

# Village View

COROLLA TO NAGS HEAD TO COLUMBIA

WINTER 2018-2019

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## Town of Nags Head

### Beach nourishment 2.0

Eight years after the first beach nourishment in Dare County, Nags Head will be adding 3.7 million cubic yards of sand to 10 miles of beach.

For the uninitiated: beach nourishment is the process of pumping sand onto an eroding shoreline to widen the existing beach.

Sources of sand may include a nearby sandbar, a dredged source such as an inlet or waterway, or an offshore borrow site along the ocean floor. The widened shoreline provides increased defense from coastal storms and beach erosion protecting property, communities and infrastructure located along the shoreline.\*

A portion of the \$41 million project will be funded by FEMA (Federal Emergency Management Agency), \$16.2 million to replace losses from Hurricane Matthew in October 2016.

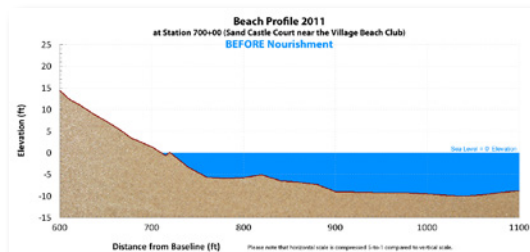
Dare County will contribute \$12.5 from occupancy tax funds.

Work is scheduled to begin in May and the schedule is subject to change by the contractor, Great Lakes Dredging and Dock. It's very difficult

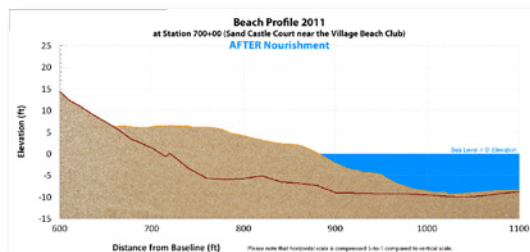
to predict where the work will be in progress at any specific date; however, work typically directly impacts a specific property for 24-48 hours, and leaves a wider beach, with a possible ramp over the pipe for the dredge for several days.

As of the last survey, the northernmost 5

miles of the project retained 62% of the sand that was originally placed in 2011. The southernmost mile in the town retained none of the more than 700,000 cubic yards that was placed in 2011. All the areas were nourished based on supplying 10 years of sand. The Town of Nags Head website, [www.nagsheadnc.gov](http://www.nagsheadnc.gov), has information on the 2019 project, and historical data from surveys since 2011.



Before and after depictions of the 2011 beach nourishment effort performed near the Village Beach Club in Nags Head.



(continued on next panel)

# Town of Nags Head beach nourishment 2.0

Plans call for sand to be added to 10 miles of beach starting from the Bonnett Street public access (near MP-11) south to the town line (MP-21). The northern mile of Nags Head was not nourished in 2011, and is not scheduled for nourishment in 2019.

To fund the town's portion of the project (2.3 million cubic yards), the Nags Head Board of Commissioners reinstituted the municipal service district (MSD) tax to help supplement the project's debt payment. The town-wide rate levied on all Nags Head properties has not changed from the original amount of \$0.027, while an additional tax of \$0.175 has been assessed in the MSD, which is comprised of all properties east of S. Virginia Dare Trail and Old Oregon Inlet Road.

The scheduled start date is May 2019 with completion anticipated in October—subject to weather and equipment maintenance issues.

If you're curious why the project takes place in the summer, whether it will affect your visit to Nags Head, and where to get the most current location of the sand pumping, these questions and much more are answered in the FAQs at: [www.MoreBeachtoLove.com](http://www.MoreBeachtoLove.com).\*

**For the latest update:** Roberta Thuman, the Public Information Officer for Nags Head, gave a presentation at the December 5, 2018 Board of Commissioners meeting. Roberta's report starts at 2:46:30 (marked in this link) in the meeting, and it's available on YouTube at [https://youtu.be/H2bv-\\_DdxV0?t=9990](https://youtu.be/H2bv-_DdxV0?t=9990).



A startling view of how narrow the beach had become near E. McCall St. in S. Nags Head as the beach was restored in 2011

## Outer Banks real estate market update

Data obtained from OBAR MLS through December 2018

- Residential units sold: 1849, -1% change over Q4 2017
- Residential sales volume: \$747.4M, +5%
- Average days on market: 127, down 24 days
- Average sales price: \$404,000, +6%
- Median sales price: \$320,000, +3%
- Vacant land units sold: 412, -20%
- Vacant land sales volume: \$55.2M, -8%
- Vacant land average days on market: 247 days, up 7 days
- Vacant land average sale price: \$134,000, +17%
- Vacant land median sales price: \$91,600, +21%

2018 4 <sup>th</sup> Quarter Residential Unit Sales by Town		
Area	Units Sold	Change over Q4 2017:
Corolla	208	-11%
Duck	119	Even
Southern Shores	91	+ 3%
Kitty Hawk	107	+14%
Kill Devil Hills	418	+ 3%
Nags Head	196	- 9%
Roanoke Island	120	- 8%
Hatteras Island	248	- 2%

