

Village View

COROLLA TO NAGS HEAD TO COLUMBIA

FALL 2017

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The Outer Banks' newest addition:

Well, hello Shelly Island!

Earlier this year, a new island emerged just off the southern tip of Hatteras Island, known as Cape Point, in the inlet that separates Hatteras Island and Ocracoke Island. The new "island" has garnered national and international attention from the news media. <http://abcnews.go.com/GMA/video/exploring-shelly-island-island-formed-off-north-carolina-48461644>

Over Memorial Day, 11-year-old Caleb Regan visited the island for the first time. He noticed shells scattered everywhere and gave the place a name that stuck: Shelly Island.

"I thought it would just be like a little family nickname," Caleb said. "I can't believe [the name] got this big. Very incredible."

The story of Shelly Island begins in April, when a thin strip of sand started to become visible just off the southern

shoreline of Cape Point. Because this area is the spot where the Gulfstream and Labrador currents meet, Cape Point is no stranger to sudden changes in



Shelly Island appeared and grew off Cape Point at Hatteras Island, April 2017.
Photo credit: National Geographic



Shelly Island got its name for the abundance of shells visitors can find.
Photo credit: Tisch Perry

the hidden shoals that lie beneath the shallow waters. The waters off the Cape Hatteras National Seashore are littered with the wreckage of thousands of sunken ships that ran aground on the treacherous shoals over the past several centuries—hence the name: "Graveyard of the Atlantic."

While most new sandbars that become exposed during constantly changing conditions around Cape Point are quickly covered again in just a few days or weeks, Shelly Island continued to grow larger and larger

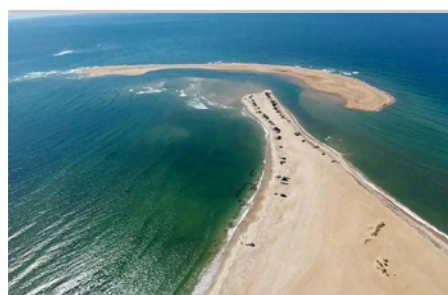
as spring turned to summer. With close proximity to Cape Point, beachgoers began to make the journey through the shallow water with dangerous currents over to Shelly Island by kayaks, stand-up paddleboards and small boats. As the new sandbar continued to expand

Well, hello Shelly Island!

and make the trek through shallower waters easier, visitors started wading in knee-deep to ankle-deep water over to Shelly Island around the time of low tide. What they found on the mile-long island caused one young beachgoer to nickname the sandbar “Shelly Island,” and the name stuck. As word of the new island spread throughout the spring and the trove of seashells that litter the island grew, adventurous shelling enthusiasts began flocking to the new island to stroll the beach and add to their collections. But seashells weren’t the only notable finds on Shelly Island. According to the National Geographic, the surf has washed a variety of other objects onto the beach, including whale bones, shards of centuries-old shipwrecks and, most recently, an unexploded World War II naval ordnance which caused the island and Cape Point to be temporarily evacuated until the Navy could arrive and safely remove the ordnance.

What has happened at Cape Point is not rare according to oceanographers. Yet, witnessing an island rising from the sea in such a short amount of time is awe-inspiring—even if it’s

probably only temporary. And while not a rare phenomenon, the size of Shelly Island is exceptional. At nearby Cape Lookout, there is a small sandbar named Shark Island, that periodically climbs out of the



The view from Cape Point to Shelly Island



ocean. It can grow to several acres with an elevation of six feet. By comparison, Shelly Island is an estimated one mile long and

anywhere from 300–600 feet wide making it around 50–55 acres in total size.

From fishermen to history buffs to shell-seekers, there is something unique for every ocean lover to find on a trip to the Outer Banks’ newest island. But because of the strong and unpredictable currents off Cape Hatteras, those lucky enough to make a trip to Shelly Island this season are encouraged to use extreme caution when venturing out to the island and only go around the time of low tide. With the new island constantly changing, coupled with the threat it could be washed away with the next storm, anyone interested in making the excursion to Shelly Island

better make the trip sooner rather than later. Or it could be “so long Shelly Island!”

Outer Banks real estate market update

Data obtained from OBAR MLS through August 20, 2017

- Overall residential unit sales up 11%
- Overall residential sales volume up 15%
- Average days on market for sold properties is 161 (–21% from 2016)
- Average sales price is \$392,300 (+4% from 2016)
- Listings are selling on average at 96% of list price (+1% from 2016)
- Overall vacant lot unit sales up 9%
- Overall vacant lot sales volume down (–16%)
- Average days on market for vacant lot sales down (–18%)

- Average sales price for vacant lots is \$104,250 (–23%)

- Vacant lots are selling at 89% of list price (–4%)

2017 Sales by Area YTD		
Area	Units Change	Volume Change:
Corolla	11%	7%
Duck	35%	44%
Southern Shores	49%	20%
Kitty Hawk	9%	12%
Kill Devil Hills	9%	12%
Nags Head	9%	12%
Roanoke Island	–15%	–19%
Hatteras Island	7%	30%

Every listing is now a live link! Click through for more details and photos.

