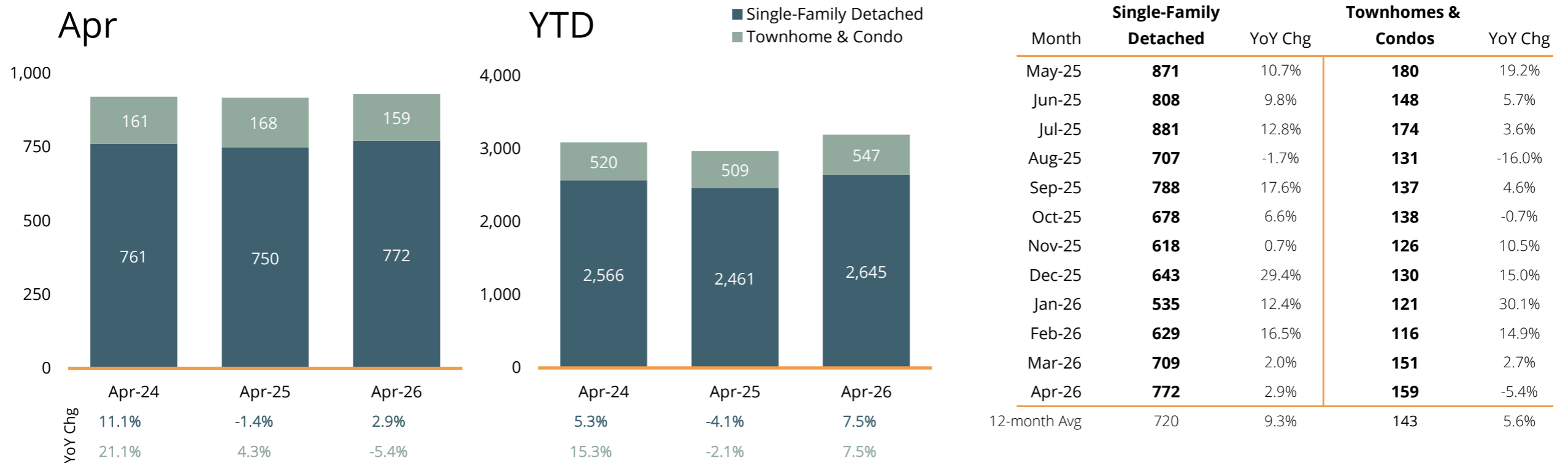


Historical Sales by Month

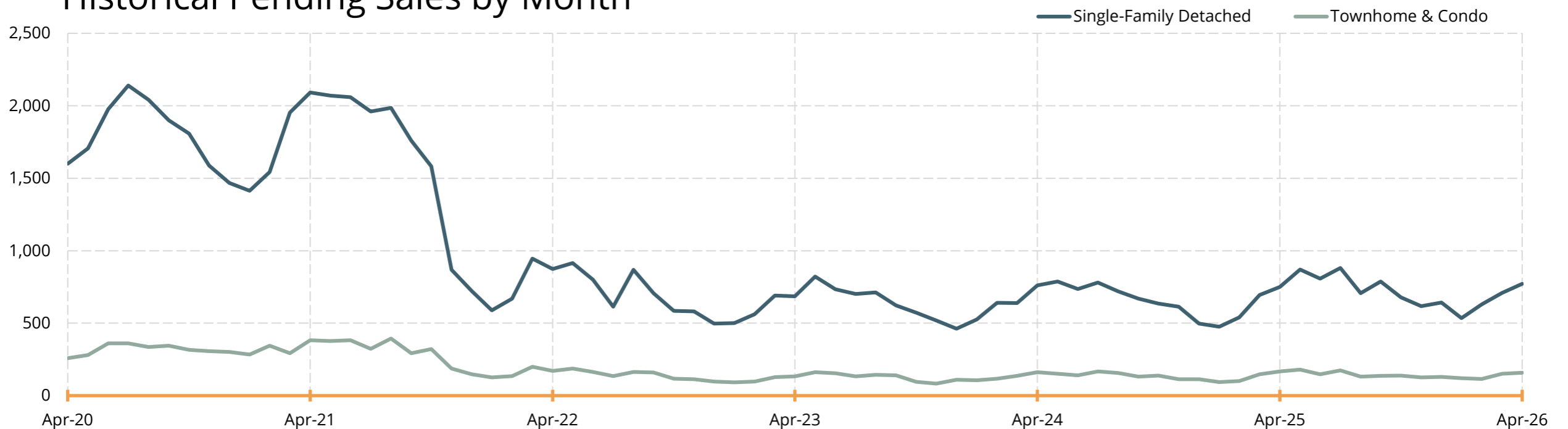


Source: Virginia REALTORS®, data accessed May 15, 2026

Pending Sales

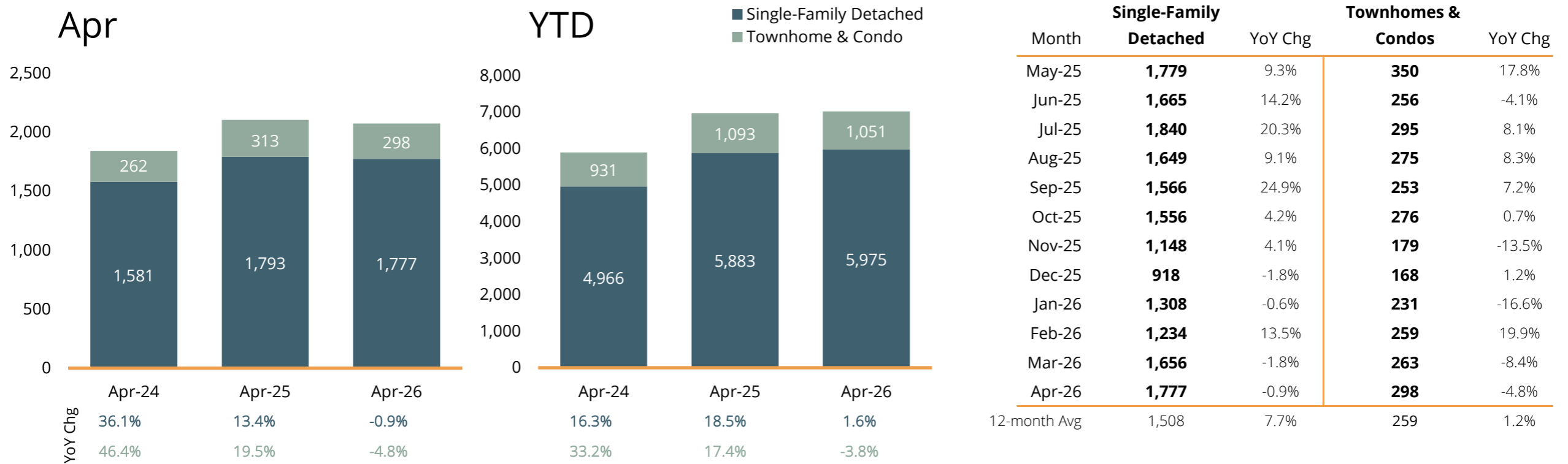


Historical Pending Sales by Month

