



The Carolina

Real Estate View

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

Winter 2021

Historic OBX Real Estate Sales Numbers

A common effect of the pandemic in many parts of the country has been strong real estate sales. This has been especially true on the Outer Banks since May. Many OBX prospective buyers are saying "Now that I don't have to commute, where on the beach do I want to live?" New records were set in 2020 for the number of sales in the Outer Banks Association of Realtors' MLS system. Last year broke the old 2005 boom year record by more than 10%! Another historic local real estate milestone reached is the lack of inventory. As of this writing there are fewer than 1100 properties for sale in the local MLS system. That's the lowest amount since we have been keeping count back in 2003. **See Sales on Pg. 2**



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Bluefin Tuna Season

David Daniels, Captain of the SeaDucer Charter boat, commercial fishes for bluefin tuna in the winter. Last year, bluefin fishing was as good as it has been for close to twenty years. These giant tuna were abundant and many were a rather large class of fish. Daniels said that almost all his fish were over 500 lbs. and one likely was close to 900 lbs. before being dressed. When you are looking for a top Gulf Stream charter captain, contact Captain David or visit his web site at

<http://www.seaducersportfishing.com/>



7 bedroom Vacation Rental!

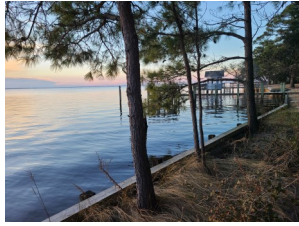
This Nags Head vacation rental machine opportunity generated over \$44,000 in rental income each of the last two years. There are five bedrooms on the top floor with an interior stairwell to additional ground floor living. No roads to cross to get to the beach and it is adjacent to the community pool. A perfect property for a creative landlord. **Now priced at \$399,900!**

Support the OBX Beach Food Pantry

Not all Outer Bankers have enjoyed the Outer Banks strong economy. Some service industries continue to be hard hit by the pandemic. The beach food pantry was first organized in 1989 by some Outer Banks churches. At that time the Outer Banks was in a recession and many people were in need of food. This charity became a 501(c)(3) organization in 2004. Their mission is to fight hunger and poverty in Dare County by providing temporary assistance of food and information on other services to help alleviate hunger and poverty. Over 300 food pantry volunteers help locals in need. In today's crisis this group is making a difference for hundreds of Outer Bankers. For more information on helping them go to <https://beachfoodpantry.org/>



Scott Team Classifieds



Corolla Sound Front Lot

\$299,000

With unobstructed sunsets over the sound, views are just one of the many reasons to build your dream home here. This high lot is already bulk-headed and should require very little sitework to accommodate your new home. To make it even easier, a survey and home site plan (for a 6 bedroom home with a pool!), were completed in August 2020 and are available.



Old Nags Head Cove

\$135,000

This lot would be a great building site for your Outer Banks home! It is less than 750 feet to the Outer Banks Mall with no streets to cross. Here you should get that big sky, beachy feel because this lot is elevated. Flooding won't be an issue here. Old Nags Head Cove is one of Nags Head's most established subdivisions and one of its finest boating communities.



Just Steps to the Beach!

\$459,000

There are no roads to cross to get to the beach from this lovely beach cottage in South Nags Head. This home has some recent updates including new siding, decks and interior paint. You'll be surprised at how big the living area is in this home. With decks or porches on three sides of the house it's easy to find a perfect spot to read a book or virtually work while listening to the ocean.

Looking for listings...we'd love to market your property here!



Sales continued from page 1

It's also less than a third our historic high inventories of 2005 and 2006. What does this mean for sellers? It means that if you are thinking about selling and have a number in mind then make sure you talk with your Realtor about the latest recent similar sales. **What buyers will pay is changing.** If you are thinking about buying then make sure you have your Realtor set up MLS searches for you. When something meets your criteria, it will be immediately emailed to you. Without this service it may be sold by the time you find out about it. Please feel free to call on us to help you with this process.

