

The Carolina Real Estate View



A newsletter for folks who love the Outer Banks September 2025



Surfing on the Outer Banks

Among surfers, the Outer Banks is known as one of the best spots for surfing on the East Coast. The proximity to deep water and the angle the shoreline faces make good, consistent surfing waves. According to Tony Lillis' book *Surfing Virginia Beach and the Outer Banks*, surfing here was mentioned as early as the 19th century but was not common until the late 1950's. It has been a destination for east coast surfers since then. In fact, top surfers

from all over the country have been sampling our waves since the late 1950's. Many moved here because of the surf. As a result, the Outer Banks has a thriving surf culture. Stereotypes of surfers are often exaggerated here. It's common to see attorneys, accountants and business owners enjoying the waves together. To see this culture first-hand, check out the Throwdown Surf Classic in Southern Shores on September 27. Here's a link to their facebook page.

<https://www.facebook.com/throwdownsurfclassic>

Outer Banks Real Estate Market Update

Not much has changed over the last few months in the Outer Banks real estate market. Inventory is slightly above where it was this time last year and sales are very similar. These last two years have had fewer transactions than anytime since 2014. Fewer sales can be attributed to both the lower amount of inventory and higher interest rates. Have values dropped? It depends upon what market segment you are talking about and who you are talking to. There's evidence of both arguments. See **OBX Market on page 3.**

What is a CLUE Report?

Clue stands for Comprehensive Loss Underwriting Exchange. This is the company that has the information on claims on specific pieces of property. A CLUE report shows insurance claims. These reports show flood or storm damage, break-ins and theft and damage to the home. CLUE reports can be ordered by owners but not by buyers or Realtors. If you are looking to purchase and are concerned about the home then it might be wise to have your agent to obtain one. See this link for more information:

<https://www.nar.realtor/homeowners-insurance/clue-report>



Kitty Hawk during
Hurricane Irene

In this issue:

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Corolla Vacation Rental Home!

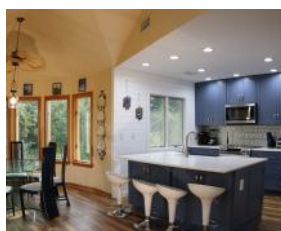
This former model home, situated on a corner lot has sound views. Don't want to make improvements? Here you don't have to.

Check out the updated kitchen, bathrooms, flooring and much more. The classic OBX floor plan was designed with beach living in mind.

**See Vacation Home
on page 2.**



Scott Team Classifieds



Vacation Home from page 1

\$779,000

You and your guests will love that beach living feel. With decks on two sides of the house you can find a comfortable spot outside in almost any weather. This home has a great rental history to help cover your expenses. The loft could easily be used as an office with a view. The ground floor has a game room and large garage for all your beach toys!



Southern Shores

\$519,000

This classic beach box style home has three bedrooms and two bathrooms upstairs. On the ground floor there is a bathroom and two large, conditioned rooms. You'll love the HUGE lot at the end of a short cul-de-sac for great privacy. There's plenty of room for a pool, an addition or other improvements. Getting to the beach is easy and takes very little time. Solid home ready for your updates!



Ocean and Sound Views!

Reduced to \$725,000!

Seller now offering a \$25,000 credit at closing! This second home is on one of the highest elevations in the Southridge subdivision in Nags Head. From here you have panoramic views of the Atlantic and good views of the Roanoke Sound. There are large decks (both covered and sun) on three sides of the house. The loft and the ground floor game room are perfect areas for an office or additional entertainment.



Over 30 acres!

Reduced to \$299,000!

With over 700 feet of frontage on US158, these two parcels totaling almost 31 acres are a great opportunity! The general business zoning in this area extends over 400 feet from the highway. Over 1000 feet of agriculturally zoned land is beyond that GB zoned area on this property. The large parcel should be subdividable. This mostly wooded land is just a few miles north of Grandy.



Corolla Sound Front

\$1,299,000

Escape to coastal paradise at Corolla Light Resort! You'll love the sound views from this stunning six bedroom six and a half bathroom home. The classic reverse floor plan offers different entertainment areas for all ages. There's also an elevator so all floors are easily accessible. Relax by your private pool, unwind on the expansive decks or indulge in the premier resort amenities.

We are looking for listings and would love to market your property here!

Shipwreck Appears on Ocracoke

Hurricane Erin delivered huge swells to the Outer Banks recently. Some buoys off the coast registered waves over 40 feet! On Ocracoke an old shipwreck was uncovered by the resulting erosion. After large storms, it's somewhat common for these old shipwrecks to be in view and then get covered up again by sand. Locals believe the wreck that was uncovered was the Steamboat Home. For more information on this wreck check out this link:

<https://www.villagecraftsmen.com/the-1837-wreck-of-the-steamboat-home/>



Nags Head Uncovered Shipwreck in 2010

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OBX Market (cont' from page 1)

Regardless of your opinion, values have not changed very much over the last year.

If there's one word that accurately describes this market, it is "affordability". The expenses associated with owning a home have risen over the last few years and income has not gone up accordingly. On a more positive note, there are many buyers who are ready to make a move if they think they can afford it. Homes that have been recently updated and have good rental income are usually the first ones to sell. Most buyers today don't want to take the time and resources to update properties. Those that do will want a property at a discounted price. Interest rates have also dropped significantly over the last month or two and many economists are predicting further drops. Historically speaking, the last quarter of the year is usually our second busiest quarter. This time of year many buyers can purchase and take advantage of some good income-tax savings. If you are selling and your property is priced near market value, then you should see consistent activity between now and Thanksgiving. See more information on the market here: <https://www.outerbanksrealtors.com/market-data/>

Outer Banks Volunteer Week

It does not matter if you live here or just visit occasionally. If you love the beach then this is an opportunity to give back to the Outer Banks community. There are a ton of volunteer opportunities the week starting Oct 11. Check out this link for details.

<https://www.outerbanksvoice.com/2025/09/10/inaugural-outer-banks-volunteer-week-set-for-october-11-18-2025/>

OBX Fall Activities & Bucketlist Items

Throwdown Surf Contest Sept 27 Southern Shores

Duck Jazz Festival Oct 11-12 Downtown Duck

<https://scottrealtyobx.com/outer-banks-bucketlist-for-september/>

<https://scottrealtyobx.com/outer-banks-bucketlist-for-october/>



Market Place
Shopping Center
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Friends can be added to our e-newsletter
list by scanning this QR code.

www.scottrealtyobx.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.