

# The Carolina Real Estate View



**A newsletter for folks who love the Outer Banks Jan. 2026**

## Living Shorelines

There are a few places on the sound side of the Outer Banks that have a history of erosion. Places like Moore Shore Road in Kitty Hawk and NC12 in Duck are places where erosion was threatening these important streets. In the past, municipalities would install a jetty or a bulkhead to stop erosion. Kitty Hawk completed one of the first living shorelines about six years ago on Moore Shore Road. It has stabilized this section of the Kitty Hawk Bay. Duck's project was completed last year. Nags Head has proposed one of these projects adjacent to the county's sound side event property near Whalebone Junction. According to NOAA, benefits living shorelines have over bulkheads and jetties is that they help purify water, buffer from wave action, store carbon and create habitat for many marine animals. It will be interesting to see if future similar projects are completed next to private property. For more info on living shorelines go to this website:

<https://www.fisheries.noaa.gov/insight/understanding-living-shorelines>



Kitty Hawk  
Living Shoreline

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## Salvo Semi-Sound Front!

This vacation rental home is located just across the cul-de-sac from the Wind Over Waves boat ramp. From here you have outstanding and permanent sound views over that access. Easy access to all the watersports Hatteras Island has to offer across the street.

From here you can spend the day on the water and then  
**See Home on page 2.**



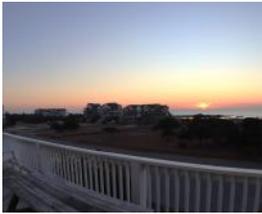
## Easy Grants for OBX Roofs

The North Carolina Insurance Underwriting Association is one of the first organizations in the US to offer grants for new roofs that offer extra protection from high winds. Fortified Roof is the official designation. Some specifications of a fortified roof include sealing the materials that the shingle rests on and nailing the singles in a

pattern that enhances the strength of the shingle. Besides the benefit of better protection for a house, a fortified roof can result in lower insurance premiums. A fortified roof likely costs a little more than a typical roof but it's highly likely that the grant offered will pay for the difference. The grant is up to \$10,000 right now. Recently Scott Team Realty helped an Outer Banks seller with a fortified roof. That new roof ended up costing the seller less than \$1,000! For more information, go to <https://strengthenyourroof.com/> or ask Jeff, Sandy, Maggie or Lori about how to take advantage of this grant.



## Scott Team Classifieds



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

unwind with epic sunsets over the Pamlico Sound. Breathtaking water views from many rooms in this home including the large living room, updated kitchen, dining room, some bedrooms and game room. You and your guests will love the pool and this tranquil OBX location.



### 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, open living rooms. You'll love the HUGE lot for great privacy and room for a pool. Getting to the beach is easy and takes very little time.



### Corolla Home **Reduced! \$679,000**

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. This home has a great rental history and fabulous decks with sound views.



### 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 no more than 400 feet from the highway. One acre of agriculturally zoned land is beyond that GB-zoned area on this property. The large parcel should be subdividable. Just a few miles north of Grandy.

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

See details of these listings at:

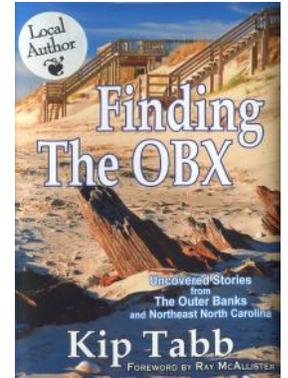
<https://for-sale.scottrealtyobx.com/idx/featured>

**OBX Market Cont'** postpone their trips here until they know they won't have to drive in bad road conditions. It's likely that our January sales numbers will be affected since this month's weather has been colder and wetter than last January. Inventory is still rather low compared to pre-pandemic levels. This also has likely affected the number of transactions recently. How did 2025 stack up against recent years? The difference in the number of transactions in the Outer Banks MLS in 2025 was about the same as 2024. Prior to 2024 sales were greatly impacted by the pandemic economy. 2025 did see a significant increase in average days on the market. That time went up about 18% from 71 days to 84 days.



**New Book on the Outer Banks**

Over the years, if you’ve read the Outer Banks Voice, the North Beach Sun or many other local publications, then you’ve likely read something that Kip Tabb has written in the past. Kip has been writing about the Outer Banks for decades. His new book *Finding the OBX* offers a unique perspective to many historical OBX events. It’s often said that history is more interesting than fiction. This book proves it with the research Kip completed and the perspective he brings to many local historical events. You’ll enjoy learning new things about OBX places and people. I sure hope this is just the first of a series of OBX history books from Kip’s perspective. Pick up a copy of Kip’s book at one of our local bookstores.



**OBX Wintertime To Do**



Run the Kitty Hawk Trail 5K... On President’s Day the First Flight Track Club is putting on the second annual 5K race through the Kitty Hawk Coastal Reserve. This race starts and ends at the Skatepark off Kitty Hawk Road. This group’s purpose is to help local student track athletes. Start time for the race is 10 AM. Here’s a link to the sign up web site: <https://runsignup.com/Race/NC/KittyHawk/KittyHawkTrail>

Visit the Pea Island National Wildlife Refuge...Just over the Oregon Inlet Bridge is the Pea Island National Wildlife Refuge. This time of year it is home to thousands of migratory waterfowl. US Fish and Wildlife has created areas adjacent to NC 12 where these birds feed most of the winter. It’s shallow water or flats that have grasses available for these birds to eat. Here you can pull over and see many different species of ducks and geese. Birds come from as far away as the Arctic Circle to winter here. More on this unique OBX spot at this web site: <https://www.fws.gov/refuge/pea-island>



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