



The Carolina R E View

Real Estate

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

Winter 2008

Outer Banks Winter Activities

Alligator River National Wildlife Refuge

This time of year is a great time to visit this refuge on Dare County's mainland. This 152,000 acre wildlife refuge is the wintering home to thousands of waterfowl as well as a permanent home to many other types of wildlife. When it is cold and breezy on the beach it is usually much warmer and less breezy here. Take an afternoon and explore some of the 150 miles of roads. Who knows; you might spot a deer, a red-headed woodpecker or a red wolf!



Mill Tail Creek in the Refuge

IN THIS ISSUE:

- *Winter Activities*
- *OBX Market Update*
- *Call before you dig!*
- *Listings*
- *Thank You!*
- *Rental Income*
- *Buyer's Checklist*
- *Calendar of Events*

A few Outer Banks Web Cameras



<http://beachcam.kdhnc.com/view/index.shtml> View east from the Ocean Bay Blvd beach access.

<http://nagsheadpier.com/piercam.htm> Nags Head Pier. See if the fish are biting.

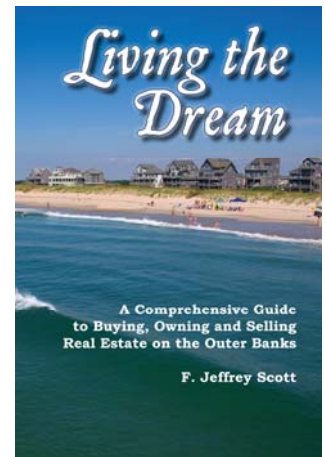
<http://monumentcam.kdhnc.com/view/index.shtml>

View sunsets near the Wright Memorial.

2008 OBX Real Estate: A buyer's year!

Market Conditions favored buyers throughout 2007. List price to sold price ratios dropped to their lowest level in years and average sales prices were also down for the second straight year in many areas. Inventory also remained high with an absorption rate of more than two years. The year ended with more than 1500 properties sold through the local MLS system and more than 4000 on the market. Many buyers picked off properties owned by banks and desperate sellers causing prices to drop especially in the second half of the year. Despite these factors, the resort real estate market continues to change in buyers' favor. Gross rental incomes on vacation homes have come up and interest rates are approaching record low levels again. Outer Banks properties are now more affordable than they have been in close to five years! View a complete and updated market summary in our office window or go to the following web address:

<http://www.scottrealtyobx.com/files/yearendscottreport2007.pdf>



Buy Jeff's book
online at:

livingthedreamobx.com



Increase Vacation Rental Income

Now is the time that most vacationers choose a home for their summer vacation. Vacation home owners can increase their repeat guests by informing them of the updates and new features of their cottage. Mailing this information in a postcard or newsletter form will improve your results.



Thank you! Thank you! Thank you!

Thanks to you, our friends and clients, we are celebrating five years in our current location at the Marketplace Shopping Center in Southern Shores. It is hard to believe five years has gone by so quick! Also our 2007 sales were up almost 25% over 2006! We understand without your help these accomplishments would not be possible. Thanks for allowing us to help you and for your referrals!

Call 811 Before You Dig

If you are putting in a fence or planting a large plant on your property, it is a good idea to have your underground utility lines marked prior to digging. Accidentally cutting utility lines can be both costly and dangerous. The Outer Banks has a new service that will come out and mark the underground utilities for free. Simply call 811 and give the operator the address where you will be digging and someone will come in the next few days to mark your underground utilities.

Outer Banks Winter Activity: Whale watching

Many species of whales migrate past the Outer Banks during the winter. If you are on the beach, keep an eye out for whale spouts. Many times whales can be seen feeding under a flock of diving birds. If you go out specifically looking for whales, pick a spot on the beach where the you can get a high vantage point and bring along a pair of binoculars.



Create a checklist when house hunting

Having a checklist when looking at purchasing can help a buyer compare apples to apples. Below is a link to items a buyer may want to consider adding to their checklist on the Tidewater Builder Association's web site.

http://tbaonline.org/new_home_buyers_checklist.php

Scott Team Realty offers a unique business model.
Ask us how it can result in a higher level of service for you.

Mission Statement

Helping people realize their real estate dreams by developing lifelong relationships through offering
Exceptional Service Every Step of the Way.

Scott Team Realty 5535 N. Croatan Hwy Southern Shores, NC 27949
Toll Free 866-438-8382 Local 252-261-1500 www.scottrealtyobx.com

Scott Team Classifieds



South Nags Head Cottage Court!

\$2,999,000

This property consists of eleven different buildings and fourteen units on the ocean front in Nags Head. Enjoy the established rental business and the opportunity for possible future development.



