

Village View

COROLLA TO NAGS HEAD TO COLUMBIA

FALL 2021

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Village Realty

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A home inspector advises...

How to protect your investment

Purchasing a home in the Outer Banks is rewarding in many ways. You can expect plenty of sunny days, gentle breezes across your sun-kissed skin, and the waves crashing along the beach. The beauty of our area is unparalleled providing the perfect combination of nature and coastal living at its best. That is why it is the ideal location to live and play.

However, owning property in the Outer Banks is not without risk. With proper planning and some maintenance, you can easily reduce the risk and protect

your investment. The number one reason for total property loss is from fire. Our buildings are constructed with wood and coupled with our constant sea breeze, fire can spread quickly. According to John Risoldi, Kill Devil Hills Fire Marshal, fires can start in a multitude of ways. Some of the biggest causes are smoking, improper grilling, fireworks, and electrical issues. With some common sense, you can take steps to protect your home from total destruction.

- **Smoking**—We recommend smoking be prohibited inside and around your rental property. If you do allow smoking on your property, we recommend that you provide safe non-flammable disposal containers.

- **Grilling**—If you allow outdoor grilling on your property, we recommend the grill be placed on a concrete surface at least 10 feet away from the house or any

combustible material. *Grills should never be left unattended during use.* Used charcoal remains should be doused with water and disposed of in a non-flammable container. Rules for using grills should be clearly posted on your property.

- **Fireworks**—According to the National Fire Protection Association (NFPA), an estimated 19,500 fires started by fireworks were reported to local fire departments in the US in 2018 with \$105 million in direct property damage. Fireworks are strictly prohibited at rental properties. We

recommend that you keep fireworks away from your property.

- **Electrical issues**—The moist saltwater air in our area can cause significant corrosion and rusting on outdoor electrical panels, outlets, and exterior fixtures. Corrosion causes resistance and can lead to fires. Routinely inspect and maintain these electrical components. Additionally,

the use of extension cords for permanent wiring can cause overheating and lead to fires. Never overload outlets with multiple electrical appliances and fixtures. Outlets are designed to accommodate two plugs.

And finally, remember to replace batteries in your smoke detectors and make sure they are operating throughout your house. By following these maintenance and safety recommendations, you can protect your investment and enjoy your property for years to come.



A properly placed grill should be 10 feet from the house and placed on concrete

(continued on next panel)

How to protect your investment

(continued from previous panel)

Deck and Pier Construction on Coastal Homes

Many of the houses in the Outer Banks are constructed with piers or pilings. By using these large structural timbers, builders can raise the house above the traditional flood level. In addition, raised houses create some of the best views at the beach. The wooden

piers are driven deep into the ground and then the house or deck is connected to them using

large lag bolts. These bolts keep the house in place during excessive wind and storm surge generated from large tropical storms. Many beach houses have large expansive decks to enhance the view and provide an excellent area for sunbathing and parties. These lag bolts keep the deck structure in place and prevents movement and collapse.

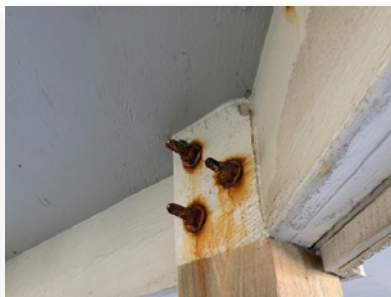
In the past, galvanized bolts were used to

secure the structure. Over time, the corrosive action of the saltwater air can rust and deteriorate the galvanized bolts rendering them ineffective. This can pose a significant safety hazard by compromising the structural integrity of the house. It can also make decks unsafe with the risk of collapse during

are rusted and deteriorated, they should be replaced. The International Residential Code recommends fasteners and connectors exposed to salt water or located within 300 feet of a saltwater shoreline shall be stainless steel grade 304 or 316.

By taking these measures you can protect

your investment and guests for years to come.



These bolts under a deck are dangerously corroded and need to be replaced.

excessive loads—*potentially injuring multiple guests in a vacation rental property.*

If you own a coastal property as a rental investment or for personal use, you should regularly have your house and deck structure evaluated for safety. If the bolts or nails



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Outer Banks real estate market update

Data obtained from OBAR MLS Jan. 1, 2021 through Sep. 10, 2021

Residential Q3 2021

- Residential units sold: 2456, +32% change
- Residential sales volume: \$1.49B, +86%
- Residential days on market: 56, down 61 days
- Residential average sales price: \$605,000, +40%

Land Q3 2021

- Vacant land units sold: 701, +110%
- Vacant land sales volume: \$104.2M, +164%
- Vacant land average days on market: 165 days, down 36 days
- Vacant land average sale price: \$148,700, +25%

Residential Unit Sales by Town 1/1/2021–9/10/2021

Area	Units Sold	Change over 2020
Corolla	392	+ 34%
Duck	167	+ 8%
Southern Shores	94	+ 18%
Kitty Hawk	93	+ 3%
Kill Devil Hills	321	+ 37%
Nags Head	244	+ 43%
Roanoke Island	142	+ 4%
Hatteras Island	432	+ 67%

- **In the Village at Nags Head, 2021 YTD, Village Realty was the**
 - #1 firm with 12 of the 40 listings sold (30%);
 - #1 firm with 11 buyer-side representations (27.5%);
 - #1 firm with the **MOST** rental homes represented; and
 - **BETTER POSITIONED** to sell your property!

