



# The Carolina Real Estate View

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

Summer 2023

## Celebrating 20 Years!

On January 3, 2003 Scott Team Realty opened its doors in the Marketplace Shopping Center in Southern Shores. Jeff Scott and team have been successfully helping buyers and sellers from this convenient location since then. "It's great to know that our past clients can easily find us and count on us being here. We love it when they stop by." The Marketplace Shopping Center has been getting a much needed facelift since last fall. Stop by and check out all the new improvements. Scott Team Realty agents have close to 100 years of experience selling real estate.



Ribbon Cutting January 3, 2003.

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## Kitty Hawk Elementary School Playground

One of the top Outer Banks schools is Kitty Hawk Elementary. In fact, this school has received the national Blue Ribbon Award. One thing that makes this school so successful is parent involvement. A group

of parents have initiated a fundraiser to make the playground accessible to kids who are less ambulatory. At this moment the playground has wood chips as its surface. When funding goals are met, the surface of the playground would be easier for disabled kids to negotiate. With just \$60,000 more in contributions they'll be able to start the \$300,000 first phase! You can see more about this project and give at <https://www.khesplayground.com/>

## OBX Real Estate Market Update

Similar to most other American real estate markets, there are fewer sales this year than last year on the Outer Banks. However, the Outer Banks real estate market has not seen the drop in sales prices that other markets have seen. We did a study of specific Outer Banks homes that sold in 2023 and also in 2022 or late 2021. Of the five homes we found, not a single home sold for less money. Some had no improvements by the last seller. Both average sales prices and median sales prices are lower than 2022. That is likely due to the fact that people are buying less expensive houses this year because interest rates are higher. For our most recent report on the OBX real estate market you can call us or go to:

<https://scottrealtyobx.com/obx-market-info/>

See your  
Outer Banks  
Property for sale  
here!

This newsletter is  
seen by thousands of  
folks who have  
interest in the  
Outer Banks.

Contact  
Scott Team Realty for  
more information.





### OBX Bridge Update

**Alligator River Bridge:** This sixty year old bridge is scheduled to be replaced starting in 2024. A new bridge is needed here because many of our employees now live in Columbia, NC. On occasion this swing bridge gets stuck open and turns an hour commute into about a two-hour commute. The new bridge will have a high span so vehicle traffic won't have to stop.

**Mid-County Bridge:** According to the Outer Banks Voice, the court ruled in favor of building the bridge in the recent appeal case. This happened in February. It appears that the plaintiffs will continue to appeal to a higher court. Obtaining permits and letting for bids will likely be postponed until the legal issues are resolved.

**Juniper-Trinitie Bridge:** Southern Shores is in the middle of the process of solving the bumpy issues with the culvert over the canal at the north end of Juniper Trail and the Southern end of Trinitie Trail. Two different engineering firms recommended the culvert being replaced with a bridge. Design, permitting and choosing a contractor should be completed in 2024.



### Vacation Rental Home Tool...*AirDNA*

If you are curious about what a house might generate in rental income on the Outer Banks then you can use this web site as a tool for their opinion. *AirDNA* collects vacation rental data from property managers, AirBnB and VRBO and then uses this data in an algorithm to determine rental potential for specific properties. Go to their site, create a log-in and password and then enter in the address of the property. Of course, no Internet program is perfect but this can be used as a tool to help you determine what to expect in rental income. See this tool here: <https://www.airdna.co/>

### Duck Semi-Ocean Front Home For Sale!

Carefully planned, this subdivision has great amenities including pathways throughout the community, pools, tennis courts a restaurant, sound and ocean access. This five bedroom house with an elevator is located in a quiet section of Duck. It has a mother-in-law suite, fabulous ocean views and some great recent updates. Contact Scott Team Realty to see! \$1,149,00

Advertised with Permission.







### What's my OBX property worth?

You'll be amazed by the appreciation over the last few years. Some local Realtors believe OBX properties have gone up as much as 80% since the beginning of the pandemic. Homes priced near the last recent similar sale are getting lots of interest and many are selling for more than the last similar sale. Contact Scott Team Realty if you'd like to know what your property is worth.

### Tracking the Ocean Level

NOAA has data on-line showing the sea level. They determine the level of the water by using Global Satellite Positioning. On this site you can see trends since the late 1970's. One local benchmark is on the Duck Pier property. At this Location, NOAA says the water is rising an average of less than 1/5 of an inch per year. That makes sense because most folks who are natives or have been here for decades cannot tell the difference. Check out this data here:

<https://tidesandcurrents.noaa.gov/sltrends/>



Stumps in the surf from an ancient OBX forest.



In 2021 a child named Weston was trapped between an elevator car and the elevator shaft in an Outer Banks vacation rental home. Last year a law was passed that requires elevators in vacation rental homes to be modified to eliminate the chances of a child being trapped again. Most residential elevators can be modified easily with a space guard. If you own a home with an elevator, then it is a good idea to have one of these spacers installed. Think of this spacer as a safety device similar to your pool fence and gate.

### What is Weston's law?

### Southern Shores' Land Use Plan

A reason why the Outer Banks is what it is today is the time and effort by each municipality to create a land use plan. These plans are long term visions of what people in the area want. They'll involve input from elected officials, staff, the planning board and the public. Land use plans provide direction for the municipality and have a large impact on municipal ordinances and the future of the Outer Banks. Southern Shores is getting close to finishing a new land use plan. See progress and the April 2023 revision here. <https://www.southernshores-nc.gov/planning/page/2022-land-use-plan-update-project>



*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 “Bucket List” Events

### **Dare Day Festival Manteo Waterfront June 3**

Downtown Manteo is a fun spot to visit anytime. This weekend is special because it celebrates our community. Enjoy a variety of craft and food vendors, live entertainment, lawn games, and a great kid's zone.

### **Climb the Bodie Island Lighthouse Nags Head**

To see to the unparalleled views of South Nags Head and Oregon Inlet, you have to climb 216 steps of this historical structure. All summer the lighthouse will be open for climbing Wednesday through Saturday. Adults are \$10.

### **Jockey's Ridge Sunsets Nags Head**

Atop this sand dune is one of the best places to watch the sunset on the northern Outer Banks. While there enjoy the activities and shopping at Jockey's Ridge Crossing each weeknight.

### **Watch Fireworks Over the Ocean**

Most northern beach towns will have a fireworks display from the end of one of their piers. Check a local paper or a local news web site for locations. There's nothing like seeing a fireworks display reflecting off the ocean!

### **Beachcomb on Pea Island**

The stretch of beach between Oregon Inlet and Rodanthe is one of the most remote on the Outer Banks. Also, there is no beach driving on this beach. As a result, the number and variety of shells on the beach is greater than just about anywhere else on the Outer Banks. Take a mile or two walk around the time of low tide and you'll find many great Outer Banks treasures!

### **Watch the Sunrise from the end of a pier**

Watching the sun come up over the ocean is a great way to start the day. The end of a pier offers other things to see since this time of day is one of the best times to catch fish. You can also get breakfast after seeing the sunrise on many OBX piers.