

Epique Realty

The Relocation Edition

# Welcome to Hampton Roads

The relocation guide: cities, prices,  
commutes, coastline and every step of  
the move

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# Welcome home, almost.

## A note from Tiffany, and how to use this guide

### CHAPTERS 1–2

Know the region, then compare the cities and find the areas that fit your life

### CHAPTER 3

Highways, travel times, the airport and the beaches, locals' favorites included

### CHAPTER 4

Interview your agent and lender, then plan, pack and make the move



Moving here usually starts with a set of orders, a job offer or a hunch that the coast might suit you. Then comes the hard part: Hampton Roads isn't one city. It's a region of cities and counties connected by bridges, tunnels and a lot of water, and each one lives a little differently.

This guide is built to help you sort that out before you book a house-hunting trip. You'll find what makes each city distinct, what homes cost, where to find acreage versus a condo, how long the drive really is, and which beaches locals head to when the Oceanfront is packed.

There's no single best city here. There's the one that fits your commute, your budget and the way you like to spend a Saturday. My job is to help you find it with clear facts, honest answers and a tour built around you.

Welcome to the 757.

— Tiffany

This guide is general information, not legal, tax or financial advice. Figures change; confirm current details with me and the sources listed.

# Contents

Four chapters, one region, your next address.



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## HOW TO USE THIS GUIDE

Read it front to back, or jump to the city you're curious about. Every gold link is clickable in the digital edition.

**BOOK A RELOCATION CALL** →

# The Region at a Glance

Eight cities, five nearby localities, one shared harbor.

## THE NAME

"Hampton Roads" is the harbor where the James, Nansemond and Elizabeth rivers meet the Chesapeake Bay. Locals also call the region Tidewater, Coastal Virginia or simply the 757.

## TWO SIDES OF THE WATER

The Southside: Virginia Beach, Norfolk, Chesapeake, Portsmouth and Suffolk, with Isle of Wight County to the west.

The Peninsula: Hampton, Newport News, Poquoson, York County, Williamsburg and James City County, with Gloucester County across the York River.

Bridges and tunnels connect the two sides, and they shape every commute.

## ABOUT 1.8 MILLION PEOPLE

One of the largest metro areas in the Mid-Atlantic, with Virginia Beach as the state's most populous city.

## INDEPENDENT CITIES

Virginia's cities are separate from its counties. Your exact locality sets your tax rate, school division, trash pickup and utilities, so always confirm it by address.

## WHAT YOU'LL NOTICE FIRST

- Water nearly everywhere you look
- The Navy's footprint, from carriers to jets overhead
- Four real seasons with mild winters
- Four centuries of history beside new construction
- Drive times measured in tunnels, not miles

## WHAT IT COSTS

Median sale prices run from the high \$200s to about \$500K depending on the city or county. Page 12 breaks it down.

## TWO QUESTIONS TO START WITH

Where will you work or report for duty? And how do you like to spend a Saturday? The rest narrows quickly.

**START YOUR PLAN WITH TIFFANY** →

# Know the Region

Chapter One · The map, the military, the weather and the stories



Before you compare neighborhoods, get your bearings. Hampton Roads is shaped by water, the Navy and four hundred years of history, and all three show up in daily life.

Start with the big picture. The details land faster after that.

## INSIDE THIS CHAPTER

- The map and price points
- Only in Hampton Roads
- The Navy's hometown
- Weather and seasons

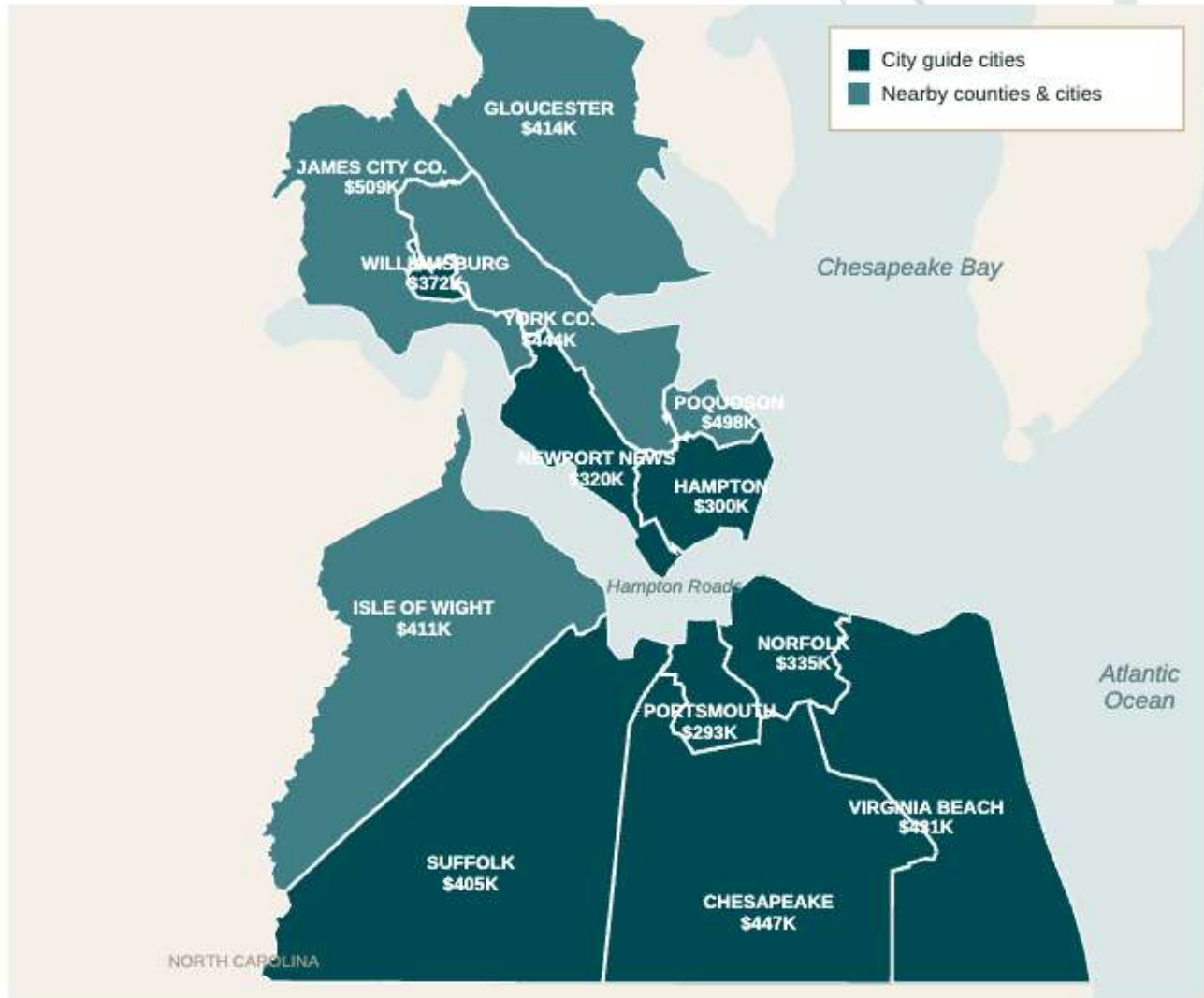
## NEW TO THE AREA?