Kitty Hawk History Videos

The town of Kitty Hawk has begun a series of videos on the history of the area. Currently there are a couple on their YouTube channel. Learning about the history of Kitty Hawk gives you more understanding of our area, our culture and why this is such a special place. Kitty Hawk also archives town meetings on their YouTube channel. Here's a link:

<https://www.youtube.com/user/TownofKittyHawk/videos>



Recycle Your Oyster Shells

The cold months are the time on the Outer Banks for oyster roasts. Not only are local oysters a delicacy but they also play a very important role in the health of our sounds. A single oyster can filter up to 50 gallons of water per day removing substances harmful to fish and other sea creatures from the water. The North Carolina Coastal Federation accepts oyster shells to start new oyster beds in the sound. Both the KDH Recycling Center and Jockey's Ridge State Park will accept your oyster shells. For more info call Scott Team Realty or go to <https://nc coast.org/shellrecycling>



Jockey's Ridge Oyster recycling near hang glider in the park.

OBX Seamstress Maria Avaral

Is it time for a slip cover for your couch? Do you need a new set of drapes? If it's time then you may want to consider calling Maria. The Scott family has used Maria's services and have been very happy with all the work she's completed for us. Since the pandemic started Maria has also created many masks for people. You can reach Maria at 703-994-8383 or check out her work on Instagram at @seesewingdoing



New Slip Covers!

Viewing OBX Houses From Afar

Even if you can't get to the beach now it's likely your interest in property here has not changed. In fact, you may have even more interest in being on the beach since it's easy to social distance



here and much easier for the community to isolate. Taking videos of Outer Banks property is not new to most local Realtors. Frequently we have clients who cannot drop everything and drive to the beach. In those instances, we either take a video of a house and upload it to the cloud or we can have a video phone call with you at the property. While we are at the house we can also talk about the pros and cons of what you are viewing. If you see a property that looks like it might work for you then please don't hesitate to contact us. If the property still warrants a visit after we talk about it then we'll video it and email you a link.

New OBX Market Report Service

Scott Team Realty now offers a market report for each Outer Banks town. This report is full of good information like average sales prices, recent sales, demographics and price trends for both land and homes in the real estate market of that town. You can gain access to these reports by going to any of the town pages, or the market report page of scottrealtyobx.com. You can also simply contact us and we'll have them sent to you automatically once a month.

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



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

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OBX Social Distancing Ideas

It's unknown how the pandemic will affect normally scheduled OBX events this spring. As a result, we've put together a list of a few fun winter/spring activities where it is easy to social distance.

Frisbee Golf in Kill Devil Hills: The town created a frisbee golf course to the west of First Flight High School's football stadium. Here you can enjoy the outside while having some fun competition with friends and family.

Visit Elizabethan Gardens: On the north end of Roanoke Island is acres and acres of gardens that are open to the public. The gardens are extremely beautiful as plants begin to blossom in the spring. Also, butterflies are plentiful during this time of year.

Beach comb on Pea Island: Just the beach south of Oregon Inlet is some of the best shelling areas around. Strong wave activity, no off-road vehicles and very little beach traffic often result in some great finds. You might even find a shipwreck while combing this area!

Walk in Nags Head Woods: This maritime forest has miles and miles of trails available for hiking. Go by the Nature Conservancy's building at the end of Ocean Acres Drive in Kill Devil Hills to see a map of all the trails. When it is cold and windy at the beach, it can be calm and warm in the woods!

Drive on Carova Beach: Beyond the road north of Corolla is miles and miles of beach and island to explore. In the winter people are typically few and far between up there. You can see the wild horses and evidence of ancient forests as you drive.

Explore Dare County's Mainland: There are miles and miles of trails and gravel roads throughout a huge mostly publicly owned area south of US 64. It is common to see bears and alligators in this area as well as many other types of wildlife indigenous to the Coastal North Carolina.

For more information on any of these events contact Scott Team Realty