

The Carolina Real Estate View



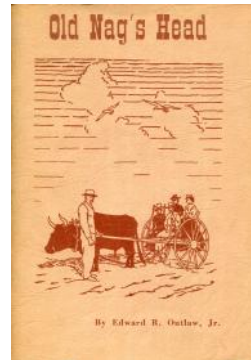
A newsletter for folks who love the Outer Banks Oct/Nov 2025



Old Nags Head Book

We received a copy of an old book about the history of Nags Head from around the turn of the 19th century to the 1950's. This book, written by Edward R Outlaw, Jr., is about his experiences and accounts of the Outer Banks he heard while here. A lifelong resident of Northeast North Carolina he first started coming to the Outer Banks before 1900. If you'd like more information or receive an electronic copy of this book then check out the link below:

<https://scottrealtyobx.com/old-nags-head/>



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Martin Appointed to Hospital Board

We're very proud to report our associate, Sandy Martin, has been appointed to the Outer Banks Health Board of Directors. Sandy lives her passion to make the OBX a better place to live, work and vacation. Congrats Sandy!



Outer Banks Real Estate Market Update

The Outer Banks real estate market continues to be fairly similar compared to last year. There are slightly more sales of OBX residences this year compared to the same time period last year. The Outer Banks Association of Realtors MLS system also recorded a slight increase in median sales prices compared to last year. **See OBX Market on page 3.**

Everyone's Playground Fundraiser

Having a playground available to kids with handicaps has been something many Outer Bankers have been working on for years. Unfortunately, it costs thousands and thousands of dollars to provide a playground with surfaces that will work for kids in wheel chairs and other handicaps like cerebral palsy. This group has partnered with the Outer Banks Community Foundation to raise the funds necessary to build this playground at the Kitty Hawk Elementary School. For more information on how to donate go to:

<https://www.everyonesplaygroundobx.com/>



Current Kitty Hawk Playground

Corolla Vacation Rental Home!

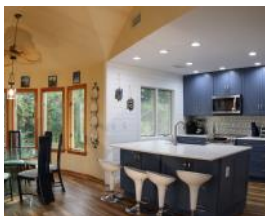
This former model home, situated on a corner lot has sound views. Don't want to make improvements? Here you don't have to.

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

See Home on page 2.



Scott Team Classifieds



Home from page 1 Price reduced **\$679,000**

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.



On the Golf Course!

\$549,000

Check out this diamond in the rough on the 16th hole of the Duck Woods Country Club. It has nice large bedrooms and a bonus room that could be used for many purposes. From this location on the golf course you are just a short distance to the town marina and boat ramp and also close to great beaches! Move into your dream location and update!



Kitty Hawk Sound Views!

\$349,900

This semi-sound front property is in one of Kitty Hawk's finest subdivisions. It is likely a home here will have excellent views of Kitty Hawk Bay. Sunsets in this location can be breathtaking! Also, the sound access is just a few hundred feet away. This is an excellent lot with just a little sitework needed prior to beginning construction. Buy at today's prices and build at your convenience!

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

See details of these listings at:

<https://for-sale.scottrealtyobx.com/idx/featured>

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OBX Market (cont' from page 1)

Residential inventory is slightly up at this time. Historically speaking, inventory drops in the third quarter on the Outer Banks. The number of land sales on the Outer Banks has gone down compared to last year. At the end of September the Realtor's report showed about an 11% decrease in lot transactions. Contact Scott Team Realty for specific market segment statistics. If you want to see a broad view of the Outer Banks real estate market then click on this link: <https://www.outerbanksrealtors.com/market-data/>

OBX On A Budget

The fall is a great time to experience the Outer Banks and not spend a ton of money. Usually, the weather is still good with cool evenings and plenty of beach days. Accommodation is significantly less than summer rates and most restaurants and shops are still open. There are also many community events in the fall that make the Outer Banks even more attractive this time of year. The beach is always free but there are also many other free things to do like biking, hiking, stargazing, bird watching, beach combing, kayaking and watching sunsets. For many more OBX budget saving tips, check out this site:

<https://www.outerbanks.org/blog/post/budget-travel-on-the-outer-banks/>

**OBX Fun Fall Events & Bucketlist Items****View the stars at Jocky's Ridge Nov 21**

<https://www.ncparks.gov/state-parks/jockeys-ridge-state-park/events/holiday-star-party-food-drive>

Duck Turkey Trot Thanksgiving Day Duck

<https://www.fftrackclub.org/duckturkeytrot>

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



Market Place

Shopping Center

5535 N. Croatan Hwy

Southern Shores, NC 27949

Toll Free 866-438-8382
Local 252-261-1500



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.