



The Ultimate Hampton Roads Relocation Guide (2025 Edition)

Brought to you by Jason Edwards, Relocation Specialist & Navy Veteran
REALTOR®

Welcome to Hampton Roads, Virginia!



Thinking about relocating to the Hampton Roads area? Whether you're PCSing, job transferring, retiring, or just craving a new lifestyle, this guide will walk you through *everything* you need to know.

As a real estate agent and retired Navy Chief who relocated here myself, I specialize in helping people like you make a smooth, informed transition.

Let's make your move stress-free.



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1. Why Move to Hampton Roads?



Affordability

Cost of living is approximately 5.2% below the national average, making Hampton Roads an economical choice for families and professionals alike.



Coastal Lifestyle

Enjoy miles of beaches, waterfront parks, rivers, hiking trails, fishing spots, and boating opportunities throughout the region.



Strong Economy

Robust job market in shipbuilding, healthcare, military operations, and logistics provides stable employment opportunities.

With a young median age of 37.3, family-oriented communities, diverse cultural influences, and a mild four-season climate, Hampton Roads offers the perfect balance of opportunity and lifestyle.



2. Overview of the 7 Cities

Each city in Hampton Roads has its own distinct personality and advantages:

Virginia Beach

The region's largest city offers suburban coastal living with excellent schools, tourist attractions, and miles of beaches.

Chesapeake

Family-friendly suburbs with newer home developments and consistently top-rated school districts.

Norfolk

Urban core with artsy neighborhoods, walkable districts, and home to Naval Station Norfolk, the world's largest naval base.

Portsmouth

Historic charm with beautiful water views and a walkable downtown filled with character.

Suffolk

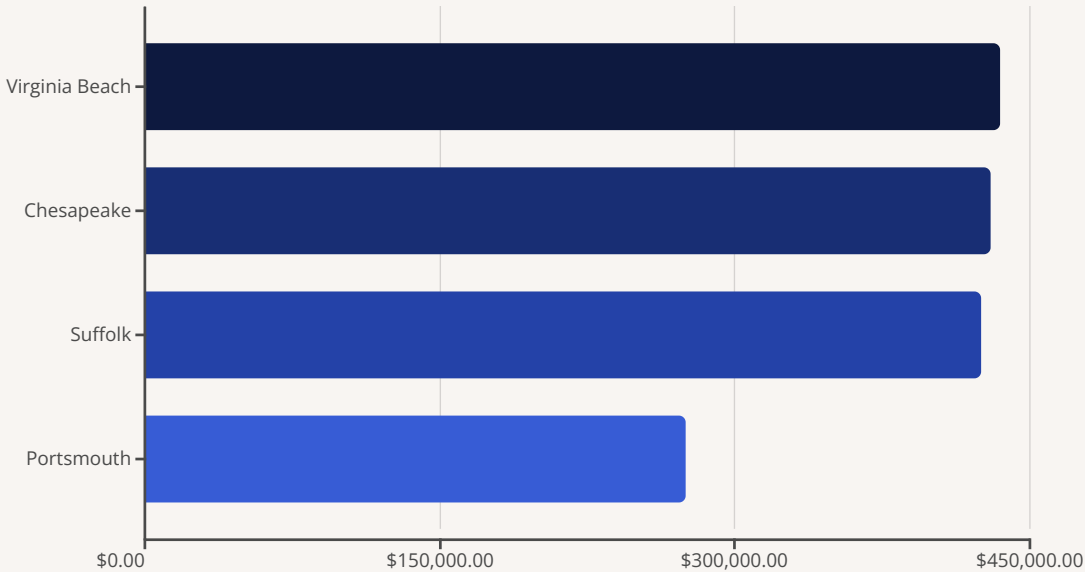
Rural-suburban mix featuring newer homes, golf communities, and more space at competitive prices.

Hampton & Newport News

Budget-friendly options with proximity to military installations, NASA, shipyards, and tech employers.



3. Cost of Living Breakdown (2025 Averages)



Monthly Expenses

Rent Range	\$1,400 – \$2,200
Average Utilities	~\$190/month
Groceries	3-5% below national avg
Gas Price	~\$3.40/gallon
State Income Tax	2% – 5.75% brackets

No city income tax in Virginia!

❏ Hampton Roads offers significant value compared to other coastal regions on the East Coast, with home prices averaging 15-20% lower than similar waterfront communities.



