

The Carolina Real Estate View



A newsletter for folks who love the Outer Banks September 2026



Garganey Duck Spotted

The Coastland Times recently reported that this rare duck was spotted in early June at the Pea Island National Wildlife Refuge. Wikipedia lists its habitat to be Europe in the summer and Africa in the winter. This breed is plentiful in that part of the world but rarely seen in the western hemisphere. This wildlife refuge is world famous for the number of species that visit that area. Over 370 species of birds have been spotted there. Check out this OBX refuge here:

<https://www.fws.gov/refuge/pea-island>



OBX Real Estate Market Reports

The Outer Banks Association of Realtors has now released their new statistic link. In the past, the reports were hand generated by the staff of the association. Since no one is perfect, there would be an occasional mistake. Most Outer Banks statistical reports also have some commentary along with them. Of course, that commentary is from the perspective of the writer. These new reports are good because they are automated and they don't have any commentary. In other words, you just get the facts and can interpret those facts as you please. As of this moment, statistical reports are available for each individual Outer Banks town including the mainland of Currituck County and Ocracoke. They are also available for all of these areas put together. The typical report is updated monthly around the middle of the month and compares residential sales to the prior year. It also separates out single family residences from condos and townhouses. There is also a graph with 10 years of history in this report. This is a great opportunity to track this market! Here's a link to this website: <https://obar-public.stats.showingtime.com/reports>

OBX Albemarle Sound Watershed

Do you ever think about where all that water in our sounds comes from? Of course, it's inland somewhere; probably near the mountains. I've always been curious about the watershed origins of our sounds. In looking at hydrology maps, the furthest sources of the Albemarle Sound are in the mountains west of Roanoke, Virginia in the Jefferson National Forest. That's probably a six hour drive from the beach... See watershed page 3.



Oregon Inlet Sunset

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Quality Builder's Home in Duck!

This is the home that legendary Duck home builder Aubrey Kitchin designed and built for his family. If you are looking for quality construction, craftsmanship and the ability to withstand just about anything this coastal environment throws at us, then you should check out this house! You'll love the open main floor with nine-foot ceilings and the large ensuite bedroom with cathedral ceilings on the top floor.

See Home page 2



Scott Team Classifieds



Home from page 1

Reduced! \$1,149,000

With close to 2000 square feet of decking, (covered, screened and sun), there's almost always a place to enjoy the outside regardless of the weather. This would make a great forever home because it sits over 35 feet above sea level. The options are limitless for the 600 square foot heated and detached garage. This home is in a neighborhood coveted by many long-time Duck residents who could live anywhere.



Corolla Vacation Rental Home

\$899,000

This Corolla Beach vacation rental home has many recent updates including many bathroom vanities, flooring, interior paint, Trex decking and vinyl deck rails just to name a few. Besides the large sundeck, there's also a large screened porch that would be perfect for fall or summer evenings. You'll love the classic OBX floor plan of this home with a game room, an entertainment area and a wide-open top floor.



Adjacent to National Park!

Reduced! \$664,900

Located next to Nags Head's quietest beaches, this home is perfect for rest and relaxation. The Oregon Inlet fishing center, the Bodie Island Lighthouse and the goods and services of Whalebone are just a short drive away. This home overlooks both the Atlantic Ocean and the National Seashore land. Living room, kitchen and two bedrooms on the mid-level for fewer steps to climb!



Salvo Semi-Sound Front!

Reduced! \$749,000

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. Unwind with epic sunsets over the Pamlico Sound from many rooms in this home. You and your guests will love the pool and this tranquil OBX location. Boat ramp across the street for your favorite water sports!

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>



Birch Lane Trail
Kitty Hawk

Kitty Hawk Bike and Pedestrian Plan

The Town of Kitty Hawk is working on improving pedestrian and cyclist pathways. In the summer, crossing US 158 or riding down the beach road can be dangerous. The fact that many visitors are not familiar with our roads and the increased traffic is a recipe for disaster. The town asked the public to complete a survey to hear from the community where pathways can be added or improved. That survey is now complete and the town plans on having an open house early next month to show its findings. Here's a link to the town page where you can learn more about these projects.

<https://www.kittyhawknc.gov/town-projects/town-pedestrian-bicycle-plan/>

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Mid County Bridge Update

Most folks have heard that the Mid-County Bridge construction has stalled due to increased costs. The Outer Banks Voice reported that North Carolina's Auditor stated that the project cost has more than doubled since 2019. That cost created a gap in funding of over \$700 million. Where will those funds come from? It's unknown at this point but the project won't start until it can be funded. There's also a 2030 deadline for the current permits. In other words, if construction is not started before that deadline then the permitting process will have to be restarted. Here's a link to the report. <https://www.auditor.nc.gov/documents/reports/rapid-response/rr-2026-mid-currituck-bridge>



Wright Memorial Bridge

Watershed

Continued from page 1... and an elevation change of almost 3000 feet. Water from there flows past quite a few Virginia towns including Roanoke, Alta Vista and Clarksville. In North Carolina it flows by Roanoke Rapids before the beginning of the Albemarle Sound.



OBX Fall To Do

Try Surf Fishing: The best time to fish from the beach on the Outer Banks is the fall. Many species of fish are heading south for the winter right by us! Often the best time to catch fish is when the water is calm and clear.

Visit the 10th Annual OBX Brewtag See who can launch and fly a 1/6 keg barrel the farthest. This event is held on Oct 24 at the Soundside Event site in Nags Head. Proceeds benefit the Rogallo Foundation. <https://www.obxbrewtag.com/>



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