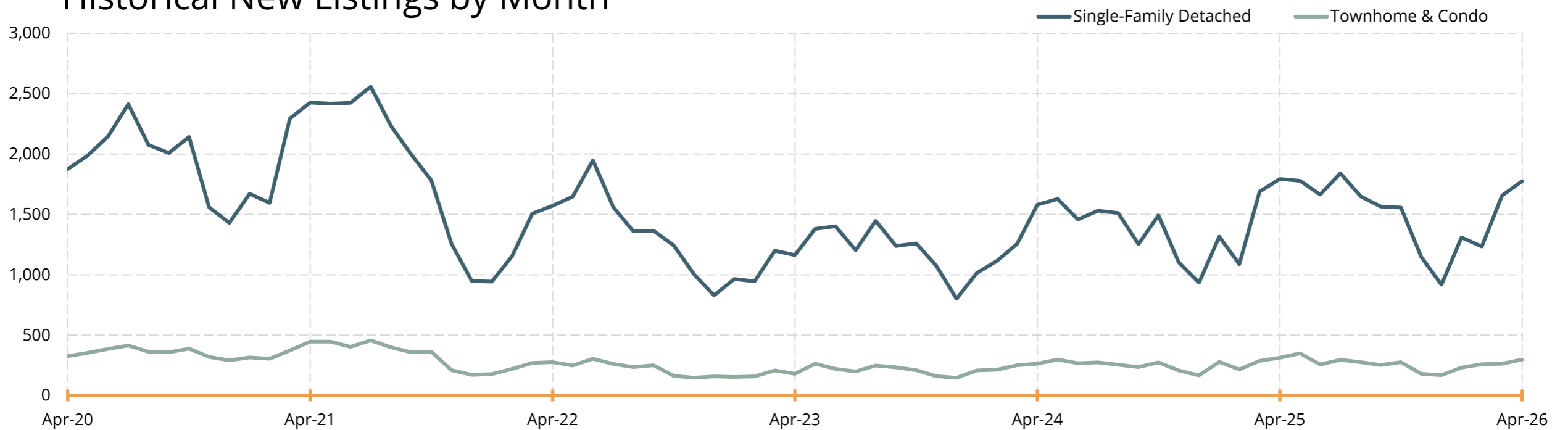


Source: Virginia REALTORS®, data accessed May 15, 2026

New Listings

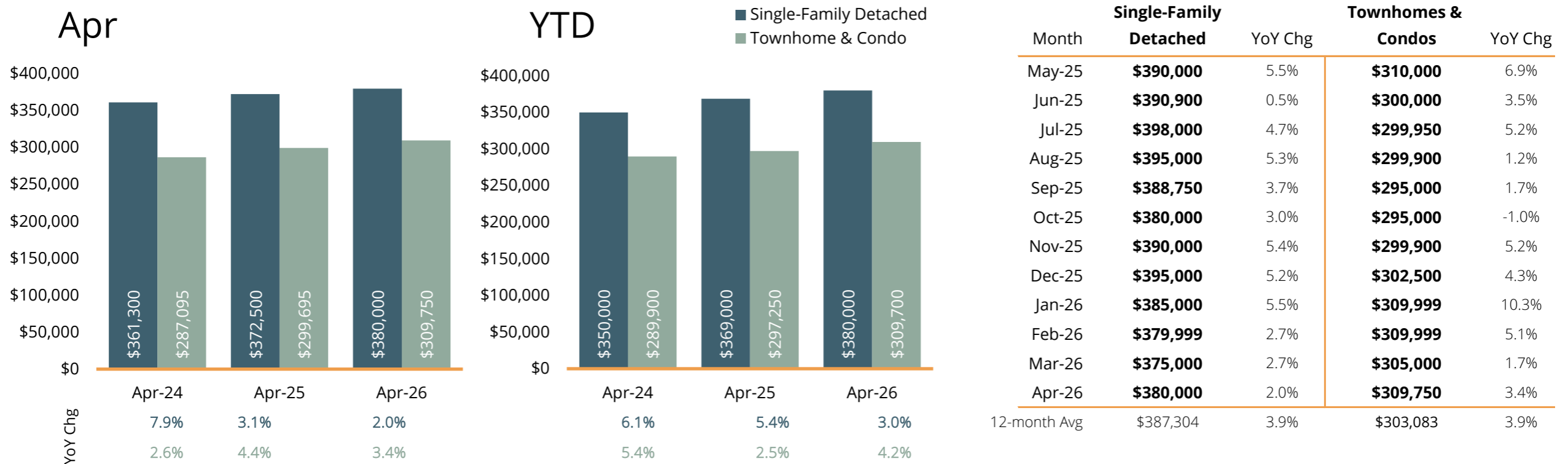


Historical New Listings by Month

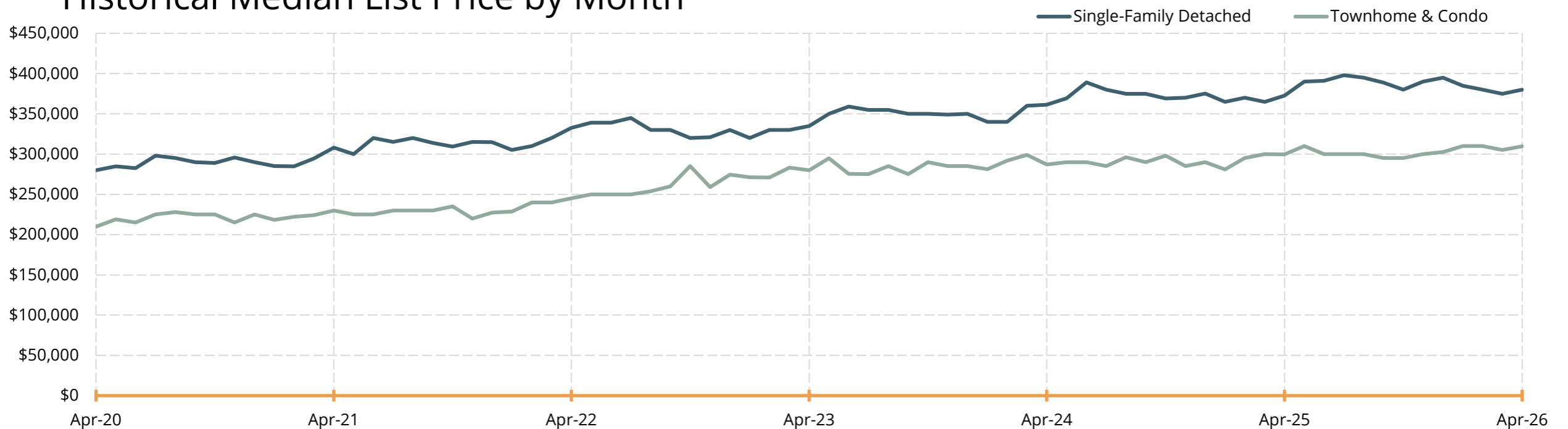


Source: Virginia REALTORS®, data accessed May 15, 2026

