

Village View

COROLLA TO NAGS HEAD TO COLUMBIA

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Are you considering an Outer Banks retirement?

The Outer Banks is a unique and special place. Vacationers have flocked to the area for decades to enjoy its beaches and abundant natural beauty. As the area has grown and developed over time, more and more people have chosen to consider the Outer Banks as a potential retirement destination. Investors looking to purchase a property today with a plan to possibly retire here in the future should consider a multitude of factors:

Location

Location is one of the first considerations all buyers must decide on. Some people are only interested in Corolla, or Duck, or Nags Head and would not consider any other area. Some may prefer to get away from the faster pace on the beach and look to Roanoke Island or mainland Currituck for more solitude. Each area has its own distinct and appealing characteristics.

Community features

Once a general area has been decided on, which features in a community are important? Some communities offer

amenities such as a clubhouse and pool and/or tennis courts. Some have a beach or sound access. A few communities offer golf course living, while others offer water access to the sound.



A lovely home in Nags Head, just a short walk to the beach, which was recently purchased for future retirement living and is now in Village's rental program.

Neighborhood feel

Would you prefer a neighborhood that feels more traditional or one where you feel like you do actually live at the beach? These are all personal preferences a buyer should consider.

Second home or weekly rental?

Another important consideration is whether you intend to have a beach house strictly as a second home or do your plans include renting the property in the near term to help offset the costs of ownership? If the rental income will be a vital component to your purchase, then the location, individual home

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features, and overall condition of the property will play a role in the home's rental income potential. Homes closer in proximity to the beach with easy public access to walk or park, private pools, elevators and game rooms are all important factors that influence potential rental income.

Financing

If financing the property, the buyer should consider using a local lender on the Outer Banks. Local lenders are all extremely knowledgeable of our unique market and will generally lead to a smoother closing process than using a lender from back home. If necessary, local lenders can also use the property's rental income to help the buyer qualify for their mortgage while still purchasing the property as a second home as opposed to an investment property. Purchasing a home as an investment property would require a more substantial down payment and carry a slightly higher interest rate.

Permanent or part-time?

Still another factor to consider is whether your plans include moving to the Outer

Banks on a permanent or part-time basis. This can influence your buying decision as well. Most homes on the beach are not designed with storage space as a high priority. So, closet space, garage space and

other potential storage capacity may play a role in your buying decision; even if it means just looking for possibilities for future storage expansion.

Strong sense of community

The characteristics of the Outer Banks that draw vacationers here each summer are only a part of what makes this such a special place. The permanent residents that make up this community are as varied as any other area, but there is a very strong sense of community here that is hard to detail in limited space and do it justice. The Outer Banks has the cohesiveness of a small village, yet that village spreads from Carova to Ocracoke. Add to the area's natural beauty, more recent growth in medical services offered, along with a strong, actively involved senior community, community-oriented non-profits, churches and a dedicated volunteer force, and it all contributes to make the Outer Banks a desirable retirement destination.



When considering an Outer Banks home, ask yourself if the home was built for year-round living or is it possible to adapt it?

Outer Banks real estate market update

Data obtained from OBAR MLS through December 11, 2017

- Overall residential unit sales is up 12%
- Overall residential sales volume is up 16%
- Average days on market for sold properties is 153 (-25% from 2016)
- Average sales price is \$382,000 (+3% from 2016)
- Average median sales price is \$313,000, up 6%
- Overall vacant lot unit sales is up 13%
- Overall vacant lot sales volume down -3%
- Average days on market for vacant lot sales is 241 days (up 19% from 2016)

- Average sales price for vacant lots is \$114,000 (-12%)

- Vacant lots median sales price is \$75,500, up 4%

2017 Sales by Area YTD		
Area	Units Sold	Change:
Corolla	233	5%
Duck	117	40%
Southern Shores	88	30%
Kitty Hawk	93	4%
Kill Devil Hills	278	9%
Nags Head	212	15%
Roanoke Island	113	-13%
Hatteras Island	242	9%

