



The Carolina Real Estate View

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

Summer 2018

Seashells and Shipwrecks

The Outer Banks encountered probably the stormiest March on record with no less than five nor'easters in the month. Waves from these storms exposed a shipwreck in Nags Head and one on Hatteras Island. They also deposited tons of shells on some Outer Banks beaches. The four-wheel area north of Corolla had thousands of starfish and tons of conch shells wash up on the beach.



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Outer Banks Real Estate Update

2018 started off a little slower than 2017 but it's likely that was due to poor weather. Contracts through May were very close to 2017's record year and inventory continues to decrease. The number of listings in the local MLS system this June was about 7% lower compared to June of 2017. Both average sales prices and median sales prices are modestly up in most market segments as well. For more info on any market segment please feel free to contact Scott Team Realty or go to <http://scottrealtyobx.com/>



Outer Banks Dolphin Research

Both the ocean and the sounds around the Outer Banks are home to many dolphins for at least part of the year. The Outer Banks Center for Dolphin Research has been studying dolphins here since 2008. They see some local dolphins so frequently that they have names and know some of their travel patterns. To learn more about Outer Banks dolphin research, donate or purchase a t-shirt go to www.obxdolphins.org



Kitty Hawk Beach Nourishment... Before & After



This is one incredible home just one lot from the ocean! Completely renovated down to the studs by Sandmark Custom Homes, one of the Outer Banks top builders. Not a single detail was left out nor was any corner cut in the construction of this beautiful home. Perfect for a second home or vacation rental
\$899,000



Scott Team Classifieds



Southern Shores Dream Home!

\$554,000

This Southern Shores beach home is perfect for a vacation rental or a second home. Enjoy the sunrises over the Atlantic from the large living room or kitchen. Many recent upgrades have this home just about move-in ready! Also enjoy the pool, the hot tub and the game room.



Kitty Hawk Vacation Cottage!

\$499,000

This five bedroom beach cottage on a large lot has two master suites as well as two Jack and Jill bedrooms. There are ocean views from the large decks, covered porch and living area. It also has a pool and a hot tub. Check out this great floor plan on a quiet street just steps to the beach!



In the Dunes of Southern Shores

\$315,000

This Southern Shores beach home has the classic reverse floor plan. With four bedrooms and two baths it would be perfect for a weekend getaway or vacation rental. There is plenty of room for a pool and is close to a great beach access. Almost new HVAC system, water heater as well as some new siding and windows.



Classic Corolla Vacation Home!

\$649,000

If you are looking for vacation rental amenities, then this house has it! In addition to the more common amenities like a pool, this home has a media room, a kiddie pool, a game room, ocean views, elevator and much more! Located in the desirable Whalehead subdivision, this one should not be missed!



Mainland Sound Front!

\$249,000

This residence includes 2.4 acres on the Albemarle Sound in three separate parcels. This large, well maintained double-wide home is on an exceptionally large concrete slab. Adjacent to the property is a small boat harbor with a boat ramp providing access to the Albemarle Sound.



OBX Ocean Front

\$479,000

This home has an incredible amount of updates including new appliances, kitchen cabinets, granite counter top, master bathroom renovation, flooring, sliding patio door. It is fully rented for the season and ready for a new owner. Water views can be had from just about every room in the house!



Mainland Home Site!

\$30,000

This is a perfect spot for a primary residence on high ground right near the state 4-H center in the highly desired Smith's Landing subdivision. Here you'll find the beautiful waters of the Albemarle Sound. Included with this lot is an easement to a small boat harbor that gives you water access to the Albemarle Sound.

Thinking of selling? We want your listing here!

Over 3000 copies of this newsletter are mailed to owners and buyers of Outer Banks real estate. Even more are emailed.

Scott Team Realty 5535 N. Croatan Hwy Southern Shores, NC 27949
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What is RPR?

RPR stands for Realtor Property Resource. This is a new app available to Realtors that can provide you with a tremendous amount of information. For buyers it's now possible for your agent to get the last sales price, loan information and tax assessment on a specific property right on their phone while looking at the house. For sellers your agent now has access to detailed algorithms that help sellers know exactly what's going on in their market segment. Scott Team Realty agents would be happy to put this new tool to work for you!



Alligator in Kitty Hawk

In early May the Coastland Times reported that a nine-foot alligator was captured, tagged and released in a Kitty Hawk canal. Alligators are rarely seen on the Outer Banks but are commonly seen in the salt marshes and wetlands of mainland Dare County.

Beware of Unlicensed Agents!

Using an unlicensed drone operator to video or photograph your home is like hiring a contractor who does not carry workman's compensation insurance. It will likely be fine unless they have an accident. An accident could be costly to all involved. When choosing a Realtor make sure they or their photographer has a remote pilot's license before signing that listing agreement! Jeff Scott carries both the FAA license and the North Carolina license required to legally take drone pictures of your property.



Hurricane Isabel 2003

Know Your Flood Zone

Federal Flood Maps are regularly revised about every ten years. The new proposed maps will likely be approved within a year. These new maps show that most Dare and Currituck properties are less likely to flood than the current maps. This means that many premiums for flood policies should go down once the new maps are approved. Many local municipalities are considering more restrictive building codes for areas prone to flood. For more information on when the maps will become effective or how to lower your flood premium contact Scott Team Realty or go to <https://obxfloodmaps.com>.

All referrals are appreciated. Our greatest professional privilege is to serve your family and friends.

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

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OBX SUMMER EVENTS

Suzanne Tate Merri-Lee Monarch Book Signing July 20
Island Book Store Duck <http://islandbooksobx.com/>

OBX Watermelon Festival Aug. 1
Jockey's Ridge Crossing Nags Head <https://www.kittyhawk.com/events/>

Sandbar 5K Race August 5
On the beach at Milepost 4.5 in Kitty Hawk

Surfing for Autism August 10
Jennette's Pier Nags Head <http://www.surfingforautism.org/>

100th Anniversary of the Mirlo Rescue August 16
Chicamacomico Lifesaving Station Historic Site Rodanthe
<https://chicamacomico.org/mirlo-rescue/>

The Lost Colony Backstage Tours through August 22
Manteo Recurring weekly Monday through Saturday
<https://www.thelostcolony.org/>

WRV Outer Banks Pro Surf Contest Aug 29 – Sept 3
Jennette's Pier Nags Head <http://wrvobxpro.com/>

Kitty Hawk Surf Co. Kayak Fishing Tournament Sept 15
<https://www.kittyhawk.com/event/kayak-fishing-tournament/>

Surfalorus Film Festival September 20 – 22
300 Queen Elizabeth Ave. Manteo <https://www.darearts.org/surfalorusfilmfestival>

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