Median List Price

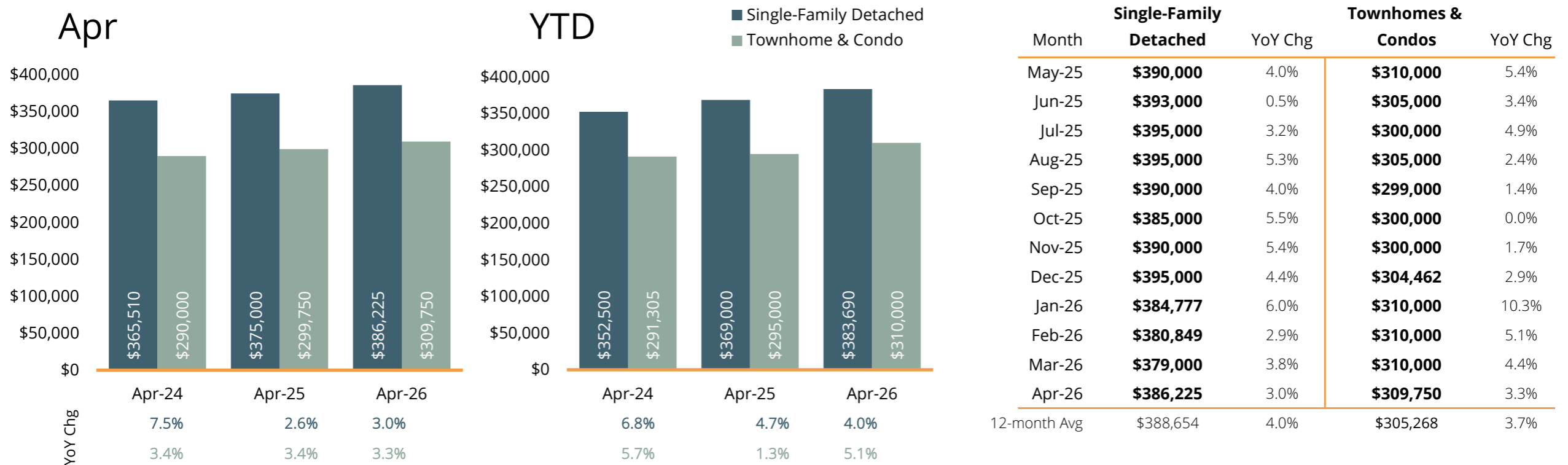


Historical Median List Price by Month

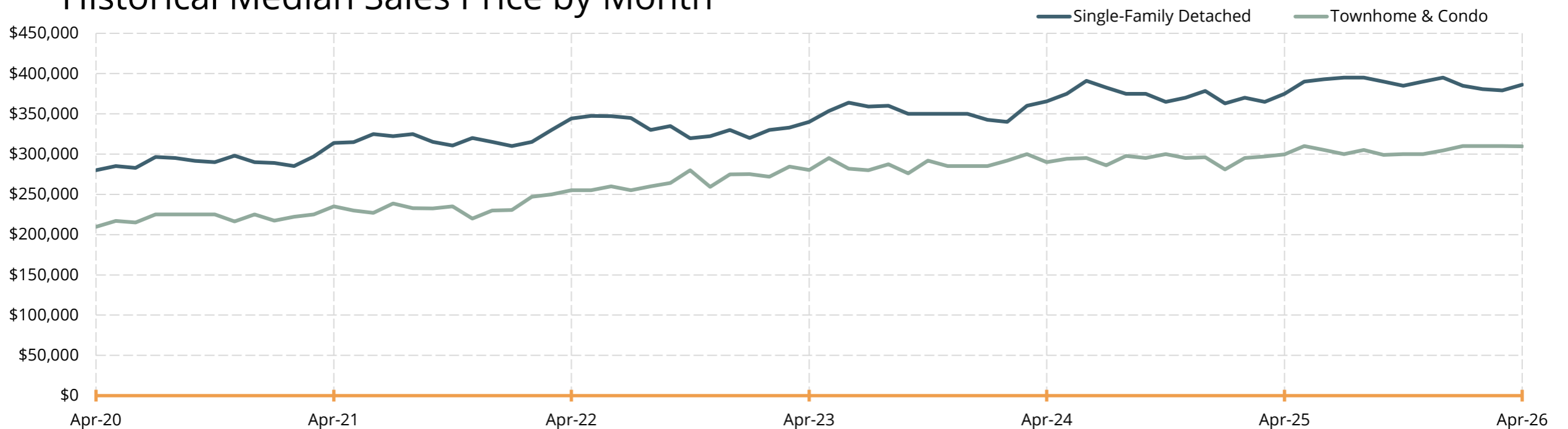


Source: Virginia REALTORS®, data accessed May 15, 2026

Median Sales Price

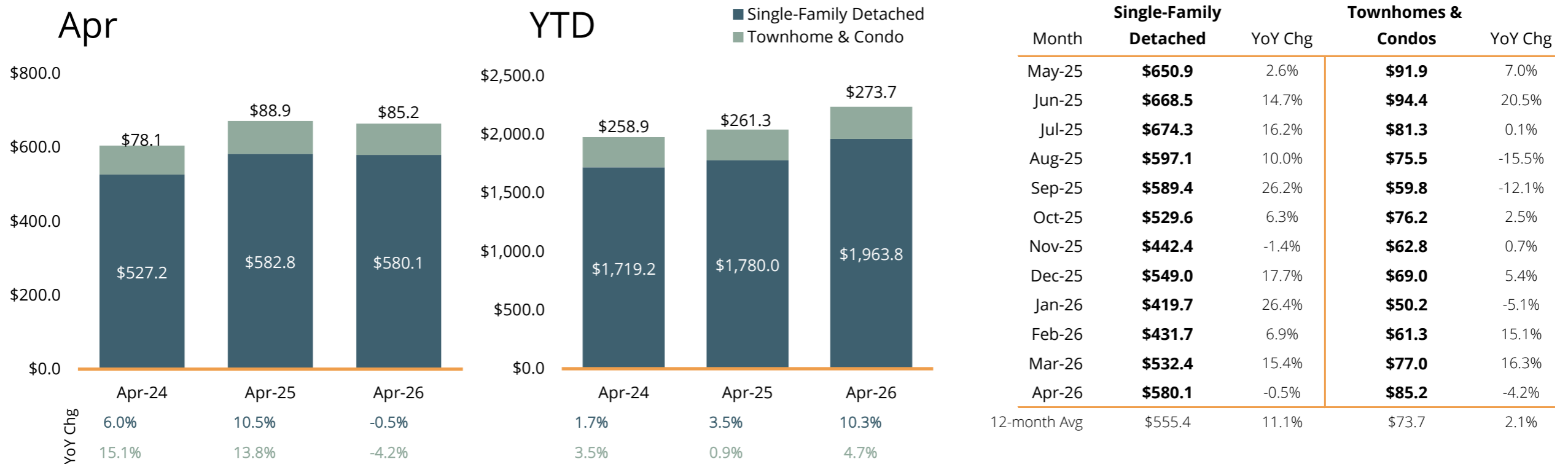