Just a Sampling of Our Listings for Sale



Manteo Harborfront

Downtown Manteo, amazing views, possible B&B w/4 masters, 2 detached in-law suites
6 BR, 5 BA • \$875,000 • MLS 92341



Duck, Nantucket Village

Ocean & sound views, big screened porch, updated kitchen, master suite w/private deck
2 BR, 2.5 BA • \$282,500 • MLS 94738



Nags Head Semi-Oceanfront

Spectacular ocean views, big and beautiful, steps to the beach and pier, pool, game room
5 BR, 6 BA • \$775,000 • MLS 97543



The Currituck Club Semi-Soundfront

Sound views, bright, open and airy, 3,280 sf, pool, game room, strong rental history
6 BR, 6.5 BA • \$549,500 • MLS 97369



Corolla, Ocean Sands Oceanfront

10% ROI, unbelievable ocean views, stunning w/upgrades, heated pool, hot tub, tiki bar
6 BR, 5 BA, 2 PB • \$1,249,000 • MLS 97318



Kill Devil Hills Oceanfront

Deep oceanfront lot w/large, stable, vegetated dune, build larger home, adjacent lot available
5 BR, 1.5 BA • \$1,350,000 • MLS 97298



Hatteras Island, Waves Oceanfront

Gorgeous views, fully turnkey 3,650 sf, everything new inside & out, pool, stable dune
7 BR, 7.5 BA • \$1,700,000 • MLS 97146



KDH, Croatan Surf Club Condo

Oceanfront, luxurious finishes, handsomely furnished, comm. amenities like no other
3 BR, 3 BA • \$935,000 • MLS 95545



Fairfield, Hyde County Lakefront

3.4 acres waterfront, 3,298 sf fully restored/renovated 2008, stunning lake views, barn
4 BR, 4.5 BA • \$615,000 • MLS 97260



Corolla, Whalehead Club

Ocean view, short walk to beach, 2,601 sf, custom pool, hot tub, game room w/pool table
5 BR, 4.5 BA • \$599,900 • MLS 97120



Downtown Manteo, Roanoke Island

Completely renovated 1901 home, lush gardens, gazebo, added wing, perfect B&B or VRBO
4 BR, 3 BA, 2 PB • \$799,900 • MLS 97116



The Village at Nags Head Oceanfront

Sweeping ocean views, 4,025 sf, \$300K in updates, open concept, elevator, gorgeous master
5 BR, 4.5 BA • \$1,550,000 • MLS 96987

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Southern Shores Westside

Great beach box 1,288 sf, close to beach, great room w/vaulted ceiling & skylight, rec room
3 BR, 2 BA • \$307,000 • MLS 96909



Duck Ridge Village

Fabulous downtown Duck location, custom built, elevator, pool, high-end furnishings
6 BR, 5.5 BA • \$639,000 • MLS 96678



KDH, Colington Pointe

New construction, 1,462 sf, soundfront community w/clubhouse, pool, boat ramp, boardwalk
3 BR, 2.5 BA • \$299,000 • MLS 96885



Corolla, Ocean Sands

Near beach access, well maintained, beautiful pool, gameroom, many recent upgrades
4 BR, 3BA • \$399,000 • MLS 96482



KDH, Water's Edge Soundfront

Spectacular views, dry entry, fireplace, master w/sun deck, bamboo floors, community pool
3 BR, 2.5 BA • \$399,900 • MLS 96432



Corolla, Ocean Hill Semi-Oceanfront

Amazing ocean to lighthouse views, 2,848 sf, 2-sided fireplace, heated pool, strong rentals
6 BR, 4.5 BA • \$765,000 • MLS 95852



The Currituck Club Soundfront

Sound views, Mediterranean style one level, enclosed, screened lanai & pool, ceramic floors
4 BR, 4 BA • \$649,000 • MLS 95718



The Village at Nags Head

Beautifully updated on 1st hole of NHGL, some sound views, move-in ready, new roof & HVAC
3 BR, 2.5 BA • \$347,000 • MLS 95598



Nags Head Semi-Oceanfront

Ocean & sound views, 3,756 sf, walk to beach, pier & restaurants, custom luxury, elevator
7 BR, 7 BA, 2 PB • \$749,000 • MLS 96024



KDH, Semi-Oceanfront

Awesome views, steps to beach access, well maintained, ext. cargo lift, pool, rental income
4 BR, 3 BA, 2 PB • \$539,500 • MLS 95794



Nags Head Shore

450 ft to beach access, well maintained, recent upgrades, screened porch, pool, hot tub
4 BR, 3.5 BA • \$489,000 • MLS 95277



The Village at Nags Head

Sound & golf views, spacious top level great room, large kitchen, tastefully decorated, fully equipped
4 BR, 3.5 BA • \$439,750 • MLS 95070