

Village View

COROLLA TO NAGS HEAD TO COLUMBIA

FALL 2022

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Beach Nourishment...

Protecting Homes and a Better Beach

by Kip Tabb

The beach in front of the Kitty Hawk bathhouse is looking great. Wide soft sand lies out like an inviting carpet as it gently slopes to the sea. Look south toward Kill Devil Hills, all the way down to Nags Head and the beach is much the same.

This is what a freshly nourished beach looks like—at least on the Outer Banks, and this is the year of beach nourishment. Renourishment actually, since the beaches were already nourished at least once in the past.

Go a little north from the Kitty Hawk bathhouse and the process of beach nourishment is on full display. Red mesh and brightly colored yellow rope warn beachgoers of the dangers of a construction zone. On the beach three and sometimes four bulldozers are pushing sand around to form the new beach. Huge rusted pipes are stacked on the beach. Perhaps a quarter mile offshore a dredge lies at anchor, pumping sand to the shore for the project.

When work is completed on this section of beach, everything moves north. Equipment is scheduled to be on the Southern Shores beach early in October, and finally Duck with a scheduled

completion sometime around November 15.

A beach nourishment project is disruptive—there's no debating that.

Luckily, unless something completely unexpected happens—it's only needed once every five to six years.

It is also a far more complex process than it may appear at first.

Before any sand is placed on the beach the first thing that is done is a survey of the offshore sand. The sand that is placed on the beach must match the sand that is already there. If the

granules are too large, they'll quickly roll off the existing sand and into the ocean. Too small, and they will sift to the bottom and the original sand will be carried out to sea.

Generally, the offshore sand will match the beach. That especially has been the case on the Outer Banks. Once the source of the sand has been identified, if it is close enough to the project area, it's pumped to shore. Farther out to sea, a dredge is used, scooping the sand from the bottom and loading it into a hopper where it's taken to the beach.



The work has to be done from late spring to fall on the Outer Banks

(continued on next panel)

Beach Nourishment...Protecting Homes and Beach

(continued from previous panel)

Unfortunately, the work has to be done from late spring to fall on the Outer Banks—the peak season for our visitors. It's the weather and ocean conditions that dictate when beach nourishment can happen. The dredges especially cannot operate in wave heights greater than five feet, and in the summer waves are rarely that large. From late November through April, it's a rare day when wave heights are less than five feet.

The result of beach nourishment is a wider beach with softer sand—very desirable and quite nice. *However, the reason for a nourishment project is to protect infrastructure and property; it is not to create a better beach.* The quality of the beach is a byproduct of the process, but not the reason for it.

What that wide beach with its gentle slope to the sea is doing is dissipating the energy of the waves as they come

ashore. Generally, although not always, a nourishment project will also improve the dune line of a beach.

The dunes offer some protection from overwash during storm events, but do very little to reduce the power of the waves. That is what the beach is doing.

All beaches are dynamic and on the Outer Banks that may be a bit of an understatement. Coastal engineers use those dynamic forces to create a more effective protection for a coastal community.

A tremendous amount of sand is deposited on the beach during a nourishment process, *but not all the sand is supposed to remain there.* Some portion of it is predicted to return to the sea where it will precipitate out of the water and fall to the nearshore seabed creating a sandbar. That

sandbar is the first line of defense against storm waves as they race to the shore.

That is why, especially after a storm event, *a recently nourished beach will look as though it has lost a tremendous amount to sand.*

The sand is no longer on the beach, but it is part of the nearshore process that will build a sandbar. Because it is sand, over time, some of that sand will return to the beach.

There is nothing, however, holding that sand in place, and three, four, or five years after the beach is nourished, wave action and offshore currents will have again narrowed the beach, leaving homes, road, and infrastructure vulnerable to the next storm. And the process of beach nourishment will begin again.

Outer Banks real estate market update

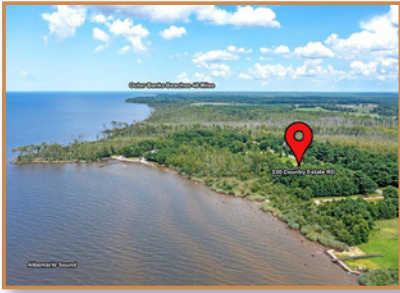
Data obtained from OBAR MLS

Q3 Sales By Town	Q3 2021	Q3 2022	% + or -
Corolla	95	64	-33%
Duck	50	23	-54%
Southern Shores	36	30	-17%
Kitty Hawk	27	32	19%
Colington	36	36	0%
Kill Devil Hills	103	76	26%
Nags Head	66	46	-30%
Hatteras	109	72	-34%
Roanoke Island	49	39	-20%
Currituck Mainland	73	51	-30%
Ocracoke Island	11	11	0%

Overall Market Highlights as of September 30, 2022

- Median sales price is up 20% over 2021 and is at \$595,000
- Under contract listings at 471 and down by 40% over 2021
- Average Days on Market is down to 34 days