Historical Median Sales Price by Month

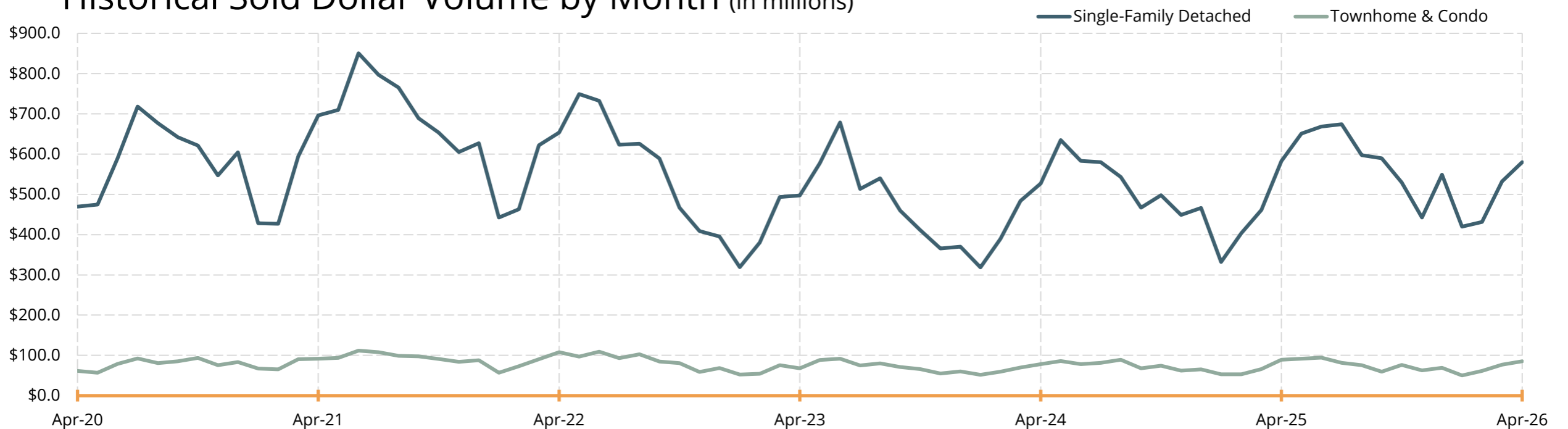


Source: Virginia REALTORS®, data accessed May 15, 2026

Sold Dollar Volume (in millions)

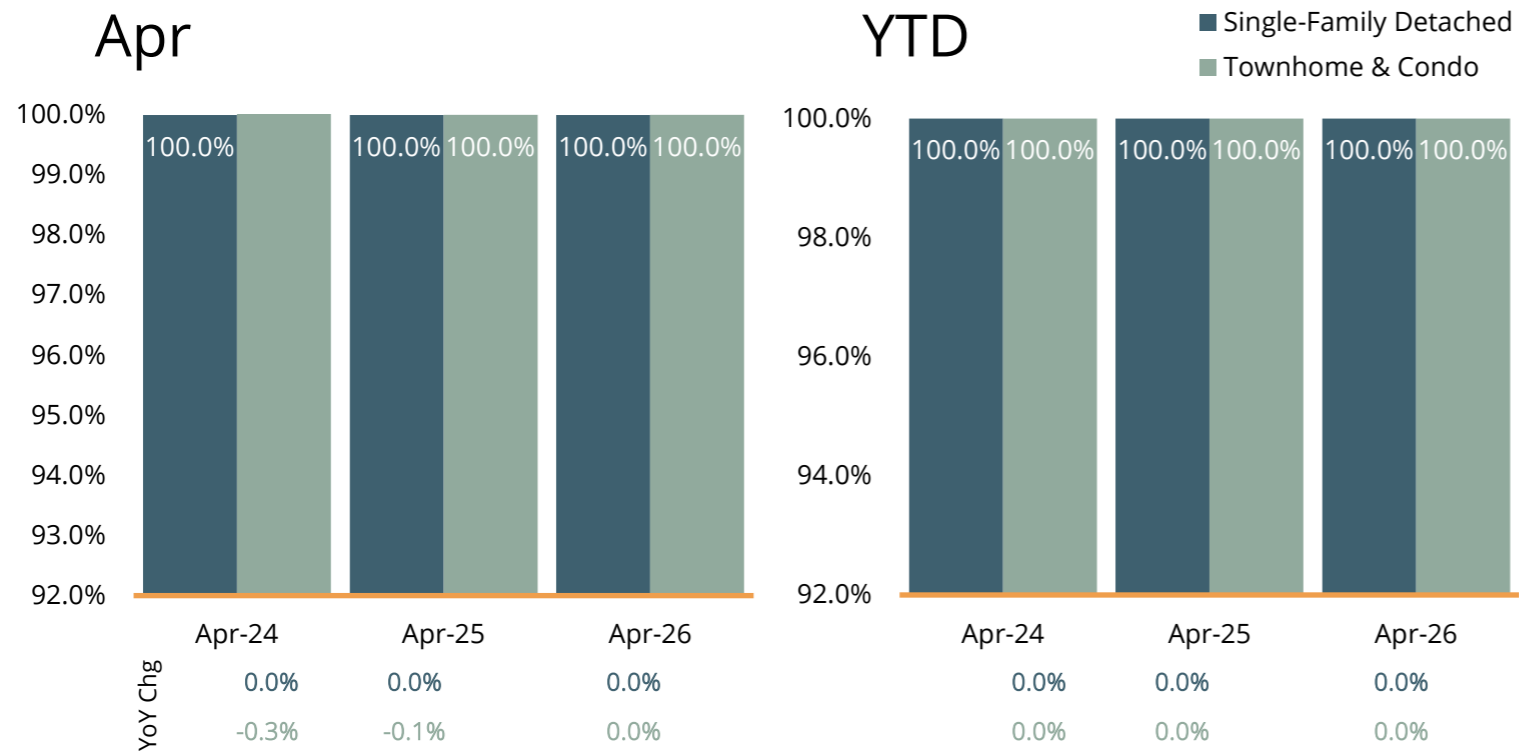


Historical Sold Dollar Volume by Month (in millions)