Nags Head Ocean Front

Reduced! \$799,000

This wonderful beach cottage has tongue and groove walls and ceilings that give it a unique charm. It is just a few steps over the dune of this large, deep lot to one of the most desirable Outer Banks beaches.



Kitty Hawk Condominium

\$220,000

Enjoy this ground floor unit high on a hill in Sandpiper Cay. The tennis courts and the swimming pool are just a few steps away. Recent upgrades include new floor coverings and interior paint. Great Outer Banks location!



Southern Shores Second Home

Reduced! \$459,000

This quality home has only been used as a second home and has been treated like a member of the family! Tons of recent improvements and short distance to one of the least crowded beaches of the Outer Banks!



Canal front in Kitty Hawk

\$455,000

This deep water canal front home has direct sound access. It is a perfect spot for a sailboat or pleasure craft. Sellers have impeccably maintained this property. Enjoy the Nature Preserve bordering on two sides!



Village at Nags Head

\$550,000

Updates to this showplace include Australian Cypress wood floors, and new paint throughout. Enjoy the floor plan for easy beach living. Amenities include golf course, sound access, beach club and pool.



South Nags Head Beauty!

\$579,900

This wonderful beach cottage is located on a large lot adjacent to the Cape Hatteras National Seashore. Enjoy easy beach access and the many rooms available for entertainment. This would be a great rental or second home.



South Ridge in Nags Head

\$379,000

Enjoy the comfortable floor plan of this well maintained house on a great high corner lot just a short distance from the sound. Many recent upgrades including a recent remodel. This one is a great value!

Building Lot

Martin's Point Semi-Sound Front Fabulous lot in one of the most desirable subdivisions on the Outer Banks. This level, wooded lot offers plenty of privacy and a perfect site for an Outer Banks dream home. Drastic price reduction to **\$255,000**



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

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

Your referrals
are greatly appreciated!

Toll Free 866-438-8382
Local 252-261-1500
info@scottrealtyobx.com

OBX Winter Events

February 19 Plants Then and Now

Listen to herbal wisdom of the sixteenth century and learn what modern chemists say. Learn plant lore of the 16th century explorers and about ornamentals suitable for Outer Banks gardens. Call (252) 473-3761 for more info.

February 23 Elizabethan Rendezvous Cabaret

Penguin Isle Restaurant, Nags Head. 5:30 p.m. to 9:30 p.m. A seven-course gourmet meal, prepared by the Penguin Isle chef, is interspersed with musical entertainment provided by Elizabeth R & Company's professional performers. Admission is \$100 per person. Limited seating; Reservations are required. For more info. call (252) 473-1061.

March 1 - 2 Roanoke Island 1862 - A Civil War Living History Weekend

In the Outdoor Pavilion and Mall at Roanoke Island Festival Park. Commemorating the 146th Anniversary of The Battle of Roanoke Island at Roanoke Island Festival Park. Festival will feature re-enactors of Union and Confederate soldiers and Civil War-era sailors and civilians. For more information call (252) 475-1500.

March 6 - 9 Taste of the Beach 2008 - Foodie Weekend

In March, The Dare County Restaurant Association and Accommodations Industry come together to present a four day culinary festival, March 6th through March 9th, "celebrating original Outer Banks restaurants and the best of the islands." Restaurants will host exclusive dinners offering special menus with wine pairing ideas, feature guest chefs, brewery tours, cooking classes. For a complete listing of events, accommodations and packages go to obxtasteofthebeach.com

March 8 - 9 War Zone: World War II off North Carolina's Outer Banks

Saturday, March 8 at 3 p.m. at Kill Devil Hills Library and Sunday March 9 at 3 p.m. at Hatteras Village Civic Center. NC Roads Scholar Kevin Duffus explores World War II attacks off the west of NC's Outer Banks. He has compiled a stunning collection of eyewitness stories of merchant sailors, coast guard recruits and residents who survived the events. For more information please call (252) 473-2372.

March 16 Annual Kelly's Restaurant and Tavern's St. Patrick's Day Parade

North Carolina's largest St. Patrick's Day Parade. Beach Road MP 12 - 10.5, Nags Head. 1:00 pm. Rain or Shine. For more information please call (252) 441-4116 or visit kellysrestaurant.com

March 22 Kitty Hawk Kites Easter Eggstravaganza

MP 12.5, Kitty Hawk Kites, Nags Head. 10 a.m. to 2 p.m. Come celebrate Easter at Kitty Hawk Kites with the Outer Banks Largest Easter Egg Hunt! For more information call (877) FLY-THIS or visit kittyhawk.com

We're on the web! www.scottrealtyobx.com