2018 4 <sup>th</sup> Quarter Residential Sales Volume by Town		
Area	Units Sold	Change over Q4 2017:
Corolla	\$134.7M	Even
Duck	\$71.6M	+ 6%
Southern Shores	\$46.5M	+ 9%
Kitty Hawk	\$41.8M	+35%
Kill Devil Hills	\$126.8M	+ 5%
Nags Head	\$94.6M	- 1%
Roanoke Island	\$38.5M	- 5%
Hatteras Island	\$92.3M	+ 4%



## Just a Sampling of Our Listings for Sale



### **The Currituck Club**

Large corner lot, private pool & hot tub, extensive recent renovations, open concept  
3 BR, 3 BA • \$349,000 • MLS 102977



### **KDH, Orville Beach West**

Well maintained, 1,940 sf, short walk to sound & ocean, Bay Dr. bike path and restaurants  
4 BR, 3 BA • \$349,000 • MLS 102172



### **KDH, Victoria Place Semi-Oceanfront**

Luxury condo, high-end finishes, direct ocean access, 3rd fl, elevator, new AC & water heater  
2 BR, 2 BA • \$329,900 • MLS 101768



### **The Village at Nags Head**

Oceanfront, 3,396 sf, second home only, huge great room w/fireplace, new roof  
6 BR, 4.5 BA • \$1,195,000 • MLS 100668



### **Nags Head Acres**

Builder's 2nd home, high quality finishes, elevator, 9 ft ceiling, gorgeous kitchen, pool  
4 BR, 3 BA • \$469,000 • MLS 102791



### **Roanoke Island Sound & Canal Front**

Unique property, bulkheaded sound beach & deep water canal, great room w/fireplace  
4 BR, 3 BA • \$899,000 • MLS 101244



### **Duck Oceanfront**

Co-ownership, 20 weeks to use or rent, turnkey, affordable & worry-free way to enjoy the beach  
4 BR, 2.5 BA • \$68,000 • MLS 102553



### **The Village at Nags Head Oceanfront**

Oceanfront duplex w/stunning views, private beach access, comm. pool/tennis, dune deck  
4 BR, 3 BA • \$749,000 • MLS 101005



### **KDH, Colington Pointe**

Soundfront community w/clubhouse, pool, boat ramp, grand master w/lg. walk-in closet  
3 BR, 3.5 BA • \$314,900 • MLS 102535



### **The Currituck Club**

Recently updated, new furnishings & mattresses, new appliances, unparalleled amenities  
4 BR, 3.5 BA • \$409,900 • MLS 101935



### **Pirates Cove Soundfront Condo**

Furnished, vaulted ceilings, fireplace, elevator, amazing views, boat dock available, storage area  
2 BR, 2 BA • \$325,000 • MLS 102528



### **KDH, First Flight Retreat**

Oceanfront, well-appointed, private oceanfront terrace, heated pool, fitness center & game rm  
2 BR, 2 BA • \$399,900 • MLS 99645



## Just a Sampling of Our Listings for Sale



### **KDH, First Flight Village**

Spacious, many recent exterior repairs, new roof, updated kitchen, new carpet & paint  
3 BR, 3 BA • \$289,900 • MLS 102426



### **Nags Head, Lone Cedar Village**

360° water views, beautifully designed, 4,759 sf elevator heated saltwater pool, bulkheaded dock  
3 BR, 4.5 BA • \$750,000 • MLS 101150



### **Old Nags Head Place**

Most popular neighborhood, short walk to beach, on cul-de-sac, move-in ready, new flooring, pool  
5 BR, 4.5 BA • \$505,000 • MLS 102220



### **The Currituck Club**

Spectacular view of 9th green, pool & hot tub, 3,080 sf, bright & airy, conveniently located  
6 BR, 4.5 BA • \$529,000 • MLS 102084



### **The Village at Nags Head**

Ocean, golf & sound views, overlooks 12th hole, beautifully updated, new roof, HVAC, flooring  
4 BR, 3 BA • \$389,000 • MLS 101965



### **Kitty Hawk, Sandpiper Cay**

Freshly painted, 1,354 sf end unit, new HVAC, private patio, large green space, great amenities  
2 BR, 2.5 BA • \$195,900 • MLS 101664



### **KDH, Colington Harbour**

Handyman special, 1,549 sf on large corner lot, sold as is, where is, great community amenities  
3 BR, 2 BA • \$145,000 • MLS 101303



### **Old Nags Head Place**

Stunning 3,317 sf home, short walk to beach, gourmet kitchen, heated pool, putting green  
4 BR, 4.5 BA • \$815,000 • MLS 101172



### **Roanoke Island, Colony on Roanoke**

3,000+ sf of elegant living, spectacular great room, dream kitchen, 1st fl master, rear garden  
4 BR, 2.5 BA • \$549,000 • MLS 101307



### **Croatian Surf Club Oceanfront Condo**

Luxurious 2,125 sf, handsomely furnished, elevator, unparalleled amenities, virtual tour  
3 BR, 3.5 BA • \$735,000 • MLS 100710



### **The Village at Nags Head**

Soundfront, 6th tee golf views, elevator, handicap friendly, gas fireplace, near park  
6 BR, 5.5 BA • \$785,000 • MLS 99531



### **Corolla, Ocean Sands**

Short walk to beach, well maintained, game-room, beautiful pool, screen porch, cul-de-sac  
4 BR, 3 BA • \$365,000 • MLS 96482