



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

Holden Beach

Resale homes (new construction and land left out)

When a deal dies in Holden Beach, it costs the seller about \$37,000

27 of about 134 contracts for resale homes in Holden Beach fell apart over the last 12 months — about 1 in 5. The ones that sold later took 144 more days and sold for 0.8 points less of their first asking price than homes that closed on the first contract. And 44% of the homes whose deal died never sold at all.

20%

of contracts fell apart
27 of about 134

144

extra days on the market
175 days vs. 31 on the first contract

\$37,000

estimated cost of a dead deal
with a mortgage

44%

never sold at all
of the homes whose deal died

0.8

lower price (points of first ask)
93.9% vs. 94.7% of first asking

\$15,300

if the home is paid off

What a dead deal costs, line by line

A typical \$943,000 home	Per day	144 days
Mortgage interest	\$150.47	\$21,668
Property taxes	\$11.89	\$1,712
Insurance	\$8.22	\$1,184
Upkeep	\$25.84	\$3,721
Utilities	\$8.22	\$1,184
Holding costs	\$204.63	\$29,470
Lower sale price (the scar)		\$7,500
Estimated total		\$37,000

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

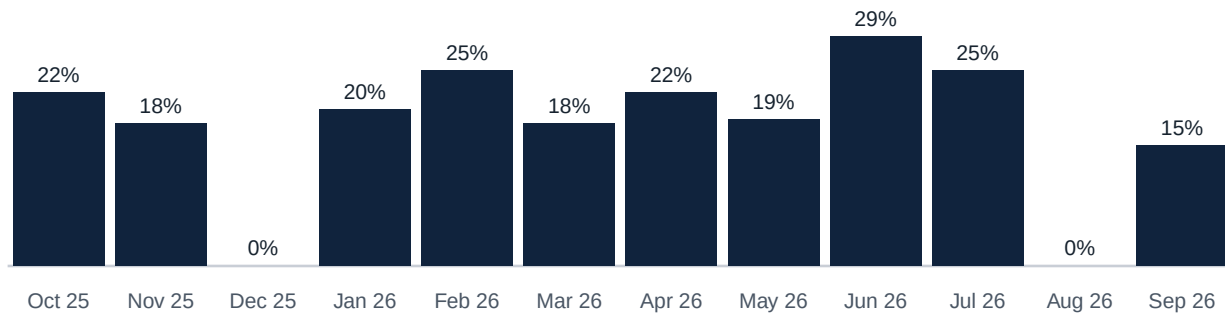
	Contracts	Fell apart	Extra days	Price scar	Est. cost
Under 10 yrs	11	9%	—	—	—
10–19 yrs	14	21%	—	—	—
20–29 yrs	27	19%	—	—	—
30–49 yrs	58	22%	—	—	—
50+ yrs	24	21%	—	—	—

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
\$500–750K	13	31%	—	—	—
\$750K–1M	51	18%	—	—	—
\$1M+	61	20%	163	0.0 pts	\$45,500

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
142 Brunswick Avenue E B (West)	Holden Beach	Back on the market	Sep 15, 2026
1046 Tide Ridge Drive	Holden Beach	Back on the market	Sep 1, 2026
170 Ocean Boulevard W	Holden Beach	Back on the market	Jul 1, 2026
128 Blockade Runner Drive	Holden Beach	Back on the market	Apr 21, 2026
1097 Ocean Boulevard W	Holden Beach	Back on the market	Mar 30, 2026
1149 Ocean Boulevard W	Holden Beach	Back on the market	Feb 2, 2026
315 Brunswick Avenue W	Holden Beach	Under contract again	Jul 1, 2026
147 Yacht Watch Drive	Holden Beach	Sold	Jul 23, 2026
117 Salisbury Street	Holden Beach	Sold	Jul 1, 2026
142 Greensboro Street	Holden Beach	Sold	Jun 13, 2026
104 Ocean Boulevard E 201	Holden Beach	Sold	May 20, 2026
127 Ocean Boulevard W	Holden Beach	Sold	Feb 14, 2026
877 Ocean Boulevard W	Holden Beach	Sold	Jan 19, 2026
533 Ocean Boulevard W	Holden Beach	Sold	Jan 4, 2026
281 Brunswick Avenue W B	Holden Beach	Sold	Nov 26, 2025
298 Ocean Boulevard W # 103	Holden Beach	Sold	Nov 4, 2025
491 Ocean Boulevard W	Holden Beach	Sold	Oct 26, 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.