



SCOTT TEAM REALTY

The Carolina Real Estate View

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

Summer 2022

The Ultimate Beach Shade

If you've spent much time on an OBX beach in the summer, then you likely have witnessed an umbrella coming unstuck or turning inside out in the wind. Because it is almost always windy here that's a common occurrence. A few years ago three UNC Chapel Hill friends invented a beach shade that eliminates these problems. It's also super light weight and packs away much smaller than an umbrella. The Shibumi Shade actually uses the wind to provide shade. Set up the shade facing the wind and the light fabric will extend providing plenty of shade. Because there's very little wind resistance from the light fabric it won't blow over. When this shade is set up, the light fabric is extended by the wind creating plenty of shade for a few people. You can pick up a Shibumi Shade locally at one of the Ace Hardware stores or order one on-line at www.shibumishade.com.



OBX Real Estate...In Constant Change

The last few years will be remembered for historically low inventory, multiple offers and buyers paying at or above asking prices. Because a larger portion of the workforce can now work from anywhere, it's possible that the (see real estate page 2)



Interesting Beach Knowledge

Have you ever measured the time between waves breaking on the beach? The time period between the breaking waves and the direction that the wave is coming from is like a storm's fingerprint.

Some waves travel thousands of miles just to break on our beaches. A ten to fourteen second period between waves coming from southerly direction is often a sign that there is a hurricane nearby. Occasionally in mid-summer, we'll have fifteen or eighteen seconds between waves. Usually those swells come from large storms between Africa and South America. Less than ten seconds between breaking waves often is the result of a cold front that recently passed through the area or some trade winds around a high pressure near Bermuda. Next time you are at the beach, observe the wave direction and period. You'll have a better idea of where they originated.

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Duck Building Site

Close enough to downtown Duck that you can easily get there without your car. Enjoy the shops, restaurants and other fun activities nearby. This lot is level, cleared and ready for your new home! This lot has great elevation so a home here might have a sound or ocean view. Buy now and build at your convenience!

Priced at \$249,900



Scott Team Classifieds



Kitty Hawk Restaurant For Sale!

\$2,250,000

Locals and visitors have been enjoying breakfast at this landmark property for over 30 years. Close to one of the busiest intersections on the Outer Banks, you'll have no trouble attracting hungry guests here. This 80 plus seat established and desirable restaurant is completely equipped and ready for new ownership.



Martins Point Sound Front Home!

\$4,999,900

This home is one of the finest primary residential properties on the Outer Banks. It sits high on a ridge overlooking its own harbor offering uninterrupted panoramic views of the Currituck Sound. Situated on the northern tip of the Martin's Point peninsula, this westward facing lot offers unmatched craftsmanship stunning water views from every room.

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

Real Estate continued from page 1

Outer Banks real estate market has fundamentally changed. At this moment, agents are still seeing multiple offers on homes but there are usually fewer buyers making offers on these homes. Also, with the increase in asking prices and interest rates, buyers have become a little more price-sensitive. One statistical indicator of this moderation is the number of properties for sale in the Outer Banks MLS system. We've been tracking that number for over 15 years. Six months ago, that number was in the 700's. It is now in the 900's. We're still a long way from pre-pandemic listing numbers. In July of 2019 we had over 2,400 properties for sale in this MLS. Buyers are still paying more for Outer Banks real estate than ever before. How long will this last? It's anyone's guess. If you are thinking about buying or selling and would like an opinion of value for a property, then please contact Scott Team Realty.

Check Your Insurance Replacement Cost

If you have not recently looked at your homeowner's insurance policy, then it's likely time to take a look. Most people are counting on that policy to pay for rebuilding their home if it is destroyed by a fire or storm. Replacement cost has changed dramatically with the increased costs of building and materials. Low grade construction on the Outer Banks is greater than \$200 per square foot now. \$300 per square foot is common. Please take some time soon to look at the replacement cost of your policy. That can be found on the declarations page. If you need help

determining what you should have as a replacement cost, then contact your insurance carrier, a local builder or call Scott Team Realty to help you with this process.