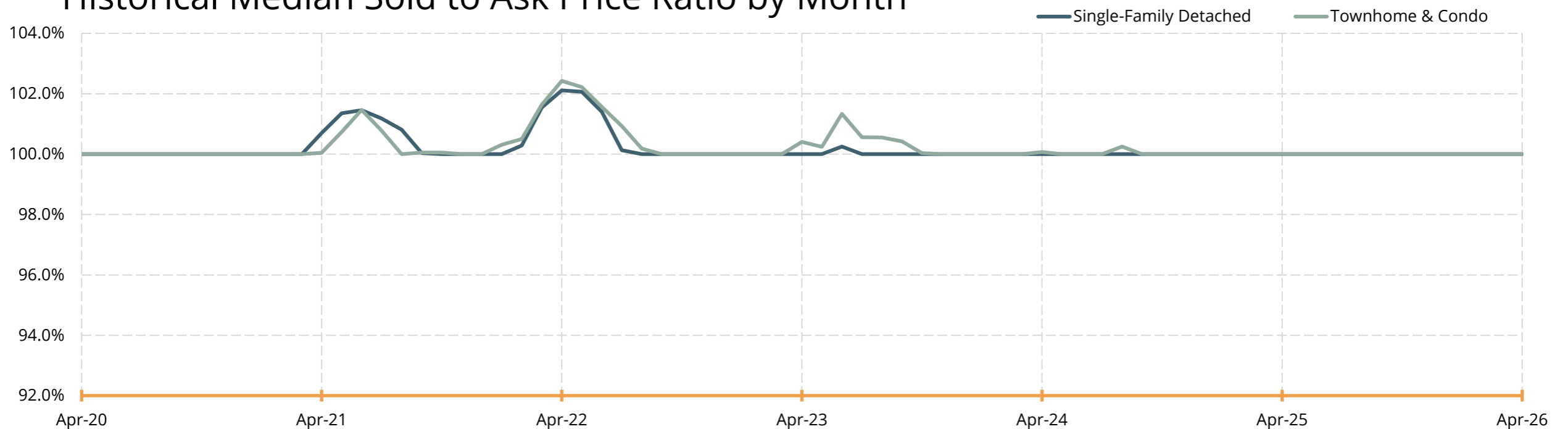
Source: Virginia REALTORS®, data accessed May 15, 2026

Median Sold to Ask Price Ratio



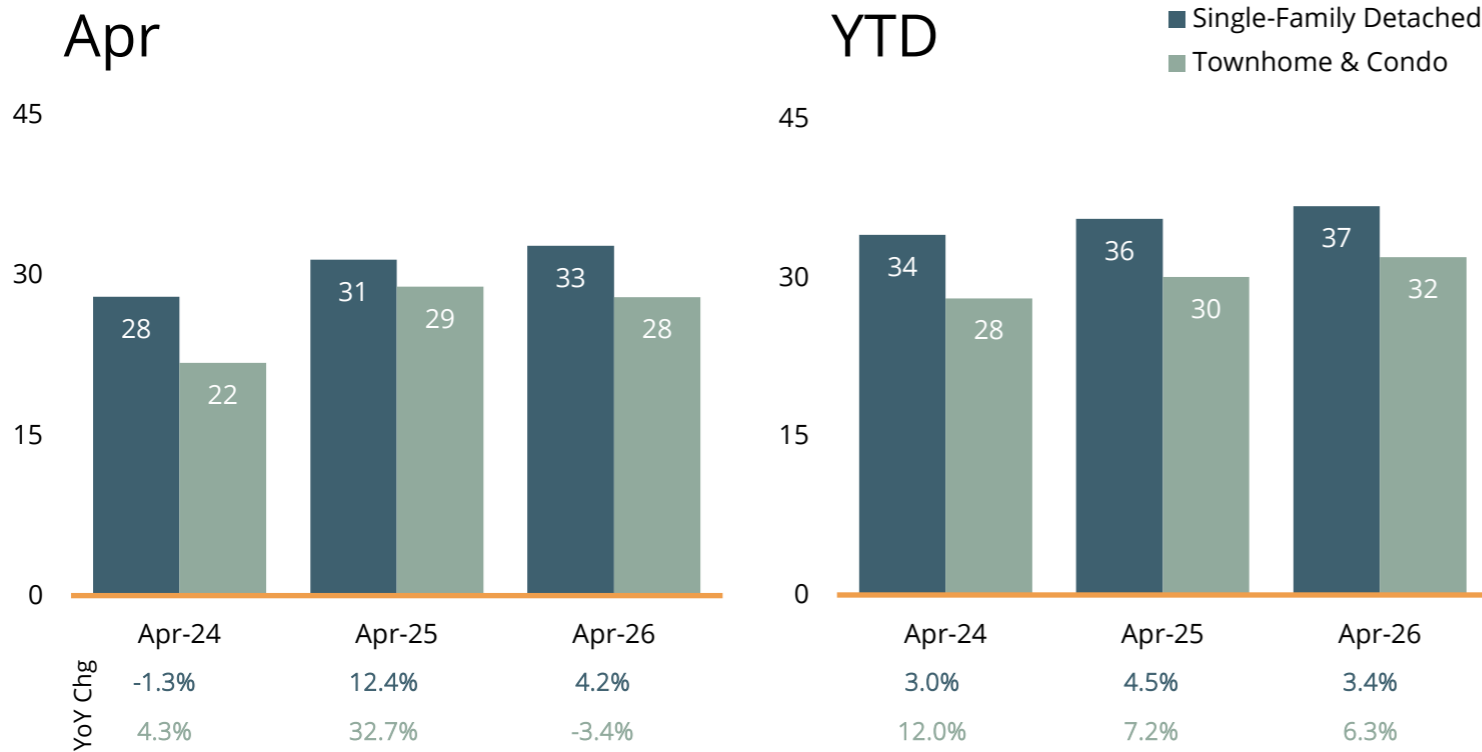
Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
May-25	100.0%	0.0%	100.0%	0.0%
Jun-25	100.0%	0.0%	100.0%	0.0%
Jul-25	100.0%	0.0%	100.0%	0.0%
Aug-25	100.0%	0.0%	100.0%	-0.2%
Sep-25	100.0%	0.0%	100.0%	0.0%
Oct-25	100.0%	0.0%	100.0%	0.0%
Nov-25	100.0%	0.0%	100.0%	0.0%
Dec-25	100.0%	0.0%	100.0%	0.0%
Jan-26	100.0%	0.0%	100.0%	0.0%
Feb-26	100.0%	0.0%	100.0%	0.0%
Mar-26	100.0%	0.0%	100.0%	0.0%
Apr-26	100.0%	0.0%	100.0%	0.0%
12-month Avg	100.0%	0.0%	100.0%	0.0%

