



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

Magnolia Greens (Leland)

Resale homes (new construction and land left out)

When a deal dies in Magnolia Greens (Leland), it costs the seller about \$4,300

10 of about 58 contracts for resale homes in Magnolia Greens (Leland) fell apart over the last 12 months — about 1 in 6. The ones that sold later took 35 more days and sold for 0.0 points less of their first asking price than homes that closed on the first contract. And 0% of the homes whose deal died never sold at all.

17%

of contracts fell apart
10 of about 58

35

extra days on the market
59 days vs. 24 on the first contract

\$4,300

estimated cost of a dead deal
with a mortgage

0%

never sold at all
of the homes whose deal died

0.0

lower price (points of first ask)
99.2% vs. 97.7% of first asking

\$1,400

if the home is paid off

What a dead deal costs, line by line

A typical \$515,000 home	Per day	35 days
Mortgage interest	\$82.17	\$2,876
Property taxes	\$8.86	\$310
Insurance	\$8.22	\$288
HOA dues	\$1.93	\$68
Upkeep	\$14.11	\$494
Utilities	\$8.22	\$288
Holding costs	\$123.51	\$4,320
Lower sale price (the scar)		\$0
Estimated total		\$4,300

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.



Crawl space vs. no crawl space

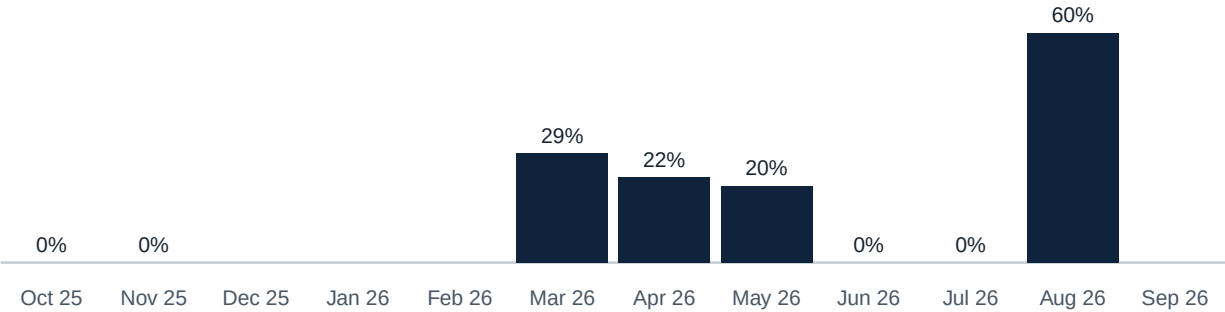
	Contracts	Fell apart	Extra days	Price scar	Est. cost
Crawl space	22	27%	—	—	—
No crawl space	35	11%	—	—	—

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
\$300–400K	14	14%	—	—	—
\$500–750K	29	21%	—	—	—

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
1113 Wyland Court	Leland	Back on the market	Sep 19, 2026
1113 Willow Pond Lane	Leland	Back on the market	Aug 23, 2026
1010 Rosea Court	Leland	Under contract again	Aug 21, 2026
1547 Grandiflora Drive	Leland	Sold	May 13, 2026
3141 Redfield Drive	Leland	Sold	Apr 13, 2026
1269 Greensview Circle	Leland	Sold	Apr 1, 2026
1331 Grandiflora Drive	Leland	Sold	Mar 20, 2026
1312 Suncrest Way	Leland	Sold	Mar 13, 2026
1514 Grandiflora Drive	Leland	Sold	Feb 1, 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.