4. Best Neighborhoods by Lifestyle

Families with Kids

- Great Bridge (Chesapeake): Top schools, family events, parks
- Bennetts Creek (Suffolk): New construction, community pools
- Hilltop (Virginia Beach): Shopping, dining, near oceanfront

Walkable/Urban

- Ghent (Norfolk): Historic charm, cafes, arts district
- Downtown Portsmouth: Waterfront, museums, restaurants
- Town Center (Virginia Beach): Modern condos, nightlife

Nature Lovers

- Harbour View (Suffolk): Waterfront trails, marina access
- Deep Creek (Chesapeake): Rural feel, water activities
- Sandbridge (Virginia Beach): Secluded beaches, wildlife

Luxury Buyers

- The Riverfront (Suffolk): Golf course, waterfront estates
- North End (Virginia Beach): Oceanfront properties
- Greenbrier (Chesapeake): Upscale shopping, larger lots



5. Military Relocation Tips (PCS Help)



Major Bases

- Naval Station Norfolk
- NAS Oceana
- Joint Expeditionary Base Little Creek-Fort Story
- Langley Air Force Base
- Coast Guard Base Portsmouth

The Hampton Roads community offers extensive military discounts, services, and support networks to make your transition seamless.



VA Loan Expertise

\$0 down payment, no PMI, competitive interest rates, and specialized military lending options



Off-Base Housing

Virtual tours, neighborhood match services, and BAH-optimized home searches



PCS Timing

Start 60-90 days before your move for the optimal house hunting timeline




6. Schools & Education

Top-Rated Public School Zones

- Hickory (Chesapeake): Consistently A-rated schools
- Kellam (Virginia Beach): Strong academics and sports
- Grassfield (Chesapeake): Modern facilities, tech programs
- First Colonial (Virginia Beach): IB program availability
- Kings Fork (Suffolk): Growing district with new facilities

Private & Specialty Options

- Cape Henry Collegiate: College prep, waterfront campus
- Norfolk Academy: Oldest independent school in Virginia
- Governor's School for the Arts: Competitive arts program
- Chesapeake Bay Academy: Specialized learning differences
- Homeschooling & Co-ops: Strong regional networks

 Many Hampton Roads schools offer specialized programs including STEM academies, International Baccalaureate, performing arts tracks, and early college opportunities. I can help match your family with the right educational fit.

7. Commute, Traffic, & Transportation

Major Highways & Bridges

- I-64, I-264, I-664, US 17 connect the region
- Monitor-Merrimac Memorial Bridge-Tunnel
- Hampton Roads Bridge-Tunnel (HRBT)
- Downtown & Midtown Tunnels (toll roads)

Commute Times & Tips

- Average commute: 25-35 minutes (varies by city)
- Peak traffic: 6:30-8:30 AM and 3:30-6:00 PM
- EZPass recommended for toll savings
- Consider tunnel alternatives during rush hour

Transportation Options

- Norfolk International Airport (ORF)
- Newport News/Williamsburg Airport (PHF)
- The Tide light rail in Norfolk
- Hampton Roads Transit bus system
- Elizabeth River Ferry between Norfolk/Portsmouth

Pro tip: Many Hampton Roads residents structure their workday around tunnel traffic patterns. I can help you find a home that minimizes your specific commute challenges.





8. Local Vibes: Food, Parks, and Fun



Top Local Restaurants

- River Stone Chophouse (Suffolk): Upscale steakhouse
- Harper's Table (Suffolk): Farm-to-table southern
- Handsome Biscuit (Norfolk): Creative breakfast spot
- Coastal Grill (Virginia Beach): Fresh seafood
- Mack's Barge (Portsmouth): Waterfront dining