Just a Sampling of Our Listings for Sale



Columbia Soundfront Lot

Build your dream home, 1.26 acre, 100 ft wide lot, HOA maintains 2 soundside piers
58,410 sf • \$140,000 • MLS 119988



Croatan Surf Club Oceanfront Condo

Luxurious 1,536 sf, direct ocean views, granite, hardwood, elevator, unparalleled amenities
3 BR, 3 BA • \$1,050,000 • MLS 119279



Downtown Manteo

Large corner lot, 1,785 sf, recent renovations, landscaped, short walk to waterfront & shops
3 BR, 2 BA • \$545,000 • MLS 120366



The Village at Nags Head

Golf front w/sound views, 3,276 sf, never rented, completely remodeled, new windows
3 BR, 2.5 BA • \$650,000 • MLS 120363



KDH, Swan View Shores

Exceptional w/in-law suite, 3,276 sf, 9 ft ceilings, wide-plank Vermont pine fl, gorgeous kitchen
3 BR, 3.5 BA • \$739,900 • MLS 119461



Hatteras Island Semi-Oceanfront Lot

Large corner lot in Salvo, beach access directly across the street, room for a pool
15,000 sf lot • \$500,000 • MLS 117923



Avon Semi-Soundfront Lot

Essentially soundfront, also canalfront, at the end of street, amazing sunset views
21,500 sf • \$199,950 • MLS 117898



Nags Head, Vista Colony

Short walk to beach access, 844 sf, remodeled down to the studs, never rented, upscale furn.
3 BR, 1 BA • \$585,000 • MLS 119178



Roanoke Island, Semi-Soundfront

Historic, well-maintained 2,108 sf, wainscoting, hardwoods, fireplace, lge. kitchen, huge master
3 BR, 2 BA • \$680,000 • MLS 119653



The Currituck Club Lot

Soundfront, magnificent sound views, enjoy all the wonderful amenities in this gated community
.61 acres • \$279,900 • MLS 119670



KDH, Colington Harbour

Must see to appreciate, 1,714 sf, hardwoods, sun room, garage, new HVAC and septic sys.
3 BR, 2 BA • \$375,000 • MLS 120120



KDH, Colington Harbour Canalfront

Attached 1 BR/BA MIL suite, huge, detached 2-story workshop, 3 docks, beautiful canal views
4 BR, 3 BA • \$597,700 • MLS 120435

Just a Sampling of Our Listings for Sale



Corolla, Ocean Sands

Short walk to beach, 1,175 sf, rooftop ocean view, scr. porch, large bonus rm, 2 storage rms
3 BR, 2 BA • \$519,000 • MLS 120250



Villas Soundfront Condo

Most sought-after location in Villas, 1,584 sf, upgraded, hurricane shutters, many amenities
3 BR, 2.5 BA • \$524,999 • MLS 119854



The Village at Nags Head Lot

Potential golf/sound views in a lovely, well-kept neighborhood, mostly 2nd & primary homes
7,000 sf • \$210,000 • MLS 118881



Roanoke Island, Brakewood

Outstanding rental >\$62K, 2,434 sf, many updates, new furnishings & TVs, com. pool
4 BR, 2.5 BA • \$699,900 • MLS 119716



Croatan Surf Club Oceanfront Condo

Luxurious oceanfront penthouse, 1,536 sf, furnishings neg., elevator, unparalleled amenities
3 BR, 3 BA • \$850,000 • MLS 119276



Kill Devil Hills Soundfront

Waters Edge on Little Colington Island, near community pool & marina w/boat slip
16,000 sf • \$279,000 • MLS 118099



Nags Head Semi-Oceanfront Lot

Approved Cottage Court for 6 houses, 24 BR, across from Jennette's Pier, next to Sam & Omie's
34,000 sf • \$1,200,000 • MLS 120138



Columbia, Tyrrell County Soundfront

Panoramic views, 1,446 sf, ½ acre, fireplace, accessible ramp & shower, 175' bulkhead, gazebo
3 BR, 2 BA • \$325,000 • MLS 120332



S. Nags Head Oceanfront

Every amenity, 4,671 sf, many updates incl. siding, ext. paint, HVACs, pool, walkway to beach
10 BR, 7 BA, 2 PB • \$2,500,000 • MLS 118966



KDH Commercial Lot

Stoplight corner lot across from new Target, 112 ft on US 158 & 275 ft on Fifth St.
30,965 sf lot • \$1,250,000 • MLS 120477



Colington Harbour Canalfront Lot

Double lot on cul-de-sac, bulkheaded, sound access, gated community w/extensive amenities
16,500 sf lot • \$345,000 • MLS 118191



Croatan Surf Club Oceanfront Condo

Luxurious oceanfront penthouse, 1,536 sf, furnishings neg., elevator, unparalleled amenities
3 BR, 3 BA • \$1,050,000 • MLS 119279