A 30-minute call with me covers more ground than a week of scrolling listings.

**BOOK A RELOCATION CALL** →

# The lay of the land

Hampton Roads by city and county, with median sale prices.



## READING THE MAP

Dark teal: the eight cities with their own Tiffany city guides. Light teal: nearby localities. Prices are Redfin medians from summer 2026 (James City County: Zillow). Boundaries simplified.

[GET TODAY'S MARKET SNAPSHOT →](#)

# Only in Hampton Roads

Fun facts to share at your first neighborhood cookout.

## FIRST LANDING, 1607

English colonists first came ashore at Cape Henry, now First Landing State Park in Virginia Beach, before sailing up the James to found Jamestown.

## 1619 AT POINT COMFORT

The first recorded Africans in English North America arrived at Point Comfort, today's Fort Monroe in Hampton.

## THE IRONCLADS

The 1862 Battle of Hampton Roads between the USS Monitor and CSS Virginia was the first fight between ironclad warships. Two bridge-tunnels now cross the same water.

## MR. PEANUT

A Suffolk schoolboy sketched Mr. Peanut in 1916 and won \$5 in a Planters contest.

## AN ENGINEERING WONDER

The 17.6-mile Chesapeake Bay Bridge-Tunnel opened in 1964 and dives under the shipping channels twice on its way to the Eastern Shore.

## THE DEEPEST HARBOR

The Port of Virginia's 55-foot channels are the deepest on the East Coast.

## CARRIERS, MADE HERE

Newport News Shipbuilding is the only U.S. shipyard that builds the Navy's aircraft carriers.

## THE ICE CREAM CONE

Abe Doumar helped popularize the cone at the 1904 World's Fair. Doumar's in Norfolk has served them since 1934.

## THE ORANGE CRUSH

The Oceanfront's signature cocktail traces back to Waterman's Surfside Grille.

## LOCAL TIP

Fort Monroe, First Landing and Jamestown are all within about an hour of each other. Visit all three for the fastest history lesson in America.

**PLAN A TOUR WEEKEND** →

# The Navy's Hometown

How the military shapes the economy, the traffic and the calendar.

## A MILITARY REGION

Hampton Roads has one of the largest concentrations of military installations in the world, with every branch represented. Naval Station Norfolk is the world's largest naval station, home to about 75 ships and U.S. Fleet Forces Command.

## THE ECONOMIC ENGINE

Regional military advocates estimate direct Defense Department spending at about \$29 billion a year, and defense touches a large share of local jobs. More than 80,000 active-duty service members and about 60,000 federal civilians work here.

## THE INDUSTRY AROUND IT

Newport News Shipbuilding employs more than 26,000 people. The Port of Virginia, NASA Langley, Jefferson Lab, major health systems and many of the nation's top defense contractors round it out.

## MAJOR INSTALLATIONS

- Naval Station Norfolk
- NAS Oceana & Dam Neck Annex (Virginia Beach)
- JEB Little Creek–Fort Story (Virginia Beach)
- Norfolk Naval Shipyard (Portsmouth)
- Naval Medical Center Portsmouth
- Joint Base Langley–Eustis (Hampton, Newport News)
- Naval Weapons Station Yorktown
- Coast Guard Base Portsmouth & Training Center Yorktown
- NSA Hampton Roads, home to NATO Allied Command Transformation, NATO's only strategic command in North America

## WHAT IT MEANS FOR YOU

Expect jets over parts of Virginia Beach and Chesapeake, rush hour at base gates and busy PCS summers. It also means a deep bench of VA-savvy lenders, agents and property managers.

## FOR MILITARY FAMILIES

I help PCSing families buy and sell here all the time, including remote and virtual closings. Send me your report date and we'll work backward.

**START YOUR PCS PLAN** →

# Weather & Seasons

Four real seasons, mild winters and a summer that means it.

## BY THE NUMBERS (NORFOLK AVERAGES)

January: 51° high / 34° low

April: 70° / 50°

July: 89° / 73°

October: 72° / 55°

Rain: about 49 inches a year

Snow: about 6 inches a year, some years almost none

## THE SEASONS

Spring arrives in March with azaleas and a coat of yellow pine pollen on everything. Summers are hot and humid with afternoon thunderstorms. Fall is the local favorite: warm water, cool nights and festival season. Winters are short, with the occasional snow day that shuts everything down.

## STORMS AND WATER

Hurricane season runs June 1 through November 30.

Direct hits are uncommon, but nor'easters from fall through spring can bring as much tidal flooding as tropical storms.

Some low-lying streets flood at high tide even on sunny days, and NOAA expects that to increase.

## BEFORE YOU MAKE AN OFFER

- Look up the address on FEMA's Flood Map Service Center ([msc.fema.gov](https://msc.fema.gov))
- Get flood insurance quotes early; standard policies don't cover flood, and new NFIP policies usually take 30 days to start
- Ask for an elevation certificate and any past flood claims
- Drive the street at high tide if you can

### TIFFANY'S TIP

Flood zone and insurance cost belong in your budget, not on your surprise list. I flag them before we tour.

**ESTIMATE YOUR PAYMENT** →

# Choosing Your City

Chapter Two · Compare the cities and narrow it down with confidence



Every city in Hampton Roads has something the others don't. Some offer acreage and quiet roads, some walkable downtowns, some a beach at the end of the street.

The right one depends on your commute, your budget and the life you want outside work.

## INSIDE THIS CHAPTER

- How to narrow it down
- Price points by city
- Land, houses or condos
- Researching schools
- Eight city profiles and the nearby counties

## NO RANKINGS HERE

I don't rank cities or neighborhoods. I give you the facts, the drive times and the tour, and you decide what fits.

**SEARCH HOMES ACROSS THE REGION** →

# How to narrow it down

Five filters that turn eight cities into two or three.

## 01 START WITH THE COMMUTE

Map your daily drive first, including any tunnel. A 20-minute difference on paper can be 45 minutes at rush hour. Test it at the time you'll actually drive.

## 02 SET THE BUDGET, ALL IN

Price is only part of it. Compare real estate tax rates, HOA dues, flood insurance, tolls and utilities by locality.

## 03 CHOOSE THE HOME TYPE

Acreage, a single-family neighborhood, a townhome or a condo. Each city offers a different mix (page 13).

## 04 DEFINE YOUR SATURDAY

Beach, boat ramp, trails, a walkable downtown, farm stands or a quiet porch. Match the city to how you actually spend your time.

## 05 CHECK THE LOGISTICS

School division if it matters to you, plus flood zone, noise zones near air stations, internet options and distance to the places you go every week.

## THE SHORTLIST EXERCISE

Rate each city 1 to 5 on what matters to you.

