



Southern Shores

Quiet Location: Beautiful wood accents, quality materials and fine craftsmanship can be found in this unique 3 bedroom design. Ask us about the large lot and pathway to the beach. \$325,000.



Southern Shores

Canal Front! Excellent design and quality are reflected throughout this 3 bedroom home with huge family room. Arguably the best maintained home on the Outer Banks inside and out. Fantastic dock, boat basin and bulkhead and just minutes from the sound! \$599,999.



South Nags Head Gem!

This fabulous cottage would be a great rental or perfect for year round beach living! Located near Oregon Inlet Fishing Center, this property offers an open living area, 3 bedrooms, and lots of deck area for ocean and sound views. Community features include a bike path and convenient beach. \$349,900

Home Team Realty
Market Place Shopping Center
5535 N. Croatan Hwy
Southern Shores, NC 27949

BULK RATE
AUTO
US POSTAGE PAID
NAGS HEAD NC
PERMIT #14

«Missing merge field»
«Missing merge field»
«Missing merge field»
«Missing merge field», «Missing merge field»
«Missing merge field»
«Missing merge field»

Search all Outer Banks Listings at www.hometeamobx.com/forsale

Some of the advantages listing with Home Team Realty

- Visual Tours with every listing.
- Reflective Sales Signs
- Team Approach

In this issue:

- New Beachcomber Museum
- Save money on your mortgage
- Interesting Outer Banks Websites
- Real Estate Activity
- Properties for sale



Staff at Home Team Realty L-R Melissa, Jeff, Lori & Karen (sitting)

Exceptional Service Every Step of the Way!

The Carolina

RE View

Real Estate

\$.75

A quarterly service for buyers and owners of Outer Banks real estate Winter 2004

New Beachcomber Museum Now Open

Everyone that loves the Outer Banks has at one time or another walked the beach in search of beach glass, shells or something special that the ocean uncovered.

A new museum has just opened at Milepost 13 in Nags Head that displays the beach treasures found during a lifetime of beachcombing legend Nellie Myrtle Pridgeon. She gathered an incredible variety of items until she passed in 1992.



Stop by this museum sometime and enjoy seeing beach glass, messages in bottles, Indian artifacts, rare shells and war remnants all combed from her days walking the beaches.

Shave money and months off your mortgage

By Margaret Wells

Many homeowners are able to shave thousands off their mortgage by making one extra payment per year. This is less difficult than it appears. Simply pay an additional one twelfth of a mortgage payment each month. You should label the additional funds as payment towards principle on your coupon book or in your automatic draft.

An additional payment each year can make a big difference since most of a 30 year mortgage payment during the first 17 years is interest. Making an extra payment each year on a \$200,000 mortgage at 6% with a 30 year term will result in roughly \$62,000 in savings over the life of your loan and it will be paid off in just 24 years.



Even if you do not feel comfortable adding a payment a year to your monthly mortgage payment, consider adding just a little. For more information on how additional principle payments could help you contact Margaret Wells at Country Wide 252-202-8334 or Home Team Realty.

Cool Outer Banks Websites

<http://www.noaanews.noaa.gov/stories/s2091.htm> This site has aerial photos of the Outer Banks taken by NOAA the day after Hurricane Isabel came ashore. You can see the results of the storm from Corolla South through Hatteras and Bogue Banks from a bird's eye view. Click on the link at the bottom of the page.

<http://www.lib.ecu.edu/exhibits/wright/> This site has enhanced historical photos of the Wright Brothers at Kitty Hawk. See things here that were unclear before in these old shots.

<http://www.wrightexperience.com> This site has short movies of the Wright flyer taking flight prior to the 100th Anniversary Celebration as well as other interesting info about the event.



2003 Real Estate Activity Still Strong

Property in Dare County's Northern Beaches enjoyed considerable appreciation in 2003. Low interest rates, a scarcity of raw land and a steady stream of buyers helped spur on this upward trend.

Houses

Year	# Sales	Average Sold Price	Average Days on Mkt	List to Sold Price%
2003	1128	\$376,830	132	97.6
		30%		
2002	1087	\$310,241	127	97.9

Lots

Year	# Sales	Average Sold Price	Average Days on Mkt	List to Sold Price%
2003	340	\$187,046	139	96.4
		30%		
2002	523	\$143,543	148	96.6

For a complete market summary on a specific area please call or email Home Team Realty at the number below or info@hometeamobx.com