



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

Brynn Marr (Jacksonville)

Resale homes (new construction and land left out)

When a deal dies in Brynn Marr (Jacksonville), it costs the seller about \$28,600

22 of about 86 contracts for resale homes in Brynn Marr (Jacksonville) fell apart over the last 12 months — about 1 in 4. The ones that sold later took 66 more days and sold for 9.5 points less of their first asking price than homes that closed on the first contract. And 31% of the homes whose deal died never sold at all.

26%

of contracts fell apart
22 of about 86

66

extra days on the market
75 days vs. 9 on the first contract

\$28,600

estimated cost of a dead deal
with a mortgage

31%

never sold at all
of the homes whose deal died

9.5

lower price (points of first ask)
90.5% vs. 100.0% of first asking

\$25,900

if the home is paid off

What a dead deal costs, line by line

A typical \$253,000 home	Per day	66 days
Mortgage interest	\$40.37	\$2,664
Property taxes	\$5.64	\$372
Insurance	\$8.22	\$543
Upkeep	\$6.93	\$457
Utilities	\$8.22	\$543
Holding costs	\$69.38	\$4,580
Lower sale price (the scar)		\$24,000
Estimated total		\$28,600

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

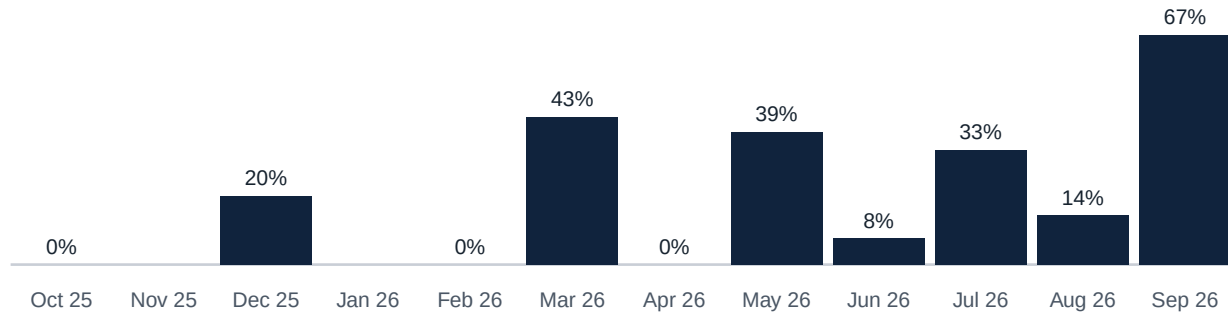
	Contracts	Fell apart	Extra days	Price scar	Est. cost
30–49 yrs	48	17%	—	—	—
50+ yrs	34	41%	99	8.4 pts	\$28,500

Crawl space vs. no crawl space

	Contracts	Fell apart	Extra days	Price scar	Est. cost
Crawl space	29	38%	95	8.4 pts	\$28,200
No crawl space	55	20%	—	—	—

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
100 W Cameron Court	Jacksonville	Back on the market	Sep 12, 2026
105 Hillside Court	Jacksonville	Back on the market	Sep 11, 2026
604 Oakwood Avenue	Jacksonville	Back on the market	Sep 5, 2026
113 Ronny Court	Jacksonville	Back on the market	Sep 4, 2026
625 Winchester Road	Jacksonville	Under contract again	Sep 10, 2026
510 Brynn Marr Road	Jacksonville	Under contract again	Sep 9, 2026
108 Meadowview Court	Jacksonville	Under contract again	Aug 15, 2026
422 Thomas Drive	Jacksonville	Under contract again	Jul 17, 2026
1003 Brynn Marr Road	Jacksonville	Sold	Jul 2, 2026
513 Birchwood Court	Jacksonville	Sold	May 28, 2026
122 Carolina Circle	Jacksonville	Sold	May 23, 2026
117 Tiffany Place	Jacksonville	Sold	May 9, 2026
106 Cottage Lane	Jacksonville	Sold	Mar 26, 2026
422 Pine Valley Road	Jacksonville	Sold	Mar 23, 2026
125 Linda Loop	Jacksonville	Sold	Jan 30, 2026
106 Ronny Court	Jacksonville	Sold	Jan 14, 2026
504 Oakwood Avenue	Jacksonville	Sold	Dec 11, 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.