City \_\_\_\_\_  
Commute \_\_\_\_ Budget \_\_\_\_ Home type \_\_\_\_  
Lifestyle \_\_\_\_ Logistics \_\_\_\_ Total \_\_\_\_

City \_\_\_\_\_  
Commute \_\_\_\_ Budget \_\_\_\_ Home type \_\_\_\_  
Lifestyle \_\_\_\_ Logistics \_\_\_\_ Total \_\_\_\_

City \_\_\_\_\_  
Commute \_\_\_\_ Budget \_\_\_\_ Home type \_\_\_\_  
Lifestyle \_\_\_\_ Logistics \_\_\_\_ Total \_\_\_\_

## SHARE YOUR SHORTLIST

Send me your top three and I'll build a tour day that hits each city at the hour you'd really commute.

**BOOK A TOUR DAY →**

# Price points by city

Median sale prices and typical days on market, summer 2026.

## THE SOUTHSIDE & WEST

Chesapeake · \$447K · 28 days  
 Virginia Beach · \$431K · 25 days  
 Isle of Wight County · \$411K · 41 days  
 Suffolk · \$405K · 48 days  
 Norfolk · \$335K · 28 days  
 Portsmouth · \$293K · 27 days

## THE PENINSULA & NORTH

James City County · about \$509K\*  
 Poquoson · \$498K · 60 days  
 York County · \$444K · 30 days  
 Gloucester County · \$414K · 38 days  
 Williamsburg (city) · \$372K · 25 days  
 Newport News · \$320K · 28 days  
 Hampton · \$300K · 28 days

## HOW TO READ THESE NUMBERS

A median is the middle sale, not a typical home. One city can span downtown condos and waterfront acreage, so what you'll pay depends on location, lot, age, condition and water access.

Small markets swing. Poquoson, Isle of Wight and the City of Williamsburg have fewer sales, so a handful of closings can move the median a lot.

## BUDGET BEYOND THE PRICE

Real estate tax rates differ by locality, and some homes add HOA dues, tolls or flood insurance. I'll show you the full monthly picture for any home you like.

Sources: Redfin, three months ending Aug 2026 (Suffolk: Aug 2026; Williamsburg: Jul 2026). \*James City County: Zillow, Jul 2026. Figures change monthly and aren't a guarantee of value.

## THE EIGHT GUIDE CITIES, SIDE BY SIDE



## WANT THE LIVE NUMBERS?

I pull current REIN MLS data for the exact areas and home types you're considering.

**GET TODAY'S MARKET SNAPSHOT** →

# Land, houses or condos

Where to find each type of home across the region.

## ROOM TO SPREAD OUT: LAND & FARMS

- Suffolk: Holland, Whaleyville, Chuckatuck and Driver
- Chesapeake: the rural south, including Hickory, Fentress, St. Brides and Pleasant Grove
- Virginia Beach: Pungo and Blackwater in the rural south
- Isle of Wight County: Windsor, Zuni, Carrsville and the countryside around Smithfield
- Gloucester County: farmland plus Mobjack Bay and York River waterfront
- James City County: rural lots toward Toano

## CLASSIC SINGLE-FAMILY NEIGHBORHOODS

Found in every city, with larger concentrations of newer subdivisions in North Suffolk, Chesapeake's Great Bridge and Western Branch, Virginia Beach's Kempsville and Princess Anne, York County and northern Newport News.

## CONDOS, TOWNHOMES & HIGH-RISES

- Virginia Beach: Oceanfront high-rises, Shore Drive bayfront condos, Town Center
- Norfolk: Downtown lofts, Ghent, Ocean View and East Beach
- Newport News: City Center and Port Warwick
- Hampton: Downtown and Buckroe Beach
- Chesapeake: Greenbrier
- Williamsburg: New Town and near the Historic Area

## HISTORIC HOMES

Ghent (Norfolk), Olde Towne and Port Norfolk (Portsmouth), Phoebus (Hampton), Hilton Village (Newport News), downtown Suffolk and in-town Williamsburg.

## WATERFRONT

Bay, ocean, river and creek frontage exists in nearly every locality. Ask about water depth, dock permits and flood insurance before you fall in love.

### TIFFANY'S TIP

If you're after acreage, well and septic inspections, soil tests and internet availability matter as much as the house.

**SEARCH BY HOME TYPE →**

# Researching schools

How to do your own homework, with official sources.

## START WITH THE STATE

Virginia's School Quality Profiles ([schoolquality.virginia.gov](http://schoolquality.virginia.gov)) show accreditation, test results, attendance and staffing for every public school and division.

## CONFIRM THE ZONE BY ADDRESS

Attendance zones follow addresses, not city names or neighborhood labels, and they change. Use each division's own lookup:

- Virginia Beach: [vbschools.com](http://vbschools.com)
- Chesapeake: [cpschools.com](http://cpschools.com)
- Norfolk: [npsk12.com](http://npsk12.com)
- Portsmouth: [ppsk12.us](http://ppsk12.us)
- Suffolk: [spsk12.net](http://spsk12.net)
- Hampton: [hampton.k12.va.us](http://hampton.k12.va.us)
- Newport News: [nnschools.org](http://nnschools.org)
- Williamsburg-James City: [wjccschools.org](http://wjccschools.org)
- York County: [yorkcountyschools.org](http://yorkcountyschools.org)
- Isle of Wight: [iwcs.k12.va.us](http://iwcs.k12.va.us)
- Gloucester: [gloucesterschools.com](http://gloucesterschools.com)
- Poquoson: [poquoson.k12.va.us](http://poquoson.k12.va.us)

## VISIT AND ASK

Tour schools, attend open houses and ask about:

- Class sizes and how placement works
- Advanced, IB, specialty and career-tech programs
- Special education and 504 services
- How transfer credits and records move
- Bus times, before- and after-care
- Any planned rezoning

## MILITARY FAMILIES

There are no DoD-run schools in Hampton Roads, so children attend local public or private schools. The Interstate Compact on Educational Opportunity for Military Children helps with enrollment, placement and graduation when you transfer, and each installation has a School Liaison who can walk you through it.

## A NOTE ON FAIR HOUSING

I don't steer anyone toward or away from an area. I'll show you where to find the facts and confirm the school zone for any home.

**SEARCH HOMES BY AREA** →

# Suffolk

Virginia's largest city by land, from Main Street to open farmland

## WHAT MAKES IT DIFFERENT

At about 430 square miles, Suffolk has more room than any city in Virginia. It pairs a historic downtown with planned waterfront communities in the north and working farmland to the south and west.

## SOMETHING FOR EVERY HOUSEHOLD

- Space: larger lots, acreage and room for a garden, a shop or horses
- Water: the Nansemond River and boat ramps at Bennett's Creek and Sleepy Hole
- Outdoors: the Great Dismal Swamp and the Seaboard Coastline Trail
- Town life: Main Street dining, a Saturday farmers' market and Peanut Fest each October
- Location: between the Southside and the Peninsula via I-664

## HOMES YOU'LL FIND

North Suffolk: planned communities, townhomes and waterfront homes near Harbour View.  
Downtown: historic homes with character.  
Chuckatuck, Driver, Holland and Whaleyville: custom homes, farmhouses and acreage.

## PRICE POINT

Median sale price about \$405K, with a median of 48 days on market (Redfin, Aug 2026).

