



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

Holly Ridge

Resale homes (new construction and land left out)

When a deal dies in Holly Ridge, it costs the seller about \$25,400

37 of about 255 contracts for resale homes in Holly Ridge fell apart over the last 12 months — about 1 in 7. The ones that sold later took 116 more days and sold for 4.3 points less of their first asking price than homes that closed on the first contract. And 17% of the homes whose deal died never sold at all.

15%

of contracts fell apart
37 of about 255

116

extra days on the market
139 days vs. 23 on the first contract

\$25,400

estimated cost of a dead deal
with a mortgage

17%

never sold at all
of the homes whose deal died

4.3

lower price (points of first ask)
93.7% vs. 98.0% of first asking

\$18,900

if the home is paid off

What a dead deal costs, line by line

A typical \$349,995 home	Per day	116 days
Mortgage interest	\$55.85	\$6,479
Property taxes	\$6.43	\$746
Insurance	\$8.22	\$954
HOA dues	\$0.58	\$67
Upkeep	\$9.59	\$1,112
Utilities	\$8.22	\$954
Holding costs	\$88.88	\$10,310
Lower sale price (the scar)		\$15,000
Estimated total		\$25,400

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	128	12%	35	3.4 pts	\$15,700
10–19 yrs	93	14%	121	2.1 pts	\$18,400
20–29 yrs	11	9%	—	—	—
30–49 yrs	13	31%	—	—	—
50+ yrs	10	40%	—	—	—

Crawl space vs. no crawl space

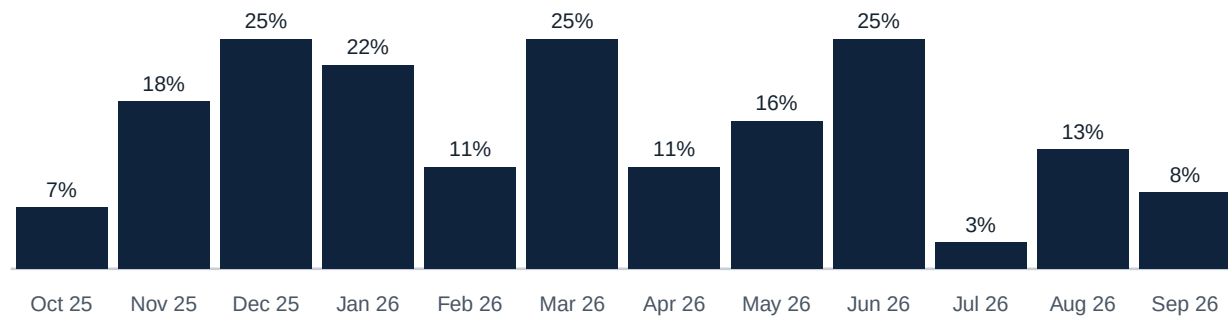
	Contracts	Fell apart	Extra days	Price scar	Est. cost
Crawl space	29	28%	—	—	—
No crawl space	209	12%	62	2.0 pts	\$12,900

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
Under \$300K	67	15%	145	6.2 pts	\$26,600
\$300–400K	90	9%	136	3.6 pts	\$23,700
\$400–500K	36	22%	65	2.9 pts	\$19,800
\$500–750K	48	21%	34	2.7 pts	\$20,400
\$750K–1M	11	0%	—	—	—

Month by month

Share of contracts that fell apart, by month



Neighborhoods and ZIP codes in Holly Ridge

	Contracts	Fell apart	Extra days	Price scar	Est. cost
ZIP 28445	499	16%	136	4.4 pts	\$36,300
Summerhouse On Everett Bay	40	13%	—	—	—



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
304 Plymouth Lane	Holly Ridge	Back on the market	Sep 3, 2026
401 Caspian Court	Holly Ridge	Back on the market	Aug 31, 2026
324 Cypress Avenue	Holly Ridge	Back on the market	Jul 30, 2026
215/217 Lloyd Street	Holly Ridge	Back on the market	Jun 6, 2026
620 Osprey Landing Drive	Holly Ridge	Under contract again	Sep 3, 2026
408 Old Folkstone Road	Holly Ridge	Under contract again	Aug 3, 2026
221 Cheswick Drive	Holly Ridge	Under contract again	Jun 6, 2026
343 Belvedere Drive	Holly Ridge	Sold	Jun 25, 2026
335 Lightning Bug Lane	Holly Ridge	Sold	Jun 19, 2026
111 Tides End Drive	Holly Ridge	Sold	Jun 5, 2026
525 Old Folkstone Road	Holly Ridge	Sold	Jun 1, 2026
236 Red Carnation Drive	Holly Ridge	Sold	May 17, 2026
314 Plymouth Lane	Holly Ridge	Sold	May 15, 2026
184 Hardison Road	Holly Ridge	Sold	May 11, 2026
309 S Jenkins Street	Holly Ridge	Sold	May 2, 2026
206 Holden Road	Holly Ridge	Sold	Apr 10, 2026
101 Kings Harbor Drive	Holly Ridge	Sold	Apr 2, 2026
206 Cheswick Drive	Holly Ridge	Sold	Mar 16, 2026
431 Morris Landing Road	Holly Ridge	Sold	Mar 16, 2026
179 Twining Rose Lane	Holly Ridge	Sold	Mar 16, 2026
107 Calcos Court	Holly Ridge	Sold	Mar 12, 2026
265 Hardison Road	Holly Ridge	Sold	Mar 9, 2026
118 Camelot Drive	Holly Ridge	Sold	Feb 13, 2026
644 E Ocean Road	Holly Ridge	Sold	Feb 6, 2026
461 Old Folkstone Road	Holly Ridge	Sold	Jan 11, 2026
610 Osprey Landing Drive	Holly Ridge	Sold	Jan 8, 2026
767 E Ocean Road	Holly Ridge	Sold	Dec 17, 2025
704 Lenox Drive	Holly Ridge	Sold	Dec 5, 2025
205 River Oats Court	Holly Ridge	Sold	Dec 1, 2025
1213 Daisy Court	Holly Ridge	Sold	Nov 16, 2025
323 Cedar Island Trail	Holly Ridge	Sold	Nov 16, 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.