



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

Boiling Spring Lakes (Southport)

Resale homes (new construction and land left out)

When a deal dies in Boiling Spring Lakes (Southport), it costs the seller about \$24,500

25 of about 110 contracts for resale homes in Boiling Spring Lakes (Southport) fell apart over the last 12 months — about 1 in 4. The ones that sold later took 71 more days and sold for 6.2 points less of their first asking price than homes that closed on the first contract. And 37% of the homes whose deal died never sold at all.

23%

of contracts fell apart
25 of about 110

71

extra days on the market
111 days vs. 40 on the first contract

\$24,500

estimated cost of a dead deal
with a mortgage

37%

never sold at all
of the homes whose deal died

6.2

lower price (points of first ask)
90.6% vs. 96.8% of first asking

\$21,000

if the home is paid off

What a dead deal costs, line by line

A typical \$305,000 home	Per day	71 days
Mortgage interest	\$48.67	\$3,456
Property taxes	\$4.86	\$345
Insurance	\$8.22	\$584
Upkeep	\$8.36	\$594
Utilities	\$8.22	\$584
Holding costs	\$78.32	\$5,560
Lower sale price (the scar)		\$18,900
Estimated total		\$24,500

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	24	17%	—	—	—
10–19 yrs	22	18%	—	—	—
20–29 yrs	41	22%	69	6.0 pts	\$22,700
30–49 yrs	18	44%	—	—	—

Crawl space vs. no crawl space

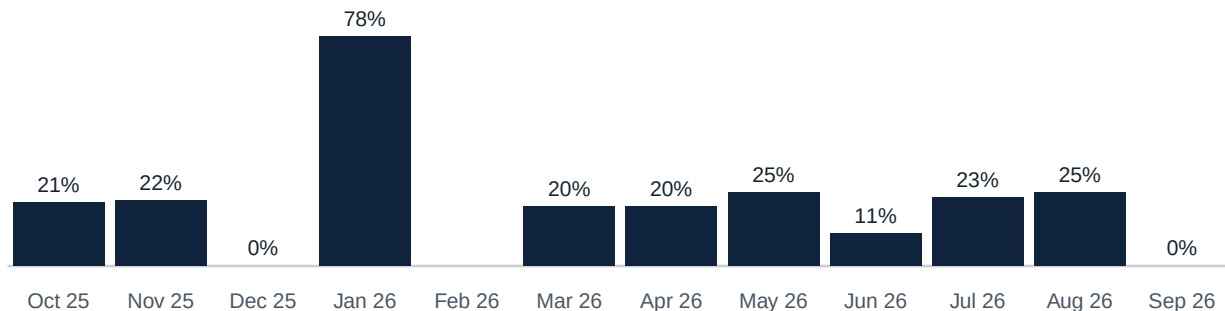
	Contracts	Fell apart	Extra days	Price scar	Est. cost
Crawl space	66	23%	72	6.7 pts	\$27,700
No crawl space	32	16%	—	—	—

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
Under \$300K	46	26%	—	—	—
\$300–400K	34	21%	—	—	—
\$400–500K	19	21%	—	—	—

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
1021 Filmore Street	Southport	Back on the market	Aug 27, 2026
949 Fifty Lakes Drive	Southport	Back on the market	Jul 1, 2026
349 Fifty Lakes Drive	Southport	Back on the market	May 10, 2026
280 Crystal Road	Southport	Under contract again	Aug 12, 2026
295 Redwood Road	Southport	Sold	Jul 15, 2026
1831 Pinehurst Road	Southport	Sold	Jul 15, 2026
930 Palmetto Road	Southport	Sold	May 15, 2026
216 Foxcroft Road	Southport	Sold	Apr 16, 2026
1034 Bayside Lane	Southport	Sold	Mar 16, 2026
840 Eden Drive	Southport	Sold	Mar 5, 2026
1134 N Shore Drive	Southport	Sold	Feb 23, 2026
1961 Gastonia Road	Southport	Sold	Jan 28, 2026
566 Palmer Drive	Southport	Sold	Jan 20, 2026
2510 Lumberton Road	Southport	Sold	Nov 25, 2025
1372 E Boiling Spring Road	Southport	Sold	Oct 10, 2025
71 W South Shore Drive	Southport	Sold	Oct 8, 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.