## APPROXIMATE DRIVE TIMES (OFF-PEAK)

From downtown Suffolk:

- Norfolk Naval Shipyard · 25–30 min
- Newport News Shipbuilding · 30–35 min
- Naval Station Norfolk · 35–45 min
- Norfolk International (ORF) · about 40 min

## TIFFANY'S TIP

I live in Suffolk. Ask me which side of it fits your commute and you'll get the honest version.

[READ THE FULL SUFFOLK GUIDE](#) →

# Eat & explore

Suffolk: local favorites and things to do.

## POPULAR RESTAURANTS

- The MOD Olive: Tiffany's pick for vintage vibes and crafted cocktails
- Harper's Table: seasonal Southern
- The Baron's Pub: oysters and live music
- Amei's Bistro & Lounge
- Sushi AKA: chef-led sushi
- Nansemond Brewing Station
- Café Dâvina: coffee and crêpes
- The Mad Batter Confections & Cones

## A PERFECT DAY

Morning: Coffee and a crêpe at Café Dâvina, then Riddick's Folly House Museum.

Midday: Lunch at Harper's Table and the Mr. Peanut trail downtown.

Afternoon: The Seaboard Coastline Trail or river views at Sleepy Hole Park.

Evening: Dinner at Amei's, then a nightcap at The MOD Olive.

## THINGS TO DO

- Paddle Lake Drummond or walk the Washington Ditch in the Great Dismal Swamp
- Bike the Seaboard Coastline Trail
- River views at Sleepy Hole Park
- Lone Star Lakes Park: 11 lakes and a horse trail
- Suffolk Farmers' Market, Saturdays downtown
- Shows at the Suffolk Center for Cultural Arts
- Seaboard Station Railroad Museum

## ON THE CALENDAR

Earth & Arts Festival (April), Taste of Suffolk (September), Suffolk Peanut Fest (October) and Driver Days (fall).

## LOCAL TIP

Pack bug spray for the swamp from spring through fall. Trust me on this one.

**PLAN A SUFFOLK TOUR DAY →**

# Virginia Beach

Oceanfront energy, bayside calm and country quiet in one city

## WHAT MAKES IT DIFFERENT

Virginia's most populous city has the Atlantic, the Chesapeake Bay, the Lynnhaven River and Back Bay at its doorstep, plus farmland in the south. The Oceanfront, Town Center, Kempsville and Pungo can feel like different towns.

## SOMETHING FOR EVERY HOUSEHOLD

- Beaches: ocean, bay and the quieter south end at Sandbridge
- Outdoors: First Landing and False Cape state parks and Back Bay refuge
- City life: Town Center shops, dining and events
- Country: Pungo farm stands and strawberry picking
- Culture: the Virginia Aquarium and concerts at the Dome and Atlantic Park

## HOMES YOU'LL FIND

High-rise condos and beach cottages at the Oceanfront and North End; bayfront condos and townhomes along Shore Drive; established and newer single-family homes in Kempsville and Princess Anne; waterfront lots in Great Neck and Lynnhaven; raised beach homes in Sandbridge; acreage in Pungo.

## PRICE POINT

Median sale price about \$431K, typically 25 days on market (Redfin, summer 2026).

## APPROXIMATE DRIVE TIMES (OFF-PEAK)

From Town Center:

NAS Oceana · 10–15 min

JEB Little Creek–Fort Story · 15–25 min

Naval Station Norfolk · 25–35 min

Norfolk International (ORF) · about 20 min

## KNOW THE NOISE ZONES

Parts of Virginia Beach and Chesapeake sit in jet noise zones around NAS Oceana and NALF Fentress. I check every address.

[READ THE FULL VIRGINIA BEACH GUIDE](#) →

# Eat & explore

Virginia Beach: local favorites and things to do.

## POPULAR RESTAURANTS

- Waterman's Surfside Grille: home of the Orange Crush
- Terrapin: refined coastal Southern
- Commune: farm-to-table in the ViBe district
- Rockafeller's: seafood on Rudee Inlet
- Chick's Oyster Bar: bayside on Lynnhaven
- Doc Taylor's: a breakfast institution
- Three Ships Coffee
- Forbes Candies: saltwater taffy since 1934

## A PERFECT DAY

Morning: Coffee at Three Ships, then bike the boardwalk.

Midday: Lunch on Rudee Inlet at Rockafeller's, then the Virginia Aquarium.

Afternoon: Cypress trails and the bay at First Landing State Park.

Evening: Dinner at Terrapin and an Orange Crush at sunset.

## THINGS TO DO

- Bike the three-mile boardwalk
- Cypress trails and a bay beach at First Landing State Park
- Virginia Aquarium & Marine Science Center
- Mount Trashmore Park
- False Cape State Park by bike or boat
- Pick-your-own strawberries in Pungo each spring
- Shopping and dining at Town Center

## ON THE CALENDAR

Shamrock Marathon (March), Pungo Strawberry Festival (May), East Coast Surfing Championship (August), Neptune Festival (September) and Holiday Lights at the Beach (winter).

## LOCAL TIP

Summer weekends at the Oceanfront get busy. Locals head to the bay beaches or go early.

**PLAN A VIRGINIA BEACH TOUR DAY →**

# Chesapeake

Historic waterways, suburban ease and country quiet

## WHAT MAKES IT DIFFERENT

The Elizabeth River's Southern Branch gives Chesapeake a West Side (Western Branch and Deep Creek) and an East Side (Greenbrier, Great Bridge, Indian River and South Norfolk). South of both, farmland runs to the North Carolina line.

## SOMETHING FOR EVERY HOUSEHOLD

- Outdoors: the Dismal Swamp Canal Trail and Northwest River Park
- History: the 1775 Battle of Great Bridge and the oldest operating man-made canal in the U.S.
- Water: the Intracoastal Waterway and Great Bridge Lock
- Everyday ease: Greenbrier shopping and dining
- Country: strawberry picking and corn mazes in the rural south

## HOMES YOU'LL FIND

West Side: ranches, newer subdivisions, townhomes and waterfront homes. Greenbrier: townhomes, condos and established single-family homes. Great Bridge and Indian River: established and newer single-family homes. South Norfolk: early-1900s homes. Rural South: farmhouses, custom homes and acreage.

## PRICE POINT

Median sale price about \$447K, typically 28 days on market (Redfin, summer 2026).

## APPROXIMATE DRIVE TIMES (OFF-PEAK)

From Great Bridge:

Norfolk Naval Shipyard · 20–25 min

Naval Station Norfolk · 25–35 min

NAS Oceana · 25–30 min

Norfolk International (ORF) · 20–25 min

## KNOW YOUR TOLLS

The Chesapeake Expressway, Veterans Bridge and Jordan Bridge charge tolls. Battlefield Boulevard is the free route through Great Bridge.

[READ THE FULL CHESAPEAKE GUIDE](#) →

# Eat & explore

Chesapeake: local favorites and things to do.

## POPULAR RESTAURANTS

- The Butcher's Son: chop house
- Court House Cafe: she-crab soup since 1985
- Amber Lantern: waterfront dining
- Cutlass Grille: Jamaican and BBQ
- Pale Horse Coffee: veteran-owned
- Bergey's Breadbasket: farm pies
- Big Ugly Brewing and The Garage Brewery

## A PERFECT DAY

Morning: Pale Horse Coffee, then the Battlefield & Waterways Museum and Great Bridge Lock.