Historical Median Sold to Ask Price Ratio by Month



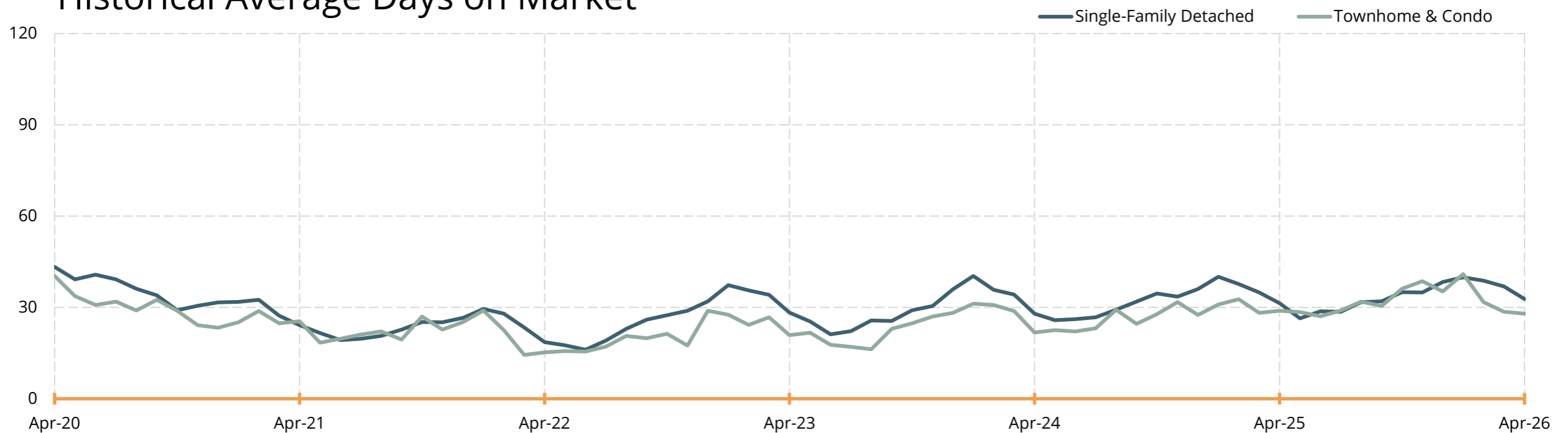
Source: Virginia REALTORS®, data accessed May 15, 2026

Average Days on Market



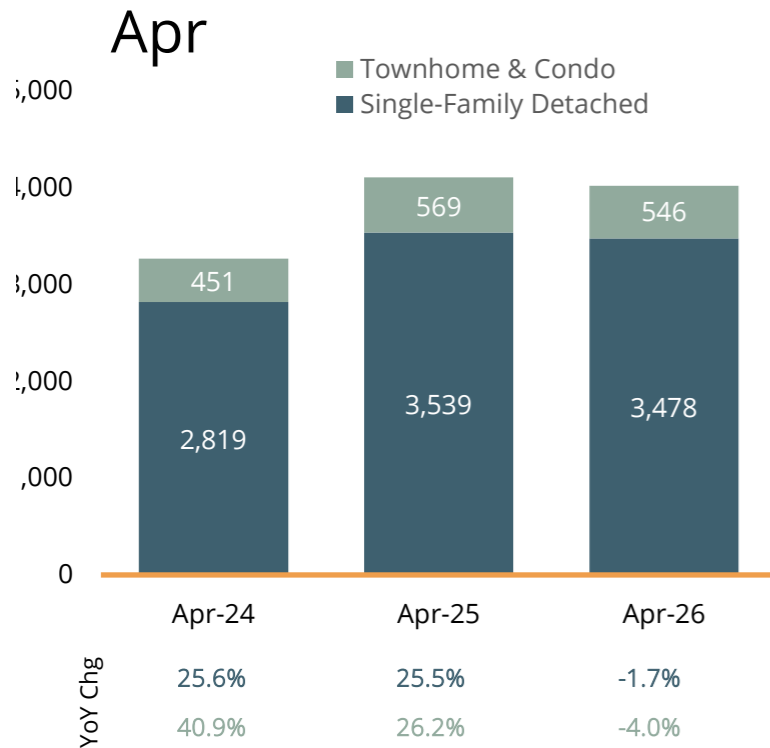
Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
May-25	26	2.3%	29	26.2%
Jun-25	29	9.9%	27	22.5%
Jul-25	29	6.7%	29	25.4%
Aug-25	32	8.7%	32	9.0%
Sep-25	32	0.4%	30	23.7%
Oct-25	35	1.3%	36	29.8%
Nov-25	35	4.1%	39	21.6%
Dec-25	38	6.4%	35	28.3%
Jan-26	40	-0.3%	41	32.4%
Feb-26	39	3.0%	32	-3.0%
Mar-26	37	5.8%	29	1.1%
Apr-26	33	4.2%	28	-3.4%
12-month Avg	34	4.2%	32	17.2%

Historical Average Days on Market



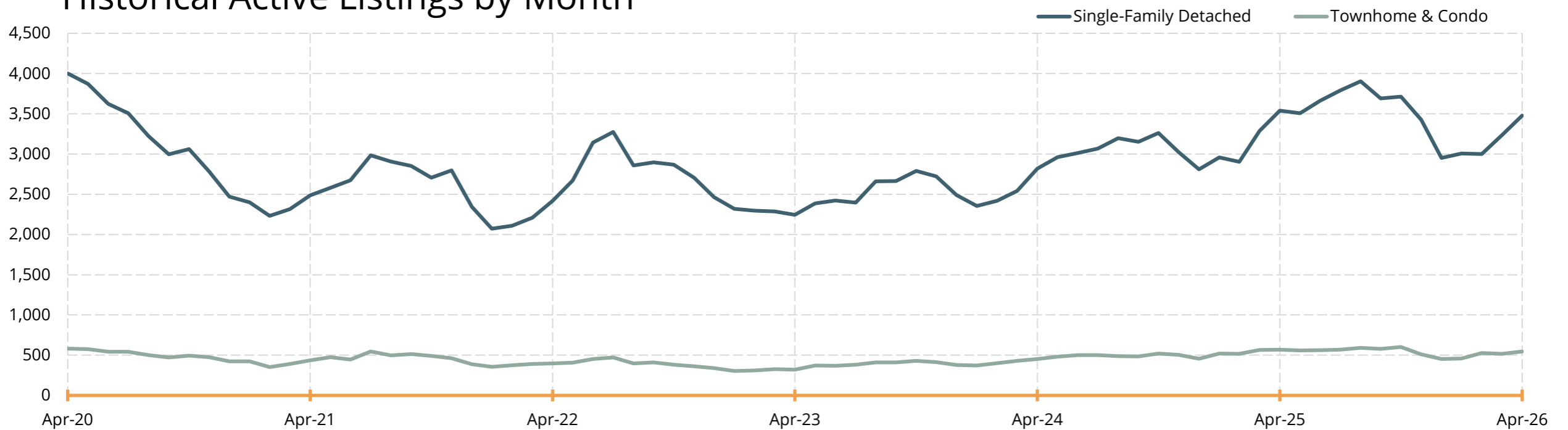
Source: Virginia REALTORS®, data accessed May 15, 2026