Just a Sampling of Our Listings for Sale



Kill Devil Hills, 2 lots from oceanfront

Stunning, investment rental est. inc. >\$200k, 6,825 sf, every amenity incl. pool, ADA comp. 12 BR, 12.5 BA • \$2,999,000 • MLS 116185



Ocracoke Island

Sound/marsh views, 3,670 sf, entirely remodeled '21, adjacent 6,522 sf lot w/septic permit conveys 7 BR, 8.5 BA • \$1,450,000 • MLS 115409



The Currituck Club

Semi-soundfront, 3,823 sf, tastefully decorated, solar heated pool, theatre rm, est rents \$126K 7 BR, 6 BA, 2 PB • \$1,150,000 • MLS 114720



Ocracoke Island

Refurbished '20, oversized lot, 1,152 sf, screened porch, new floors, walk to village 3 BR, 2 BA • \$375,000 • MLS 112913



Manteo Semi-Soundfront

Downtown, 5,860 sf, built 1870s, completely restored, marble & mahogany, 10 ft ceilings 5 BR, 4.5 BA • \$1,495,000 • MLS 111793



Columbia, Tyrrell County

Elevated lot, 3,225 sf, oak floors, 3 fireplaces, molding/chair rails, 2 car garage, workshop 4 BR, 3 BA, 2 PB • \$395,000 • MLS 115631



Duck Oceanside, Co-Ownership

Ocean views, 1,920 sf, own 5 rotating weeks, all fees, utilities, insur. & taxes incl. in HOA fee 4 BR, 2.5 BA • \$45,000 • MLS 115927



Corolla, Ocean Sands

Easy walk to beach access, 4,668 sf, living areas on all 3 floors, elevator, pool, remodeled 7 BR, 8.5 BA • \$998,900 • MLS 114167



Corolla, Whalehead Club

Third row from ocean, 4,024 sf, ocean views 3rd fl & ship's watch, pool w/screened-in gazebo 8 BR, 7.5 BA • \$1,126,000 • MLS 115083



Corolla, Ocean Sands Semi-Oceanfront

Exceptional home w/top-level ocean views, 3,320 sf, direct beach access, comm. pool close 7 BR, 4.5 BA • \$989,900 • MLS 114786



Kitty Hawk Soundfront

Soundfront, 1+ acre w/beautiful water views, 2,712 sf, 150 ft water frontage, deck, boat dock 4 BR, 3 BA • \$749,900 • MLS 114743



Columbia, Tyrrell County

Historic fixer-upper in downtown, 1,576 sf, central air/heat, municipal sewer, wood floors 3 BR, 2 BA • \$82,500 • MLS 113777

Just a Sampling of Our Listings for Sale



Manteo, Holly Woods

On cul-de-sac, 2,352 sf, 1st fl master, full in-law suite w/own entrance, screen porch
4 BR, 3 BA • \$425,000 • MLS 115036



Kill Devil Hills Semi-Oceanfront

Ocean views, 2,890 sf, move-in ready, beautifully appointed, elevator, pool, beach access
5 BR, 4.5 BA • \$1,129,000 • MLS 115516



Roanoke Island Soundfront

Stunning sound views, beautifully maintained, 2,985 sf, sits high on bulkheaded hill, greenhouse
5 BR, 2.5 BA • \$1,100,000 • MLS 115606



The Village at Nags Head

Outstanding rental >\$62K, 2,434 sf, many updates, new furnishings & TVs, com. pool
5 BR, 5.5 BA • \$895,000 • MLS 116150



Columbia Riverfront

Historic home, 2,220 sf, large lot, new bulkhead, new roof, needs updating but is livable as is
4 BR, 2 BA • \$210,000 • MLS 114583



S. Nags Head Semi-Oceanfront

Ocean & sound views, updated kitchen, BRs, furn., 1,746 sf, easy beach access, heated pool
4 BR, 2.5 BA • \$825,000 • MLS 116130



Croatan Surf Club Oceanfront Condo

Luxurious 2,003 sf, furnishings neg., on 2 floors, elevator, unparalleled amenities
3 BR, 3 BA • \$710,000 • MLS 113695



Roanoke Island, Peninsula

Gorgeous waterfront home, 3,041 sf, pool, dock w/access to sound, many upgrades
5 BR, 4.5 BA • \$799,000 • MLS 115571



Roanoke Island Soundfront

Secluded, on hill above sound w/private sandy beach, private sundeck w/views, 1,305 sf
2 BR, 2 BA • \$750,000 • MLS 115806



S. Nags Head Semi-Oceanfront

Ocean & sound views, 2,212 sf, move-in ready, many new updates, easy beach access
4 BR, 3.5 BA • \$715,000 • MLS 116086



Hatteras Island Oceanfront

Fully renovated, 3,650 sf, every single thing is new, stone fireplace, concrete pool, hot tub
7 BR, 7.5 BA • \$1,850,000 • MLS 114194



Kitty Hawk, Sea Dunes Townhouse

Ocean view, 1,244, used as 2nd home, new appliances, new vinyl plank fl & more, walk to beach
2 BR, 2.5 BA • \$390,000 • MLS 116012