Midday: She-crab soup at the Court House Cafe.

Afternoon: Bike the Dismal Swamp Canal Trail or kayak Northwest River Park.

Evening: Dinner at The Butcher's Son, then Big Ugly Brewing.

## THINGS TO DO

- Bike the car-free Dismal Swamp Canal Trail
- Kayak or camp at Northwest River Park
- Free trails at the Chesapeake Arboretum
- Watch the boats at Great Bridge Lock Park
- Battlefield & Waterways Museum
- Spring strawberries and a fall corn maze at Bergey's

## ON THE CALENDAR

Chesapeake Jubilee (May), Celebrate Freedom fireworks (July), Chesapeake Virginia Wine Festival (October) and the Battle of Great Bridge reenactment (December).

## LOCAL TIP

Drawbridges open for boat traffic. Build a few extra minutes into any commute that crosses one.

**PLAN A CHESAPEAKE TOUR DAY** →

# Norfolk

Harbor city, Navy town and arts hub in one compact city

## WHAT MAKES IT DIFFERENT

Norfolk packs a lot into about 53 square miles of land: a waterfront downtown, Victorian homes in Ghent, 7.3 miles of Chesapeake Bay shoreline and the world's largest naval station. It also has the region's light rail and its main airport.

## SOMETHING FOR EVERY HOUSEHOLD

- Arts: the always-free Chrysler Museum and the NEON District
- Water: bay beaches at Ocean View and East Beach
- Car-light living: The Tide light rail and walkable Ghent and Downtown
- Outdoors: the Elizabeth River Trail and Norfolk Botanical Garden
- Entertainment: Norfolk Tides baseball, Nauticus and the Battleship Wisconsin

## HOMES YOU'LL FIND

Downtown and Freemason: high-rise and loft condos and historic townhomes. Ghent: Queen Anne, Colonial Revival and Tudor homes, rowhouses and condos. Colonial Place and Larchmont: established homes, some on the river. Ocean View and East Beach: bayfront condos, cottages and newer coastal homes.

## PRICE POINT

Median sale price about \$335K, typically 28 days on market (Redfin, summer 2026).

## APPROXIMATE DRIVE TIMES (OFF-PEAK)

From Downtown:

Norfolk Naval Shipyard · 10–15 min

Naval Station Norfolk · 15–20 min

JEB Little Creek–Fort Story · 15–20 min

Norfolk International (ORF) · about 15 min

## TIFFANY'S TIP

Some Norfolk streets see tidal flooding. I pull the flood zone and insurance picture for every home we tour.

[READ THE FULL NORFOLK GUIDE](#) →

# Eat & explore

Norfolk: local favorites and things to do.



## POPULAR RESTAURANTS

- Doumar's: cones and BBQ since 1934
- Freemason Abbey: dining in an 1873 church
- Saltine: seafood and oysters
- Varia: Italian at The Main
- Handsome Biscuit: breakfast
- Captain Groovy's: bayside raw bar
- Smartmouth Brewing

## THINGS TO DO

- Chrysler Museum of Art (free)
- Nauticus and the Battleship Wisconsin
- Norfolk Botanical Garden
- Virginia Zoo
- Norfolk Tides at Harbor Park
- The Elizabeth River Trail

## ON THE CALENDAR

NATO Festival (April), Harborfest (June) and the Grand Illumination Parade (November).

## LOCAL TIP

The Chrysler Museum's glass studio runs free demos. Check the schedule and go on a weekday.

**PLAN A NORFOLK TOUR DAY** →

# Portsmouth

Historic harbor, shipyard heritage and river views

## WHAT MAKES IT DIFFERENT

Founded in 1752, Portsmouth is a compact river city with 18th- and 19th-century homes in Olde Towne, the Navy's oldest and largest shipyard, and a ferry ride to downtown Norfolk.

## SOMETHING FOR EVERY HOUSEHOLD

- History: Olde Towne's 62-stop walking tour and the Lightship Museum
- Water: Elizabeth River views, marinas and the ferry
- Outdoors: Hoffer Creek Wildlife Preserve and Paradise Creek Nature Park
- Entertainment: the Children's Museum of Virginia, the Commodore Theatre and Rivers Casino
- Concerts: summer shows at High Street Landing

## HOMES YOU'LL FIND

Olde Towne: 18th- and 19th-century townhouses and homes, plus condos near High Street. Port Norfolk and Park View: Queen Anne, Craftsman and Foursquare homes. Cradock and Truxtun: WWI-era planned neighborhoods. Churchland: brick ranches, colonials and newer subdivisions, some on creeks.

## PRICE POINT

Median sale price about \$293K, typically 27 days on market (Redfin, summer 2026).

## APPROXIMATE DRIVE TIMES (OFF-PEAK)

From Olde Towne:

Norfolk Naval Shipyard · 5–10 min

Naval Medical Center Portsmouth · about 5 min

Naval Station Norfolk · 20–25 min

Norfolk International (ORF) · 25–30 min

## DID YOU KNOW

Norfolk Naval Shipyard is in Portsmouth. It took the Norfolk name in 1862 to avoid confusion with the shipyard in Maine.

[SEARCH PORTSMOUTH HOMES](#) →

# Eat & explore

Portsmouth: local favorites and things to do.



## POPULAR RESTAURANTS

- The Bier Garden: Bavarian fare
- Still: worldly tapas
- Lobscouser: High Street seafood
- Fish & Slips: marina raw bar
- Thyme on the River: Creole
- 619 Cantina: tacos and margaritas
- High Street Pizza & Pour House

## THINGS TO DO

- Children's Museum of Virginia
- Dinner and a movie at the Commodore
- The Olde Towne walking tour
- Kayaking at Hoffler Creek
- Portsmouth City Park
- Olde Towne farmers' and antique markets

## ON THE CALENDAR

Summer concerts at High Street Landing and Oktoberfest at The Bier Garden.

## LOCAL TIP

Park in Olde Towne, ride the Elizabeth River Ferry to Norfolk's Waterside and enjoy harbor views both ways.

**PLAN A PORTSMOUTH TOUR DAY** →

# Hampton

Four centuries of history, surrounded by water

## WHAT MAKES IT DIFFERENT

Hampton traces its roots to 1610 and pairs that history with the space age: Fort Monroe National Monument, NASA Langley Research Center and the Virginia Air & Space Science Center are all here.

## SOMETHING FOR EVERY HOUSEHOLD

- History: Fort Monroe, open to the public, and the Casemate Museum
- Beaches: Buckroe's lifeguarded bay beach and Grandview Nature Preserve
- Downtown: the 1920 Hampton Carousel and the Hampton River waterfront
- Outdoors: Sandy Bottom Nature Park and Bluebird Gap Farm
- Events: concerts at the Hampton Coliseum and free summer shows at Buckroe

## HOMES YOU'LL FIND

Downtown: condos and townhomes near the water. Phoebus: late-Victorian homes, cottages and bungalows. Wythe and Kecoughtan: early-1900s neighborhoods, some on the Chesapeake Avenue waterfront. Buckroe: beach cottages and condos. Fox Hill and Grandview: waterfront homes. Coliseum area: townhomes, ranches and newer homes.