Youth Soccer on the OBX?

When you think of the beach you typically don't think about sports like football, basketball or soccer. However, in Mid-Atlantic soccer circles, the Outer Banks is well known for its youth soccer. What makes soccer such a stand-out sport for Outer Banks kids? One reason is that many of these kids spend their summers in the ocean.

Surfing and skimboarding are very good for increasing strength, balance and quickness. The community also has a travel soccer club. For about the last 20 years, the OBX Storm soccer club has had both boys' and girls' youth teams of almost every age. These teams travel to tournaments throughout North Carolina and Virginia. Another reason for their success is parent involvement. Most of the coaches are parents of players. Getting players to practices and tournaments requires time and money. Many parents sacrifice vacations and other discretionary purchases so their child can play at this level. The club also has scholarships for needy players. As a result of these efforts, players develop a high level of fitness and learn good sportsmanship. Both parents and players end up with new lifelong friends. If you know of a local child that might like to play, then Scott Team Realty would be glad to help you find a team.



Top Four Reasons to Sell Your OBX Home Now

- I could use the money for something else.
- Friends and family now go elsewhere.
- I am not able to enjoy it any longer.
- It needs too many repairs

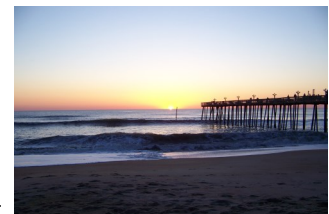
Scott Team Realty would be glad to help you figure out what you could sell it for today. Call or email us today for a market valuation.

Preparing now for Hurricane Season

It's been quite a few years since the northern beaches of the Outer Banks have had a significant hurricane come close. Hopefully this is not the year for one but there are some things you can do now to prepare.

First, check your insurance. Make sure your policy offers appropriate coverage. Also, flood insurance can take about 30 days to go into effect

so if you've been putting that off now is the time to get it. Strong hurricanes usually only threaten the Outer Banks in August or September. Second, trim trees and large bushes away from the house. Winds will cause branches to damage roof shingles and siding. Third, if you don't have a relationship with a local handyman or property manager, now's the time to identify one and have them ready to move outdoor furniture or other items if a storm is coming. They may also check on your house shortly after the storm goes through if asked ahead of time. One last tip is to video the contents of your home. That video will be critical in identifying covered personal items if there's damage by a storm or fire. Hopefully you'll never need any of these preparations, but you'll be glad you did if that big one does come.



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

Outer Banks Sunsets

This is one of the few places on the east coast where you can watch the sun set over the water. Both the Albemarle Sound and the Pamlico Sound have water beyond the horizon. Summertime sunsets are spectacular here. Check out some good spots here:

<https://scottrealtyobx.com/how-to-successfully-chase-obx-sunsets/>

Fun in the Park Rec Park KDH July 15 5-8 PM

This free outdoor event will feature family games, local vendors, music and concessions in celebration of National Parks & Recreation Month.

Climb the Bodie Island Lighthouse Nags Head 9 AM to 5 PM

Thursday through Saturday throughout the summer and early fall

Dowdy Park Farmers Market Nags Head Thursdays through August 18

Here's a great opportunity to get some fresh local vegetables and more!

Coastal Soccer Camp Rec Park KDH

Four-day camps throughout the summer. Check out the web site for dates <http://obxsoccer.com>

Outer Banks Feature Film Call Sign Romeo

Filmed primarily on the Outer Banks. See it at RC Theatres in KDH Sunday, Tuesday or Thursday through Aug. 11

WRV Outer Banks Pro Surfing Contest Jennettes Pier Aug 31 to Sept 5

Here's an opportunity to see top local surfers and possibly a future World Champion.

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