Active Listings



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
May-25	3,506	18.4%	560	15.9%
Jun-25	3,661	21.5%	562	12.2%
Jul-25	3,792	23.6%	569	13.8%
Aug-25	3,905	22.1%	593	21.8%
Sep-25	3,692	17.1%	580	19.6%
Oct-25	3,713	13.9%	602	15.5%
Nov-25	3,426	13.3%	510	1.2%
Dec-25	2,953	5.2%	451	-0.9%
Jan-26	3,006	1.7%	460	-11.5%
Feb-26	3,001	3.3%	526	1.9%
Mar-26	3,235	-1.6%	517	-8.3%
Apr-26	3,478	-1.7%	546	-4.0%
12-month Avg	3,447	11.3%	540	6.1%

Historical Active Listings by Month

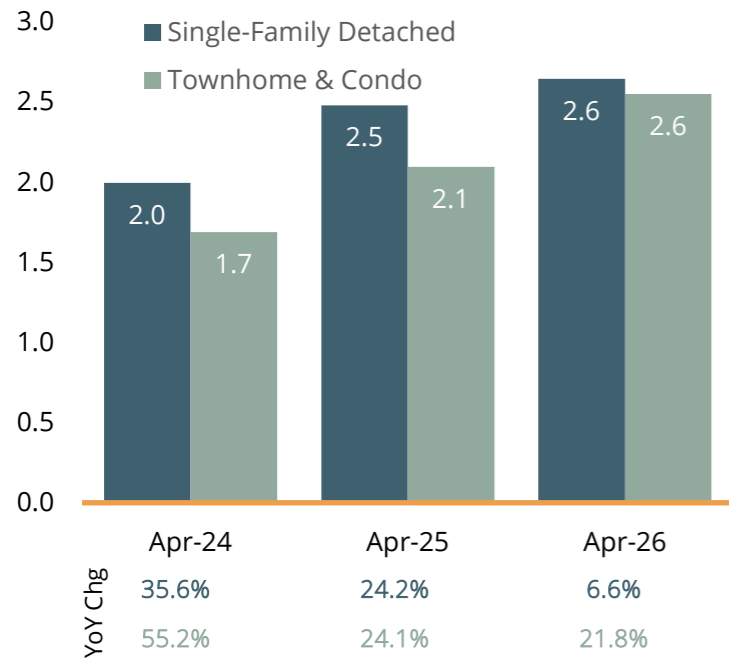


Source: Virginia REALTORS®, data accessed May 15, 2026

Months of Supply

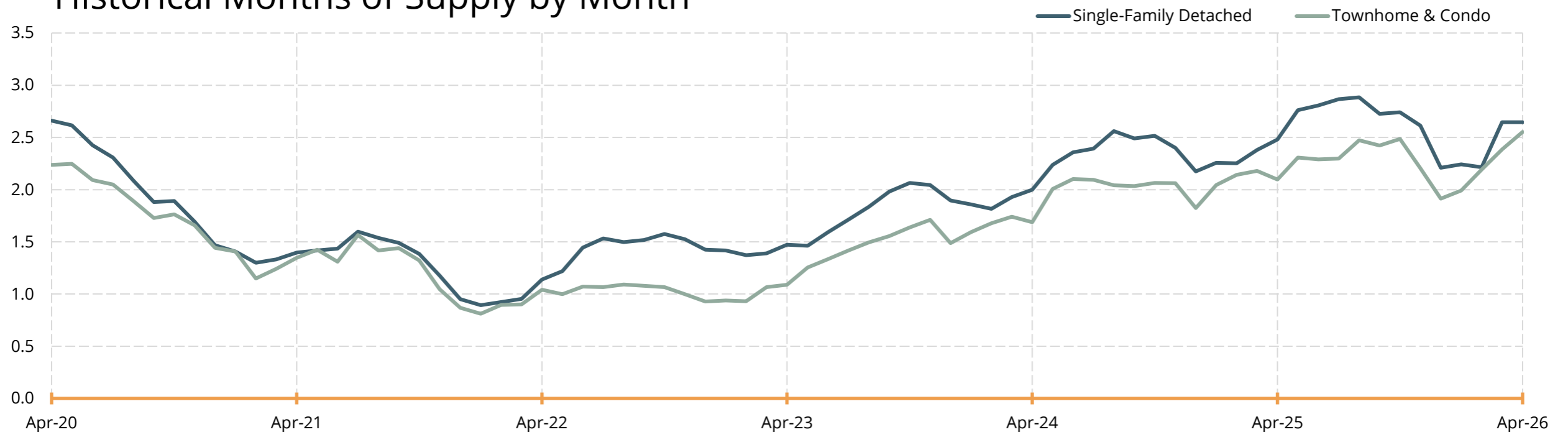


Apr



Month	Single-Family		Townhomes & Condos	
	Detached	YoY Chg	Condos	YoY Chg
May-25	2.8	23.5%	2.3	15.0%
Jun-25	2.8	19.1%	2.3	8.9%
Jul-25	2.9	19.7%	2.3	9.7%
Aug-25	2.9	12.7%	2.5	21.1%
Sep-25	2.7	9.5%	2.4	19.1%
Oct-25	2.7	8.9%	2.5	20.4%
Nov-25	2.6	8.8%	2.2	7.0%
Dec-25	2.2	1.6%	1.9	4.8%
Jan-26	2.2	-0.6%	2.0	-2.6%
Feb-26	2.2	-1.6%	2.2	2.3%
Mar-26	2.6	11.1%	2.4	9.4%
Apr-26	2.6	6.6%	2.6	21.8%
12-month Avg	2.6	10.0%	2.3	11.4%