## PRICE POINT

Median sale price about \$300K, typically 28 days on market (Redfin, summer 2026).

## APPROXIMATE DRIVE TIMES (OFF-PEAK)

From Downtown Hampton:

JBLE–Langley · 10–15 min

Newport News Shipbuilding · 15–20 min

Naval Station Norfolk · 20–30 min

Newport News/Williamsburg (PHF) · 15–20 min

## TIFFANY'S TIP

Hampton to Norfolk runs through the HRBT. Test the drive at your real commute time before you buy.

[READ THE FULL HAMPTON GUIDE](#) →

# Eat & explore

Hampton: local favorites and things to do.

## POPULAR RESTAURANTS

- The Deadrise: seafood at Fort Monroe
- Surf Rider Bluewater: marina seafood
- Fuller's Raw Bar: Phoebus oysters
- The Grey Goose: Phoebus café and bakery
- Venture Kitchen & Bar: Queens Way
- Firehouse Coffee 1881
- Oozlefinch Beers at Fort Monroe

## A PERFECT DAY

Morning: Firehouse Coffee 1881, then Fort Monroe's moat and Casemate Museum.

Midday: Lunch at The Deadrise, then the Air & Space Science Center.

Afternoon: The 1920 Carousel and the downtown waterfront.

Evening: Oysters at Fuller's Raw Bar in Phoebus.

## THINGS TO DO

- Walk Fort Monroe's moat and bayfront
- Virginia Air & Space Science Center
- Ride the 1920 Hampton Carousel
- Buckroe Beach and fishing pier
- Sandy Bottom Nature Park trails
- Bluebird Gap Farm

## ON THE CALENDAR

Blackbeard Pirate Festival (June), Hampton

Jazz & Music Festival (June), Hampton Cup

Regatta (late summer) and Crabtown Seafood Festival (September).

### LOCAL TIP

Fort Monroe is open to the public, no base pass needed. Start at the Visitor & Education Center.

**PLAN A HAMPTON TOUR DAY** →

# Newport News

Shipbuilding heritage, riverfront parks and walkable town centers

## WHAT MAKES IT DIFFERENT

Newport News stretches about 23 miles along the James River, from the shipyard and downtown waterfront to wooded parkland in the north. It's home to the only U.S. shipyard that builds aircraft carriers.

## SOMETHING FOR EVERY HOUSEHOLD

- **Outdoors:** Newport News Park's 7,700+ acres, one of the largest city parks east of the Mississippi
- **Walkable:** City Center at Oyster Point and Port Warwick
- **Culture:** The Mariners' Museum, the Virginia Living Museum and the Ferguson Center
- **Water:** the James River, Huntington Park Beach and boat ramps
- **History:** Hilton Village, the nation's first federal war housing project

## HOMES YOU'LL FIND

Downtown and East End: historic homes and newer infill. Hilton Village: 1918–1921 English village-style cottages. City Center and Port Warwick: townhomes, condos and brick single-family homes. Midtown and Hidenwood: established homes. Denbigh, Lee Hall and Kiln Creek: ranches, colonials, townhomes and larger lots.

## PRICE POINT

Median sale price about \$320K, typically 28 days on market (Redfin, summer 2026).

## APPROXIMATE DRIVE TIMES (OFF-PEAK)

From City Center:

Newport News Shipbuilding · 15–20 min

JBLE–Eustis · 15–20 min

JBLE–Langley · 15–20 min

Newport News/Williamsburg (PHF) · about 10 min

## TIFFANY'S TIP

North and south Newport News live very differently. Tell me where you'll work and we'll start there.

**SEARCH NEWPORT NEWS HOMES** →

# Eat & explore

Newport News: local favorites and things to do.



## POPULAR RESTAURANTS

- Fin Seafood: upscale seafood
- Circa 1918: Hilton Village dining
- Schlesinger's: classic steakhouse
- Saté: New American at City Center
- Steak & Tonic
- Harpoon Larry's: raw bar since 1991
- Crab Shack on the James

## THINGS TO DO

- The Mariners' Museum and the five-mile Noland Trail
- Virginia Living Museum
- Camp, fish or bike at Newport News Park
- Huntington Park Beach
- Virginia War Museum
- Shows at the Ferguson Center

## LOCAL TIP

Time dinner at Crab Shack on the James for sunset over the river.

**PLAN A PENINSULA TOUR DAY** →

# Williamsburg

Colonial capital, college town and Historic Triangle hub

## WHAT MAKES IT DIFFERENT

Virginia's former colonial capital is home to William & Mary and Colonial Williamsburg, linked to Jamestown and Yorktown by the scenic Colonial Parkway. The city itself is small; many Williamsburg addresses are in James City or York County.

## SOMETHING FOR EVERY HOUSEHOLD

- History: the 301-acre Historic Area, free to stroll
- Outdoors: Freedom Park, York River State Park and the Virginia Capital Trail
- Golf and river communities
- Entertainment: Busch Gardens and Water Country USA
- Shopping: Merchants Square, New Town and the Premium Outlets

## HOMES YOU'LL FIND

In town: Colonial Revival homes, cottages and condos near the Historic Area. James City County: golf and river communities, New Town townhomes and rural lots toward Toano. Upper York County: wooded neighborhoods and established homes.

## PRICE POINT

City of Williamsburg: about \$372K (Redfin, Jul 2026, small sample). James City County: about \$509K (Zillow, Jul 2026). York County: about \$444K (Redfin).

## APPROXIMATE DRIVE TIMES (OFF-PEAK)

From Williamsburg:

NWS Yorktown · 15–20 min

JBLE–Eustis · 20–25 min

Newport News Shipbuilding · 30–35 min

Richmond · about 1 hour

## KNOW YOUR LOCALITY

A Williamsburg mailing address can be in the city, James City County or York County. That sets your taxes, schools and services.

**SEARCH WILLIAMSBURG HOMES** →

# Eat & explore

Williamsburg: local favorites and things to do.



## POPULAR RESTAURANTS

- Fat Canary: upscale American
- Blue Talon: French-inspired bistro
- Berret's: local crab and oysters
- Waypoint: seafood and grill
- Opus 9: steakhouse
- Cochon on 2nd
- Amber Ox Public House

## THINGS TO DO

- Stroll Duke of Gloucester Street
- Busch Gardens and Water Country USA
- Jamestown Settlement and the American Revolution Museum at Yorktown
- Freedom Park trails
- Bike the Virginia Capital Trail
- The Kimball Theatre

## LOCAL TIP

Strolling the Historic Area is free. You only need a ticket to go inside the sites.

**PLAN A HISTORIC TRIANGLE TOUR** →

# The nearby counties

More room, small-town centers and water in every direction.

## ISLE OF WIGHT COUNTY · ABOUT \$411K

Historic Smithfield's Main Street, farms and acreage across the county, and waterfront on the James and Pagan rivers.

