



DEAL KILLER REPORT · LAST 12 MONTHS · THROUGH OCTOBER 3, 2026

Bald Head Island

Resale homes (new construction and land left out)

When a deal dies in Bald Head Island, it costs the seller about \$115,200

13 of about 105 contracts for resale homes in Bald Head Island fell apart over the last 12 months — about 1 in 8. The ones that sold later took 100 more days and sold for 5.5 points less of their first asking price than homes that closed on the first contract. And 0% of the homes whose deal died never sold at all.

12%

of contracts fell apart
13 of about 105

100

extra days on the market
163 days vs. 63 on the first contract

\$115,200

estimated cost of a dead deal
with a mortgage

0%

never sold at all
of the homes whose deal died

5.5

lower price (points of first ask)
87.2% vs. 92.7% of first asking

\$91,300

if the home is paid off

What a dead deal costs, line by line

A typical \$1,500,000 home	Per day	100 days
Mortgage interest	\$239.34	\$23,934
Property taxes	\$28.72	\$2,872
Insurance	\$8.22	\$822
HOA dues	\$1.69	\$169
Upkeep	\$41.10	\$4,110
Utilities	\$8.22	\$822
Holding costs	\$327.29	\$32,730
Lower sale price (the scar)		\$82,500
Estimated total		\$115,200

Most resale deals die over the home inspection, the appraisal or the buyer's loan.

A pre-market inspection finds the big items before a buyer does. Fix them or disclose them up front, and a buyer has no surprise to renegotiate over or walk away from. It's part of the Buddy Blake Team's home selling system.

An estimate, not a quote: 20% down at 7.28% (Freddie Mac 30-year average, 2026-10-01), interest only; median property tax bill on these homes (MLS); insurance \$250/month, upkeep 1% of value a year, utilities \$250/month, HOA = median dues.



By age of the home

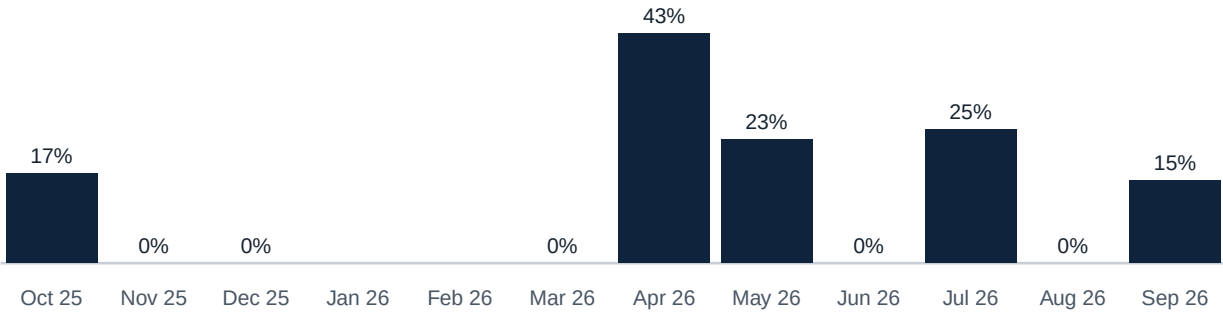
	Contracts	Fell apart	Extra days	Price scar	Est. cost
Under 10 yrs	23	13%	—	—	—
20–29 yrs	35	14%	—	—	—
30–49 yrs	40	10%	—	—	—

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
\$750K–1M	10	20%	—	—	—
\$1M+	92	11%	100	5.3 pts	\$117,700

Month by month

Share of contracts that fell apart, by month





Homes behind the numbers

Recent deals in this report that fell apart, with what happened next. Dates are when the contract fell apart.

Address	Town	Now	Fell apart
305 S Bald Head Wynd Unit 21	Bald Head Island	Back on the market	Oct 2, 2026
11 East Beach Drive	Bald Head Island	Back on the market	Sep 19, 2026
7 Col William Rhett Trail	Bald Head Island	Back on the market	Jul 16, 2026
18 Keepers Landing	Bald Head Island	Back on the market	May 8, 2026
20 Bay Tree Trail Unit 6a	Bald Head Island	Sold	Sep 13, 2026
811 S Bald Head Wynd # B	Bald Head Island	Sold	Jul 2, 2026
5 Grove Court	Bald Head Island	Sold	May 22, 2026
538 Chicamacomico Way	Bald Head Island	Sold	May 14, 2026
224 W Bald Head	Bald Head Island	Sold	Apr 29, 2026
6 Black Skimmer Trail	Bald Head Island	Sold	Apr 4, 2026
7 Red Bay Court	Bald Head Island	Sold	Apr 2, 2026
30 Cedar Court	Bald Head Island	Sold	Jan 1, 2026
609 Kinnakeet Way 20	Bald Head Island	Sold	Oct 5, 2025

How these numbers are counted

Resale homes only — new construction and land are left out. A deal "fell apart" when a home went under contract and then came back on the market, or was canceled, withdrawn or expired after a contract was written, however long the contract lasted. Each one is followed to what happened next. Extra days and the price scar compare homes that sold after a deal fell apart with homes that sold on their first contract in the same area and slice. The MLS doesn't record why a contract ended. Source: Hive MLS data compiled by the Buddy Blake Team. Information deemed reliable but not guaranteed.

Want the numbers for your home? Call or text Buddy at (910) 395-1000.