

The Outer Banks Real Estate Register

Gray Berryman - Realtor®, Broker, ABR, GRI, CRS, e-Pro, RRS, SFR (252)573-9503



THE WINTER EDITION

March 2010

TOP THREE NEWS STORIES TO FOLLOW

January Sales Statistics are Hopeful January data from the Outer Banks MLS shows that sales activity doubled when compared to the same time period a year earlier. Distressed properties (bank owned or short sales) represented 40% of these sales. Pending sales also showed a 21% increase and the median sales price increased as well. Undoubtedly, this is good news for everyone and we hope that this small snapshot turns into a trend here on the Outer Banks. Bottom line for buyers...record low prices, low interest rates and strong rentals make this one of the best times ever to buy...if you can pay cash or secure financing. Times like this will not last forever.

Bottom line for sellers...buyers are looking and selling is possible. The price will likely be lower than anticipated and there is strong competition from distressed sellers, but if you have an attractive price and a home in good condition, educated buyers will see the value and can complete the transaction.

The Outer Banks Voice now delivers quality local news. A new web-based newspaper, The Outer Banks Voice now offers relevant and thoughtful news content specific to Dare County and the Outer Banks. This publication is filling in the large gap between the Coastland Times (3 times/week, not online) The Outer Banks Sentinel (published weekly) and the Virginian-Pilot (Hampton Roads). Read anytime at OuterBanksVoice.com.



Construction of Jennette's Pier With an anticipated opening date in 2011, the pier is slowly coming along. Owned by the North Carolina Aquarium Society, when finished, this facility will be an excellent educational and environmentally friendly tourist attraction! www.ncaquariums.com

3 RESTAURANTS YOU HAVEN'T TRIED (BUT DEFINITELY SHOULD!)

High Cotton BBQ Milepost 2 in Kitty Hawk across from the Hilton 255-2275 The best barbeque for miles around is found here. A slow cooking process and a focus on natural flavor and traditional sides and sauce make for a healthy and tasty meal. Whether you bring it back to the house or eat in the restaurant, don't miss this local treasure.

Baldie's Burgers & Ice Cream Next to Wee Winks in downtown Duck. 261-2660 The Duck answer to fast food! Handmade burgers, delicious fries, and soft serve ice cream never go out of style. Perfect for breakfast, lunch, or an after dinner treat.

Carawan's Seafood in Kitty Hawk on the bypass in front of Walmart and across the bypass from Food Lion. 261-2120 I know...ITS NOT A RESTAURANT, BUT, the food is so fresh and delicious that I have to include it. If you go mid day they are not likely to have anything, but after 3:00 the counters are full of freshly caught rock fish, flounder, tuna, trout and more. The oysters this year have been outstanding.

FUN THINGS TO DO

TASTE OF THE BEACH

March 11-14, 2010

www.obxtasteofthebeach.com
Come enjoy what *Coastal Living* has named one of the top ten seafood and wine festivals in the country. Experience fresh seafood cooked to perfection!

OBX BIKE WEEK

April 22-25, 2010

www.outerbanksbikeweek.com
If you like motorcycles, then this is the time to be here. If you are planning a wedding, you may want to consider picking another weekend. Love it or hate it, there will be lots of bikers here this weekend.

FLY OVER THE OUTER BANKS

At the Dare County airport in Manteo, taking an air tour (\$40 per person and up) is one of the best ways to see the Outer Banks, the ocean, sharks, lighthouses, etc. This is an outstanding experience and is fun for all ages. There is also a small museum at the airport.
252-475-5570



www.CarolinaDesigns.com
www.GrayBerryman.com

FEATURED LISTINGS



Oceanfront - KDH
 10 bedrooms, 10.2 baths
 Outstanding Rental Income
 MLS#59773 \$2,335,000



Oceanfront - Corolla
 6 bedrooms, 6 baths
 Ocean, Sound & Marsh Views
 MLS#55472



Bed & Breakfast - Duck
 6 bedrooms, 6 baths
 Commercial Zoning
 MLS#60498 \$879,000



Oceanside - Corolla
 8 bedrooms, 8.1 baths
 Great Location & Rental Numbers
 MLS#64512 \$995,000



Between Highways - KDH
 4 bedrooms, 4.1 baths
 Custom Built as Model Home
 MLS#60174 \$569,000



Oceanside - Duck
 4 bedrooms, 2.1 baths
 Schooner Ridge—Indoor Pool
 MLS#61703 \$550,000



Oceanside—Duck
 Lot in X Flood Zone
 Subdivide into 2 lots
 MLS#65159 \$495,000



Oceanside - Duck
 5 bedrooms, 4.2 baths
 Beautiful Finishes, Water Views
 MLS#63676 \$989,500

First Class
 Mail
 US Postage
 PAID
 Kitty Hawk NC
 Permit No. 70

Gray Berryman
Ocean Banks Real Estate
 Toll Free (800)368.3825 ext. 240 Mobile (252)573.9503
 Gray@GrayBerryman.com
 1197 Duck Road - Duck, North Carolina 27949