Historical Months of Supply by Month



Source: Virginia REALTORS®, data accessed May 15, 2026

Area Overview - Total Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg
Chesapeake	438	476	8.7%	321	347	8.1%	\$395,000	\$430,000	8.9%	861	819	-4.9%	2.3	2.6	11.5%
Isle of Wight	71	119	67.6%	42	56	33.3%	\$412,500	\$372,328	-9.7%	193	269	39.4%	3.2	4.8	50.4%
Norfolk	390	386	-1.0%	290	247	-14.8%	\$310,775	\$325,000	4.6%	767	758	-1.2%	2.5	3.1	25.6%
Portsmouth	202	172	-14.9%	147	140	-4.8%	\$270,000	\$291,500	8.0%	417	359	-13.9%	2.4	2.6	9.6%
Southampton County	20	24	20.0%	20	14	-30.0%	\$232,375	\$258,000	11.0%	57	64	12.3%	4.0	5.0	23.9%
Suffolk	260	229	-11.9%	171	173	1.2%	\$400,000	\$386,550	-3.4%	621	635	2.3%	3.5	4.1	17.0%
Virginia Beach	725	669	-7.7%	583	507	-13.0%	\$381,500	\$410,000	7.5%	1,192	1,120	-6.0%	2.0	2.2	10.4%

Area Overview - Total Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg
Chesapeake	1,423	1,477	3.8%	993	1,147	15.5%	\$390,000	\$425,000	9.0%	861	819	-4.9%
Isle of Wight	256	327	27.7%	165	192	16.4%	\$415,000	\$403,622	-2.7%	193	269	39.4%
Norfolk	1,304	1,265	-3.0%	907	861	-5.1%	\$310,000	\$320,000	3.2%	767	758	-1.2%
Portsmouth	707	677	-4.2%	515	526	2.1%	\$271,000	\$280,000	3.3%	417	359	-13.9%
Southampton County	66	88	33.3%	57	46	-19.3%	\$280,000	\$319,198	14.0%	57	64	12.3%
Suffolk	905	929	2.7%	503	544	8.2%	\$395,951	\$387,625	-2.1%	621	635	2.3%
Virginia Beach	2,315	2,263	-2.2%	1,726	1,788	3.6%	\$385,000	\$400,000	3.9%	1,192	1,120	-6.0%

Area Overview - Single Family Detached Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg
Chesapeake	358	407	13.7%	255	281	10.2%	\$420,000	\$452,000	7.6%	732	691	-5.6%	2.4	2.3	-3.6%
Isle of Wight	66	110	66.7%	36	52	44.4%	\$435,000	\$377,323	-13.3%	179	255	42.5%	3.4	4.1	18.3%
Norfolk	355	338	-4.8%	270	232	-14.1%	\$311,775	\$325,000	4.2%	670	657	-1.9%	2.4	2.6	10.7%
Portsmouth	190	156	-17.9%	135	125	-7.4%	\$279,900	\$299,900	7.1%	387	328	-15.2%	2.4	2.6	7.0%
Southampton County	20	24	20.0%	20	14	-30.0%	\$232,375	\$258,000	11.0%	57	64	12.3%	4.0	4.6	15.5%
Suffolk	234	199	-15.0%	159	153	-3.8%	\$415,000	\$415,000	0.0%	566	564	-0.4%	3.6	4.1	13.9%
Virginia Beach	570	543	-4.7%	433	395	-8.8%	\$420,000	\$432,000	2.9%	948	919	-3.1%	2.1	2.1	4.3%

Area Overview - Single Family Detached Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg
Chesapeake	1,158	1,219	5.3%	797	938	17.7%	\$420,000	\$450,000	7.1%	732	691	-5.6%
Isle of Wight	232	309	33.2%	152	184	21.1%	\$425,000	\$414,255	-2.5%	179	255	42.5%
Norfolk	1,175	1,139	-3.1%	847	807	-4.7%	\$310,000	\$320,000	3.2%	670	657	-1.9%
Portsmouth	659	614	-6.8%	466	483	3.6%	\$275,000	\$287,700	4.6%	387	328	-15.2%
Southampton County	66	88	33.3%	57	46	-19.3%	\$280,000	\$319,198	14.0%	57	64	12.3%
Suffolk	834	831	-0.4%	452	500	10.6%	\$407,500	\$408,530	0.3%	566	564	-0.4%
Virginia Beach	1,759	1,775	0.9%	1,309	1,371	4.7%	\$420,600	\$435,000	3.4%	948	919	-3.1%

Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg
Chesapeake	80	69	-13.8%	66	66	0.0%	\$300,500	\$318,250	5.9%	129	128	-0.8%	2.0	2.4	20.0%
Isle of Wight	5	9	80.0%	6	4	-33.3%	\$277,000	\$305,450	10.3%	14	14	0.0%	1.6	4.7	200.5%
Norfolk	35	48	37.1%	20	15	-25.0%	\$267,450	\$290,000	8.4%	97	101	4.1%	3.8	5.9	56.5%
Portsmouth	12	16	33.3%	12	15	25.0%	\$201,000	\$236,000	17.4%	30	31	3.3%	1.8	3.0	69.4%
Southampton County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	0	n/a	0.0	0.0	n/a
Suffolk	26	30	15.4%	12	20	66.7%	\$363,250	\$315,195	-13.2%	55	71	29.1%	2.9	5.0	71.2%
Virginia Beach	155	126	-18.7%	150	112	-25.3%	\$300,000	\$317,450	5.8%	244	201	-17.6%	1.7	1.7	-0.8%

Area Overview - Townhome & Condo Market YTD



Geography	New Listings YTD			Sales YTD			Median Sales Price YTD			Active Listings YTD		
	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg	Apr-25	Apr-26	% chg
Chesapeake	265	258	-2.6%	196	209	6.6%	\$298,000	\$319,000	7.0%	129	128	-0.8%
Isle of Wight	24	18	-25.0%	13	8	-38.5%	\$330,500	\$305,250	-7.6%	14	14	0.0%
Norfolk	129	126	-2.3%	60	54	-10.0%	\$300,000	\$290,000	-3.3%	97	101	4.1%
Portsmouth	48	63	31.3%	49	43	-12.2%	\$242,000	\$242,500	0.2%	30	31	3.3%
Southampton County	0	0	n/a	0	0	n/a	\$0	\$0	n/a	0	0	n/a
Suffolk	71	98	38.0%	51	44	-13.7%	\$346,500	\$327,500	-5.5%	55	71	29.1%
Virginia Beach	556	488	-12.2%	417	417	0.0%	\$292,000	\$311,000	6.5%	244	201	-17.6%



The Virginia REALTORS® association is the largest professional trade association in Virginia, representing 35,000 REALTORS® engaged in the residential and commercial real estate business. The Virginia REALTORS® association serves as the advocate for homeownership and private property rights and represents the interests of real estate professionals and property owners in the Commonwealth of Virginia.

NOTE: The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict code of ethics.

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Data and analysis provided by Virginia REALTORS® Research Team

The numbers reported here are preliminary and based on current entries into multiple listing services. Over time, data may be adjusted slightly to reflect increased reporting. Information is sourced from multiple listing services across Virginia and is deemed reliable, but not guaranteed.