Eat: Smithfield Station, Taste of Smithfield, Wharf Hill Brewing.

Do: Isle of Wight County Museum, Fort Boykin Historic Park, Windsor Castle Park.

## YORK COUNTY · ABOUT \$444K

Yorktown's riverfront and battlefield, plus suburban neighborhoods in Tabb and Grafton.

Eat: Water Street Grille, Yorktown Pub, Carrot Tree.

Do: Riverwalk Landing, Yorktown Beach, the American Revolution Museum at Yorktown.

## POQUOSON · ABOUT \$498K

A small city of single-family homes, many on the marsh or the water, nicknamed "Bull Island."

Eat: Surf Rider, 185 Restaurant.

Do: Messick Point and the Poquoson Seafood Festival each October.

## GLOUCESTER COUNTY · ABOUT \$414K

Farmland, acreage and Mobjack Bay and York River waterfront, across the Coleman Bridge from Yorktown.

Eat: Olivia's In The Village, York River Oyster Company.

Do: Machicomoco State Park, Main Street at Gloucester Courthouse and the Daffodil Festival each April.

Prices: Redfin medians, three months ending Aug 2026.  
Small markets can swing.

### TIFFANY'S TIP

If a little more drive time is a fair trade for more land or a small-town feel, these localities deserve a tour.

[SEARCH THE NEARBY COUNTIES](#) →

# Getting Around

Chapter Three · Highways, travel times, the airport and the beaches



Hampton Roads is connected by bridges and tunnels, and they shape every commute. Learn a few names and the region clicks.

Then go find your beach. Locals have favorites, and now you will too.

## INSIDE THIS CHAPTER

- The road map: highways, bases and airports
- Travel times and the airports
- The beach map
- The beaches, decoded

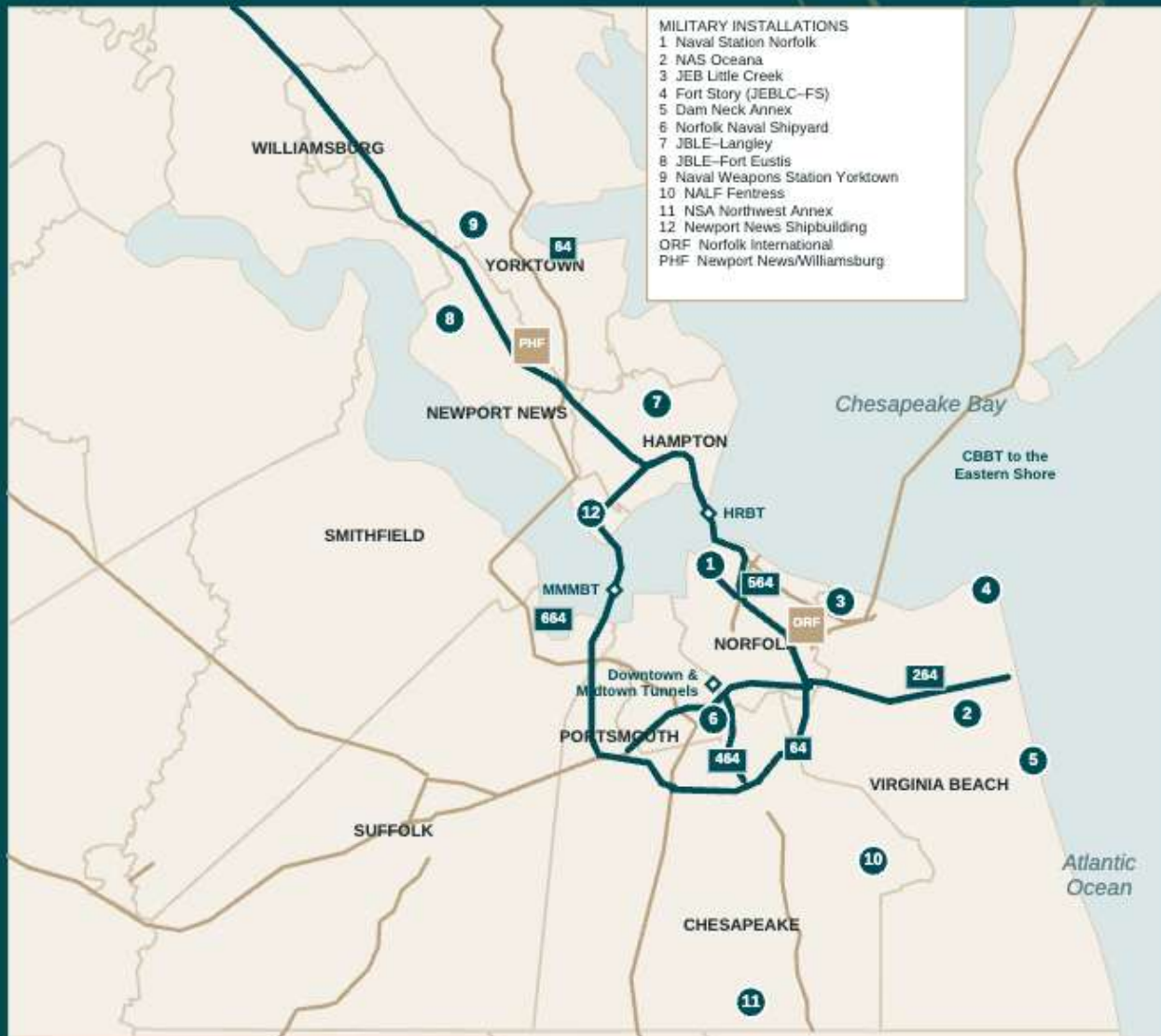
## TEST THE DRIVE

Before you buy, drive your commute at the hour you'll actually make it. Maps can't show you tunnel traffic.

**PLAN A COMMUTE TEST DRIVE** →

# The Road Map

Interstates, tunnels, installations and airports.



## HOW TO READ IT

Teal lines are interstates and gold lines are major highways. Diamonds mark tunnels. Numbered pins are installations; gold squares are airports.

**SEE TRAVEL TIMES** →

# Travel times

Approximate off-peak drives; tunnels at rush hour can add 30+ min.



## ACROSS THE REGION

Norfolk to VB Oceanfront · about 25 min  
 Suffolk to Norfolk · 30–35 min  
 Chesapeake to Newport News · 35–45 min  
 Hampton to VB Oceanfront · 40–45 min  
 Norfolk to Williamsburg · about 50 min

## BEYOND THE REGION

Outer Banks (Kitty Hawk) · about 1.5 hr  
 Richmond · about 1 hr 45 min from VB  
 Washington, D.C. · 3.5–4 hr

## TOLLS TO KNOW

Downtown and Midtown tunnels, the Chesapeake Expressway, the CBBT and the I-64 Express Lanes. Get an E-ZPass.

## THE AIRPORTS

Norfolk International (ORF) is the region's main airport, with about 40 nonstop destinations on seven airlines and a record 4.9 million passengers in 2025, including nonstop service to Cancún.

Newport News/Williamsburg (PHF) is small and quick, with limited service (currently American Eagle to Charlotte).

Richmond International (RIC) is about 90 minutes from Norfolk and worth checking for fares and routes.