Just a Sampling of Our Listings for Sale



Corolla, Whalehead Club

Not a cookie-cutter rental home, stellar investment, updated, elegant and fresh
5 BR, 4.5 BA • \$599,000 • MLS 98259



Nags Head, Btw the Highways

Easy walk to beach, darling 1,712 sf home on quiet street, renovated, dumbwaiter/lift to kitc.
3 BR, 3 BA • \$389,000 • MLS 98334



Corolla, Ocean Sands

Recently updated, 2,700 sf, large open fl plan, bright/airy great room, decks w/ocean view
6 BR, 5.5 BA • \$559,000 • MLS 97820



Manteo, Cypress Cove

Custom built 2,182 sf, absolutely beautiful, like new, maple fl, transoms, crown molding
4 BR, 3 BA • \$375,000 • MLS 96543



Roanoke Island, Pirate's Cove Condo

Pondfront w/salt marsh at rear, boat slip, well kept, new decking/handrails/steps
3 BR, 2 BA • \$265,000 • MLS 96312



Corolla, Pine Island

Luxury, upgrades, short walk to beach, 4,680 sf, lovely decor, remodeled kitchen, pool
9 BR, 8 BA, 2 PB • \$889,000 • MLS 98872



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, First Flight Retreat Condo

Oceanfront, well-appointed, furnished, private oceanfront terrace w/hot tub
1 BR, 1 BA • \$335,750 • MLS 97251



Fairfield, Hyde County Lakefront

3.4 acres waterfront, 3,298 sf fully restored/renovated 2008, stunning lake views, barn
4 BR, 4.5 BA • \$535,000 • 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 • \$579,900 • 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 • \$769,000 • 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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The Currituck Club

Ideally situated near the comm. pool and beach, pristine inside/out, move-in ready
3 BR, 2.5 BA • \$335,000 • MLS 98717



The Village at Nags Head

Soundfront, 3,230 sf, much-loved 2nd home, great cond., beautifully furnished, new roof
4 BR, 4.5 BA • \$575,000 • MLS 98795



KDH, Colington Pointe

Like new, end townhome w/water views, 1,195 sf, meticulously cared for, decks from every BR
3 BR, 3 BA • \$259,900 • MLS 95822



Corolla, Ocean Sands

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



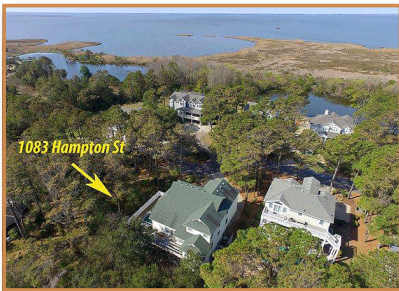
KDH, Water's Edge Soundfront

Spectacular views, dry entry, fireplace, master w/sun deck, bamboo floors, community pool
3 BR, 2.5 BA • \$389,000 • MLS 98837



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 • \$760,000 • MLS 95852



Corolla Light Semi-Soundfront

At end of quiet cul-de-sac, very private but close to amenities, 4,549 sf, 2nd home only
5 BR, 5.5 BA • \$585,000 • MLS 97768



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 • \$334,500 • 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 • \$735,000 • MLS 98129



Hills of Nags Head

Blocks from ocean, on cul-de-sac, adjacent to NH Woods, saltwater pool, upgraded kitchen
4 BR, 3.5 BA • \$424,500 • MLS 98410



Corolla, Villages at Ocean Hill

Semi-oceanfront w/fabulous views, impeccably kept, 3,208 sf, gameroom, pool, hot tub
6 BR, 5.5 BA • \$875,000 • MLS 98853



The Village at Nags Head

Soundfront, on 18th fairway, panoramic views, 3,515 sf, well maintained, beautifully decorated
5 BR, 5 BA, 2 PB • \$763,000 • MLS 96318