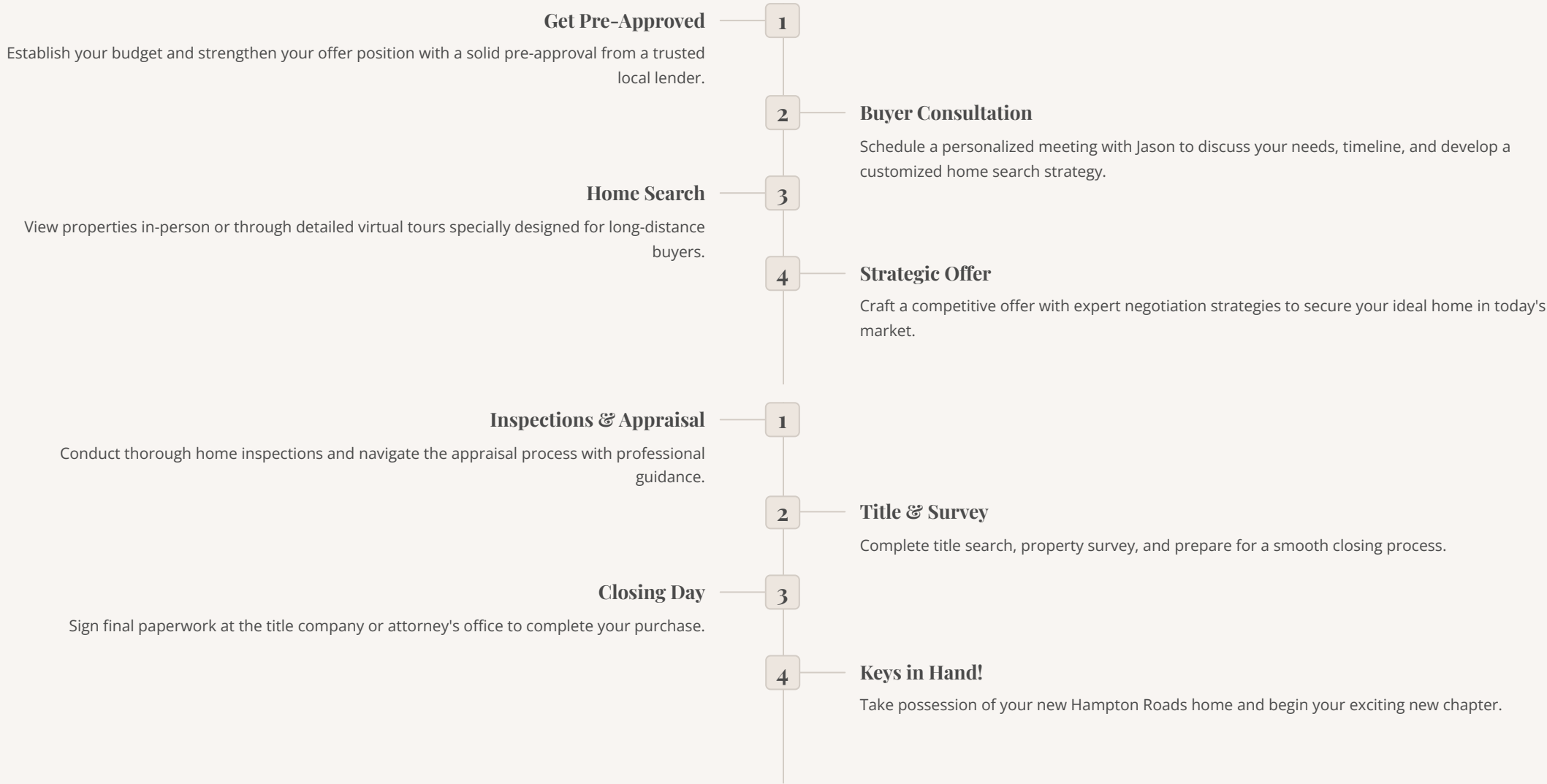
Parks & Outdoor Activities

- Oak Grove Lake Park (Chesapeake): Trails, fishing
- Lake Meade Park (Suffolk): Family recreation
- Mount Trashmore (Virginia Beach): Unique elevated park
- First Landing State Park: History and beaches
- Dismal Swamp Canal Trail: Hiking and wildlife

Hidden Gems

- Coneslingers Ice Cream (Carrollton): Artisanal treats
- Suffolk Seaboard Trail: Scenic biking path
- Fort Monroe National Monument: Historic site
- Local brewery trail across all seven cities

9. Home Buying Process in Virginia





10. Your Relocation Timeline Checklist



60-90 Days Out

- Schedule initial relocation consultation
- Get mortgage pre-approval
- Create detailed home wishlist
- Research neighborhoods and commute options
- Begin virtual home tours if relocating from distance



30-60 Days Out

- Conduct in-person or virtual home tours
- Make offers on preferred properties
- Schedule home inspections
- Research and book moving companies
- Begin utility transfer arrangements



0-30 Days Before Move

- Close on your new Hampton Roads home
- Forward mail, register vehicles, update voter information
- Complete final walk-through of property
- Meet neighbors and explore your new community
- Find your new favorite local coffee shop and restaurants

✓ As your relocation specialist, I'll provide a comprehensive, customized checklist tailored to your specific timeline and needs. No detail will be overlooked!

11. About Your Guide



Jason Edwards | eXp Realty

- Retired Navy Chief with 20 years of service
- Specialized in military and long-distance relocation
- Intimate knowledge of all seven Hampton Roads cities
- Known for radical honesty, buyer education, and exceptional service

"As someone who relocated to Hampton Roads myself, I understand the challenges of finding the perfect home in an unfamiliar area. My mission is to make your transition seamless and enjoyable."

Let's Connect!

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12. Let's Get You Moving!

Whether you're 12 months out or need to move ASAP, I'm here to help you every step of the way. I've helped families from across the country find the *right* home in the *right* neighborhood—even when they've never stepped foot in Hampton Roads before.

Let's make your move smooth, stress-free, and dare I say... exciting.

[Book Your Zero-Pressure Reloc...](#)

See you soon in Hampton Roads!



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