



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

Duplin County

Resale homes (new construction and land left out)

When a deal dies in Duplin County, it costs the seller about \$17,400

81 of about 323 contracts for resale homes in Duplin County fell apart over the last 12 months — about 1 in 4. The ones that sold later took 54 more days and sold for 5.5 points less of their first asking price than homes that closed on the first contract. And 24% of the homes whose deal died never sold at all.

25%

of contracts fell apart
81 of about 323

54

extra days on the market
88 days vs. 34 on the first contract

\$17,400

estimated cost of a dead deal
with a mortgage

24%

never sold at all
of the homes whose deal died

5.5

lower price (points of first ask)
89.9% vs. 95.4% of first asking

\$15,300

if the home is paid off

What a dead deal costs, line by line

A typical \$251,200 home	Per day	54 days
Mortgage interest	\$40.08	\$2,164
Property taxes	\$3.31	\$179
Insurance	\$8.22	\$444
Upkeep	\$6.88	\$372
Utilities	\$8.22	\$444
Holding costs	\$66.71	\$3,600
Lower sale price (the scar)		\$13,800
Estimated total		\$17,400

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	28	14%	—	—	—
10–19 yrs	41	24%	—	—	—
20–29 yrs	60	23%	51	7.0 pts	\$27,400
30–49 yrs	44	21%	—	—	—
50+ yrs	150	29%	38	3.7 pts	\$10,100

Crawl space vs. no crawl space

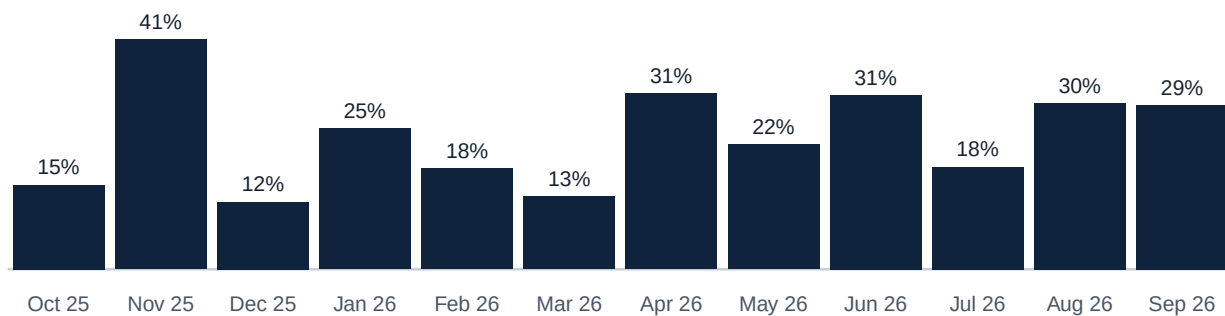
	Contracts	Fell apart	Extra days	Price scar	Est. cost
Crawl space	228	24%	40	5.4 pts	\$16,100
No crawl space	40	20%	53	7.2 pts	\$27,600

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
Under \$300K	199	26%	53	5.2 pts	\$12,500
\$300–400K	54	26%	52	7.6 pts	\$28,800
\$400–500K	28	14%	—	—	—
\$500–750K	38	29%	139	3.8 pts	\$42,700

Month by month

Share of contracts that fell apart, by month



Towns in Duplin County

	Contracts	Fell apart	Extra days	Price scar	Est. cost
Wallace	94	23%	86	6.6 pts	\$35,300
Beulaville	93	23%	72	9.1 pts	\$27,500
Warsaw	45	29%	7	0.0 pts	\$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
587 Carlton Chapel Church Road	Warsaw	Back on the market	Oct 2, 2026
3537 S Nc 11 Highway	Wallace	Back on the market	Oct 2, 2026
157 Alphin Lane	Warsaw	Back on the market	Oct 1, 2026
1071 Red Hill Road	Mount Olive	Back on the market	Oct 1, 2026
429 C R Edwards Road	Beulaville	Back on the market	Sep 28, 2026
292 Sand Ridge Road	Beulaville	Back on the market	Sep 23, 2026
1172 Carolina 11	Pink Hill	Back on the market	Sep 18, 2026
425 Blackmore Road	Warsaw	Back on the market	Sep 18, 2026
1106 S Dobson Chapel Road S	Magnolia	Back on the market	Sep 15, 2026
151 Lem Brown Road	Chinquapin	Back on the market	Sep 10, 2026
120 Farrior Road	Mount Olive	Back on the market	Aug 5, 2026
518 Forest Lane	Wallace	Back on the market	Aug 2, 2026
335 Bull Tail Road	Wallace	Back on the market	Jul 18, 2026
616 S Orange Street	Wallace	Back on the market	Jun 24, 2026
2326 Us-117	Faison	Under contract again	Oct 1, 2026
146 Chicken Neck Road	Teachey	Under contract again	Aug 28, 2026
190 Halls Pond Road	Rose Hill	Under contract again	Aug 14, 2026
110 Annie Faye Norris Lane	Teachey	Under contract again	Aug 3, 2026
723 W Broad Street	Beulaville	Under contract again	Aug 1, 2026
131 Thomas Roberts Road	Magnolia	Under contract again	Jul 20, 2026
396 Edwards Road	Beulaville	Under contract again	Jul 20, 2026
440 Fountaintown Road	Beulaville	Under contract again	May 26, 2026
214 Elm Street	Warsaw	Under contract again	May 12, 2026
1352 Cornwallis Road	Rose Hill	Sold	Jul 22, 2026
146 Lee Street	Kenansville	Sold	Jul 6, 2026
505 Forrest Road	Warsaw	Sold	Jun 30, 2026
293 Old Chinquapin Road	Beulaville	Sold	Jun 22, 2026
138 Candlewood Drive	Wallace	Sold	Jun 22, 2026
343 W Stevens Street	Wallace	Sold	Jun 13, 2026
117 S Thomas Street	Beulaville	Sold	Jun 2, 2026
1500 Veachs Mill Road	Warsaw	Sold	Jun 2, 2026
130 E Main Street	Rose Hill	Sold	May 13, 2026
3833 Nc Hwy 903	Rose Hill	Sold	May 6, 2026
295 Henry Dunn Pickett Road	Beulaville	Sold	May 5, 2026
1679 N Nc 111	Pink Hill	Sold	May 4, 2026
124 Hc Powers Road	Wallace	Sold	May 1, 2026



Address	Town	Now	Fell apart
148 E Grandiflora Drive	Wallace	Sold	Apr 27, 2026
144 Candlewood Drive	Wallace	Sold	Apr 24, 2026
159 Batchelor Farm Lane	Kenansville	Sold	Apr 21, 2026
101 W Pine Forest Road	Mount Olive	Sold	Apr 20, 2026
103 Albert Brown Mhp Lane	Greenevers	Sold	Apr 17, 2026
527 W College Street	Warsaw	Sold	Apr 16, 2026
474 Routledge Road	Kenansville	Sold	Mar 31, 2026
1110 S Dobson Chapel Road S	Magnolia	Sold	Mar 20, 2026
1701 S Nc 41 And 111 Highway	Beulaville	Sold	Feb 27, 2026
4040 Nc 903	Albertson	Sold	Feb 11, 2026
214 Currie Street	Wallace	Sold	Feb 7, 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.