



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

Crow Creek (Calabash)

Resale homes (new construction and land left out)

When a deal dies in Crow Creek (Calabash), it costs the seller about \$34,400

13 of about 44 contracts for resale homes in Crow Creek (Calabash) fell apart over the last 12 months — about 1 in 3. The ones that sold later took 110 more days and sold for 9.0 points less of their first asking price than homes that closed on the first contract. And 25% of the homes whose deal died never sold at all.

30%

of contracts fell apart
13 of about 44

110

extra days on the market
187 days vs. 77 on the first contract

\$34,400

estimated cost of a dead deal
with a mortgage

25%

never sold at all
of the homes whose deal died

9.0

lower price (points of first ask)
84.2% vs. 93.2% of first asking

\$29,500

if the home is paid off

What a dead deal costs, line by line

A typical \$280,000 home	Per day	110 days
Mortgage interest	\$44.68	\$4,915
Property taxes	\$3.14	\$345
Insurance	\$8.22	\$904
HOA dues	\$12.05	\$1,326
Upkeep	\$7.67	\$844
Utilities	\$8.22	\$904
Holding costs	\$83.98	\$9,240
Lower sale price (the scar)		\$25,200
Estimated total		\$34,400

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	10	10%	—	—	—
20–29 yrs	33	33%	69	5.6 pts	\$19,400



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
433 Crow Creek Drive NW	Calabash	Back on the market	Aug 5, 2026
395 S Crow Creek Drive NW Unit 1201	Calabash	Back on the market	Jun 2, 2026
250 S Crow Creek Drive NW 23	Calabash	Back on the market	Feb 25, 2026
9283 Oldfield Road NW	Calabash	Under contract again	Jul 2, 2026
260 Woodlands Way NW Unit 18	Calabash	Sold	Jul 10, 2026
395 S Crow Creek Drive NW Unit 1310	Calabash	Sold	Jun 18, 2026
9304 Honey Tree Lane NW # 2	Calabash	Sold	May 5, 2026
260 Woodlands Way Unit 13	Calabash	Sold	Apr 2, 2026
395 S Crow Creek Drive NW 1615	Calabash	Sold	Apr 1, 2026
250 S Crow Creek Drive NW 21	Calabash	Sold	Feb 17, 2026

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.