

Portsmouth city, VA

County · VA · Virginia

SELLER'S MARKET

\$264K

MEDIAN SALE PRICE

+3.1%

1-YR CHANGE

2,117

SALES (12 MO)

\$275K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



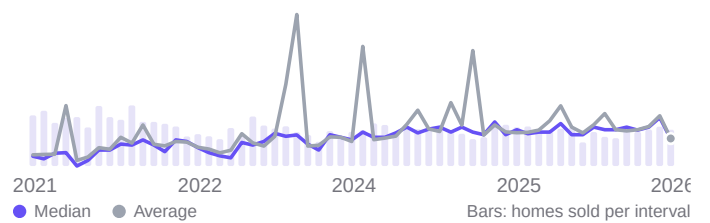
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$242K · Average \$243K

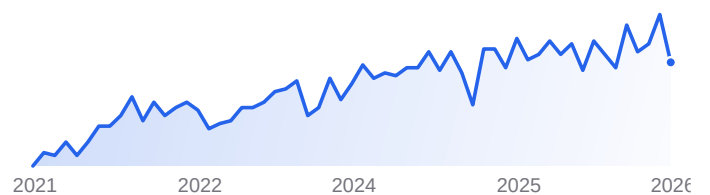
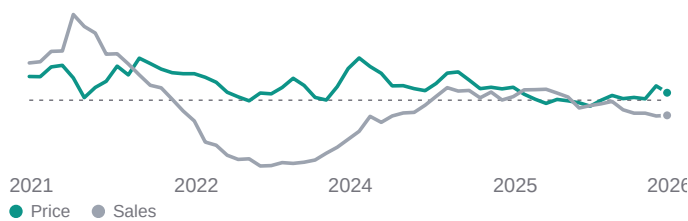


Growth (year over year)

Price +3.1% · Sales -6.4%

Price per square foot

\$173/ft²

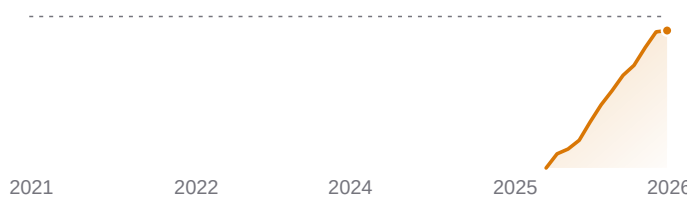


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

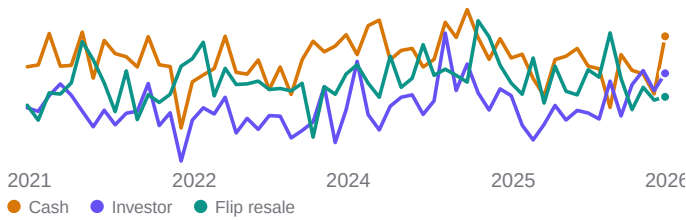
6.4%



BUYERS & OUTCOMES

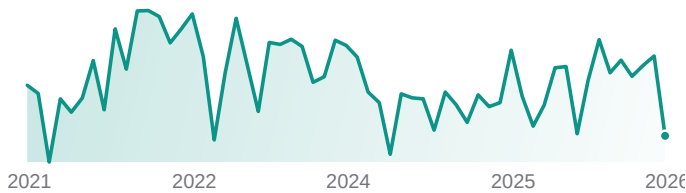
Buyer mix

Cash 22% · Investor 16% · Flip resale 13%



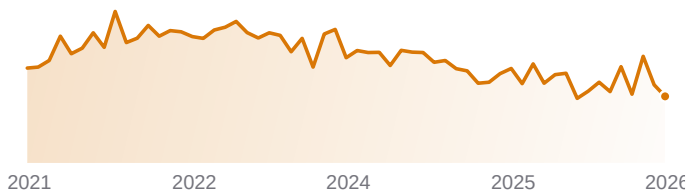
Sellers who sold at a gain

87%



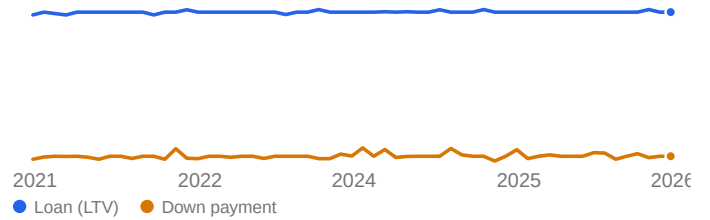
Median annualized return at resale

+4.5%



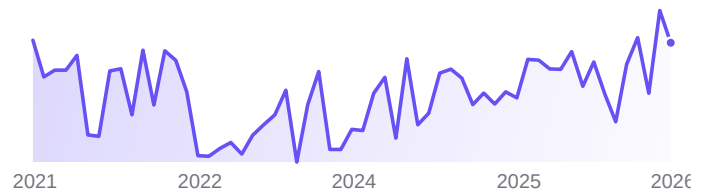
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 5.0%



Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 22 · Auction stage 22



HOUSING STOCK

Homes	32,990
Median value (AVM)	\$275K
Median size	1,474 ft²
Median bedrooms	3
Median year built	1960
Single family	80%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	1.6%
Owner occupied	72%
Company owned	12%
Median loan-to-value	60%

Typical ownership tenure

11.8 yrs

COMMUNITY

Population	96,787
Density	2,907 / mi²
Median household income	\$60K
Average household income	\$79K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	29
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	17.1%
Unemployment	0.9%
Average temp	59°F
Annual precip	47 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.