



# The Carolina Real Estate View



A newsletter for folks who love the Outer Banks March 2026

## Outer Edge Videos

If you love the Outer Banks then it's certainly worth your time to view the Outer Edge Series of videos on YouTube. These videos, produced by the Dare County Visitor's Bureau, focus on different aspects of the Outer Banks and the people who live here. View this series and better understand the people and culture of the Outer Banks. You'll see what makes this place unique and special.

<https://www.outerbanks.org/edge/>



Episode 2 Rascoe Hunt Surfboard Manufacturer

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## Outer Banks Real Estate Market Update

The weather continued to impact real estate sales on the Outer Banks through most of February. Residential sales in the Outer Banks Multiple Listing Service, were just slightly below 2025. Considering the poor weather in January, being slightly below in February is actually a decent sign of an improving market. Interest rates are near their lowest they've been in years and inventory is still low. As a result, downward pressure on prices is unlikely for most of the Outer Banks market.



## 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. **See Home on page 2.**



Proposed Jetty/Groin

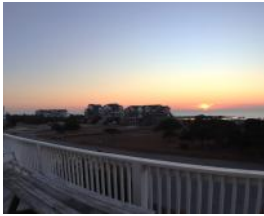
## Buxton Beach Protection

Probably the biggest story out of the Outer Banks in 2025 was the number of homes that were taken by the ocean. Rodanthe and Buxton lost close to 20 homes total. Rodanthe is infamous for having the highest erosion rate of the Outer Banks. Buxton beaches have been protected by the groins that protected the Cape Hatteras Light-

house. Those groins have deteriorated to the point that erosion in that area increased. Recently, a permit was approved for repairing that groin or jetty. The county plans on nourishing that beach again this summer. Hopefully this repair will result in saving Outer Banks property in this area.



## *Scott Team Classifieds*



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

Unwind with epic sunsets over the Pamlico Sound 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. Boat ramp across the street for your favorite water sports!

**KDH Building Lot \$249,000**

Buy this lot and save tens of thousands in building costs! This lot has great elevation well above the 100 year flood zone. Cross the highway at the light and get to the beach in just minutes. For this location. It's cleared, has a four bedroom septic and water tap paid!



**Corolla Home Huge Price Change! \$649,000**

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.



**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 Report Changes**

With the retirement of the Outer Banks Association of Realtors (OBAR), MLS Coordinator, our familiar MLS statistic reports will soon be changed. These reports showed average days on the market, median sales prices and other good data. This data goes back to about 2008 showing what the best and the worst real estate markets look like here. OBAR is looking to replace this older statistic reporting platform with something new. One such platform is the Realtors Property Resource.

That information is also available on the Scott Team Realty web site. Each town has a link to current market information under the map of the town.



Feb 1, 2026 Snow

**What's Moving in next to Scott Team Realty?**

We've had an office in the Marketplace Shopping Center in Southern Shores since 2002. Over that period of time, the suite next to our office has been a bank at least twice and an insurance agency. It's also been vacant almost as much as it has been occupied. We are pleased that this space is now being upfitted for the local hospital. Rumor has it that it will be doctor's offices. We're looking forward to having a new neighbor by early summer!

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**Outdated OBX Home Features**

When considering selling, it’s a good idea to know what features enhance or detract from what buyers are looking for today. You may want to update some items before putting it on the market. There’s also a cost to value ratio for these features. Probably the most cost-effective feature is paint. New exterior and interior paint in colors that are in style make a huge difference in presentation. Another feature that is close to cost neutral is flooring. Luxury vinyl tile or refinished wood floors make a home much more desirable today. One additional feature that you may consider changing is popcorn ceilings. Those ceilings are hard to clean and can collect dust. Instead of scraping off that finish, consider covering it with a type of wood plank. That creates significantly less of a mess and won’t kill your budget. If you plan on selling sometime over the next few years, then feel free to contact us at Scott Team Realty for further ideas to prepare your beach home for maximum return!



**OBX March/April To Do**

**Attend OBX Taste of the Beach March 13 –15:** The Outer Banks Restaurant Association holds this event. Here’s a great opportunity to enjoy some of the best food available on the Outer Banks while supporting some local charities. More info at:

<https://obxtasteofthebeach.com/>

**Visit a local art gallery:** This time of year, the weather might not be great when you have time to relax and enjoy the Outer Banks. It’s likely at least one art gallery is in your favorite Outer Banks Town. If it is raining and windy, go check out some great local art! Here’s a link to the location information on over a dozen!

<https://www.outerbanks.org/plan-your-trip/trip-ideas/art-and-cultural/>



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[www.scottrealtyobx.com](http://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.