## THE HRBT, EXPLAINED

The Hampton Roads Bridge-Tunnel expansion is expected to be substantially complete in 2027, adding free lanes and express lanes each way.

**SEARCH HOMES NEAR YOUR COMMUTE** →

# The Beach Map

Seventeen public beaches, from the Oceanfront to the York River.



## LOCALS' FAVORITES

Gold pins mark the beaches locals tend to choose: calmer water, easier parking and fewer crowds. Details on the next page.

[PLAN A COASTAL TOUR →](#)

# The beaches, decoded

Where visitors go, and where locals go instead.



## VIRGINIA BEACH

- 1 Oceanfront: the boardwalk scene; busiest
- 2 North End: quieter, residential, limited parking
- 3 First Landing: bay beach and forest trails
- 4 Chic's Beach: calm bay water, a local staple
- 5 Sandbridge: wide and quiet on the south end
- 6 Little Island Park: pier and all-day parking
- 7 False Cape: reachable by bike, foot or boat

## NORFOLK

- 8 East Beach · 9 Ocean View beaches
- 10 Willoughby Spit: calm water for paddleboards

## THE PENINSULA & BEYOND

- 11 Outlook Beach at Fort Monroe
- 12 Buckroe: free parking, pier, lifeguards
- 13 Grandview Preserve: quiet and wild
- 14 Huntington Park on the James
- 15 Yorktown Beach · 16 Gloucester Point
- 17 Jamestown Beach

## LOCAL TIP

Bay beaches have gentler waves and warmer water; the ocean has the surf. Most locals keep one of each in rotation.

**FIND A HOME NEAR THE WATER** →

# Making the Move

Chapter Four · Your team, your timeline and the move itself



A good move is mostly good sequencing: the right agent, the right lender and a plan that starts before the boxes do.

This chapter gives you the questions to ask and the checklists to keep.

#### INSIDE THIS CHAPTER

- Interviewing agents
- Interviewing lenders
- Your relocation plan
- Packing like a pro

#### WANT EVERY STEP?

For the full path from credit to closing, ask for my Homebuying Playbook.

**REQUEST THE HOMEBUYING PLAYBOOK** →

# Interviewing agents

Questions that separate a local expert from a license.

## ASK

How well do you know the whole region, not just one city?

Listen for: comfort comparing commutes, flood zones, tolls and housing styles on both sides of the water.

## ASK

How do you work with buyers who aren't here yet?

Listen for: live video tours, detailed notes and a plan for inspections, appraisal and closing from out of state.

## ASK

What's your experience with VA loans and PCS timelines?

Listen for: specifics, including appraisals and report dates.

## ASK

How will you communicate, and how fast?

Listen for: a clear cadence and a named backup.

## ASK

What does your buyer agreement cover, and how are you paid?

Listen for: a plain-language walkthrough before you tour.

## ASK

Who's in your network?

Listen for: lenders, inspectors, movers and property managers they've actually worked with.

## RED FLAGS

- Pushes you to decide before you've visited
- Can't answer questions outside one area
- Steers you toward or away from areas based on who lives there

### THE INTERVIEW GOES BOTH WAYS

A great agent will ask you just as many questions. That's how a plan gets built around you.

### INTERVIEW TIFFANY →

# Interviewing lenders

Talk to two or three, and compare them the same way.

## ASK

Which loan programs fit me, and why?

Conventional, FHA, VA, USDA (some rural areas qualify) and Virginia Housing programs all work differently.

## ASK

How often do you close VA loans in Hampton Roads?

Local experience matters for appraisals, the VA Tidewater process and timelines.

## ASK

Can you fully underwrite my approval before I shop?

A stronger approval makes a stronger offer.

## ASK

Can I close on time if I'm out of state or deployed?

Ask about remote signing and power of attorney.

## ASK

What will my Loan Estimate show?

Compare rate, points, lender fees and cash to close line by line, on the same day.

## ASK

How do you communicate during underwriting?

You want updates before you have to ask.

## DOCUMENTS TO GATHER NOW

- ☐ Two years of W-2s or tax returns
- ☐ Recent pay stubs or LES
- ☐ Two months of bank statements
- ☐ Photo ID
- ☐ VA Certificate of Eligibility, if using VA
- ☐ Orders or offer letter, if relocating

## A CURATED INTRODUCTION

I can connect you with lenders who communicate clearly and close on time in Hampton Roads.

**ESTIMATE YOUR PAYMENT** →

# Your relocation plan

A timeline to adjust around your orders, job offer or lease.

## 90+ DAYS OUT

- Choose your agent and lender
- Get fully pre-approved
- Narrow to two or three cities
- Research schools, flood zones and commutes
- Price out movers or your PCS move

## 60 DAYS OUT

- House-hunting trip or live video tours
- Make your offer and schedule inspections
- Book movers and request time off
- Start utility and internet setup

## 30 DAYS OUT

- Bind insurance, including flood if needed
- Forward mail and update your address
- Gather school and medical records
- Plan pet travel and vet records

## AFTER YOU ARRIVE

- Title and register vehicles with Virginia DMV (within 30 days)
- Get a Virginia driver's license (within 60 days)
- Register to vote
- Learn your locality's personal property tax on vehicles
- Military: ask about SCRA and residency rules for taxes

### TIFFANY'S TIP

Starting about 90 days out gives you room to breathe. Earlier is better; later is still doable.

**START YOUR RELOCATION PLAN** →

# Packing like a pro

Pack once, unpack faster, lose nothing important.



## BEFORE THE FIRST BOX

- Declutter by room; don't pay to move it
- Photograph electronics setups before unplugging
- Measure big furniture against the new floor plan

## AS YOU PACK

- Label every box with room and contents, on two sides
- Heavy items in small boxes, light in large
- Number boxes and keep an inventory

## THE OPEN-FIRST BOX

Sheets, towels, toiletries, chargers, tools, paper towels, trash bags, pet supplies and a shower curtain.

## TRAVELS WITH YOU

Documents, medications, jewelry, keys, laptops and anything irreplaceable.

## MILITARY MOVES

Separate pro-gear and document high-value items before the packers arrive.

## COAST-READY PACKING

Humidity is real here. Avoid storing wood furniture, photos and leather in a unit that isn't climate controlled.

**ASK ME FOR MOVER REFERRALS** →

# Ready when you are.

Tiffany Mosby · Realtor | Team Leader · Epique Realty

## STEP ONE

Book a relocation call: your timeline, budget and must-haves.

## STEP TWO

Meet a lender and get fully pre-approved before you tour.

## STEP THREE

Tour in person or by live video, then choose your city.



Military Trusted | Relocation Tested | Coast to Coast. I help families buy, sell and relocate across Hampton Roads with confidence. A move is one of life's biggest decisions, so I stay responsive, anticipate challenges and use deep local knowledge to save you time and money.

About a third of my clients buy or sell from out of the area, so virtual tours and remote closings are second nature.

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Hampton Roads

# Welcome home to the 757.

Questions at any stage? Call or text, or  
book time on my calendar.

Your agent  
Tiffany Mosby

Realtor | Team Leader

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