



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

North Topsail Beach

Resale homes (new construction and land left out)

When a deal dies in North Topsail Beach, it costs the seller about \$33,200

79 of about 236 contracts for resale homes in North Topsail Beach fell apart over the last 12 months — about 1 in 3. The ones that sold later took 112 more days and sold for 2.7 points less of their first asking price than homes that closed on the first contract. And 32% of the homes whose deal died never sold at all.

34%

of contracts fell apart
79 of about 236

112

extra days on the market
199 days vs. 87 on the first contract

\$33,200

estimated cost of a dead deal
with a mortgage

32%

never sold at all
of the homes whose deal died

2.7

lower price (points of first ask)
90.5% vs. 93.2% of first asking

\$22,100

if the home is paid off

What a dead deal costs, line by line

A typical \$621,250 home	Per day	112 days
Mortgage interest	\$99.13	\$11,103
Property taxes	\$13.70	\$1,534
Insurance	\$8.22	\$921
HOA dues	\$0.82	\$92
Upkeep	\$17.02	\$1,906
Utilities	\$8.22	\$921
Holding costs	\$147.10	\$16,480
Lower sale price (the scar)		\$16,800
Estimated total		\$33,200

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

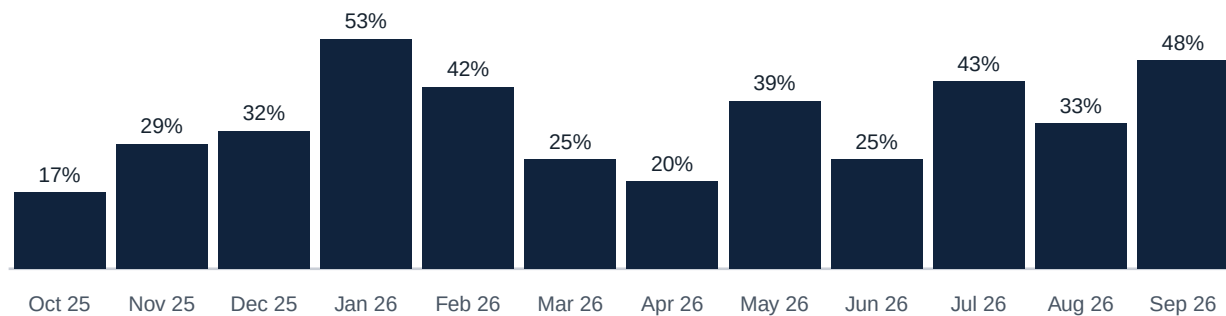
	Contracts	Fell apart	Extra days	Price scar	Est. cost
Under 10 yrs	29	28%	—	—	—
10–19 yrs	15	13%	—	—	—
20–29 yrs	49	31%	—	—	—
30–49 yrs	131	37%	208	2.3 pts	\$36,800
50+ yrs	12	42%	—	—	—

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
Under \$300K	36	50%	—	—	—
\$300–400K	23	35%	—	—	—
\$400–500K	29	41%	—	—	—
\$500–750K	50	28%	132	5.9 pts	\$49,000
\$750K–1M	31	26%	—	—	—
\$1M+	67	28%	—	—	—

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
306 Marina Way	North Topsail Beach	Back on the market	Oct 1, 2026
601 New River Inlet Road	North Topsail Beach	Back on the market	Oct 1, 2026
1611 New River Inlet Road	North Topsail Beach	Back on the market	Sep 28, 2026
1078 New River Inlet Road	North Topsail Beach	Back on the market	Sep 24, 2026
1896 New River Inlet Road 1309	North Topsail Beach	Back on the market	Sep 23, 2026
173 Sea Gull Lane	North Topsail Beach	Back on the market	Sep 18, 2026
1324 New River Inlet Road	North Topsail Beach	Back on the market	Sep 15, 2026
1896 New River Inlet Road 1203	North Topsail Beach	Back on the market	Sep 8, 2026
2333 New River Inlet Road	North Topsail Beach	Back on the market	Sep 3, 2026
2000 New River Inlet Road Unit 2109	North Topsail Beach	Back on the market	Sep 3, 2026
39 Porpoise Place	North Topsail Beach	Back on the market	Sep 1, 2026
42 Sailview Drive	North Topsail Beach	Back on the market	Aug 24, 2026
388 New River Inlet Road	North Topsail Beach	Back on the market	Aug 20, 2026
1896 New River Inlet Road Unit 1104	North Topsail Beach	Back on the market	Aug 13, 2026
1511 New River Inlet Road	North Topsail Beach	Back on the market	Aug 12, 2026
1042 New River Inlet Road	North Topsail Beach	Back on the market	Aug 3, 2026
2250 New River Inlet Road Unit 114	North Topsail Beach	Back on the market	Jul 23, 2026
2000 New River Inlet Road 3201	North Topsail Beach	Back on the market	Jul 21, 2026
625 New River Inlet Road	North Topsail Beach	Back on the market	Jul 16, 2026
3145 Island Drive	North Topsail Beach	Back on the market	Jul 6, 2026
2263 New River Inlet Road	North Topsail Beach	Back on the market	Jun 25, 2026
790 New River Inlet Road Unit 115a	North Topsail Beach	Back on the market	Jun 19, 2026
2224 New River Inlet Road Unit 337	North Topsail Beach	Back on the market	Jun 17, 2026
2362 New River Inlet Road	North Topsail Beach	Back on the market	Jun 8, 2026
1413 New River Inlet Road	North Topsail Beach	Under contract again	Sep 4, 2026
1796 New River Inlet Road	North Topsail Beach	Under contract again	Jul 16, 2026
24 Bermuda Landing Place	North Topsail Beach	Under contract again	Jul 14, 2026
219 Oyster Lane	North Topsail Beach	Under contract again	Jun 1, 2026
874 Villas Drive	North Topsail Beach	Under contract again	May 9, 2026
130 N Permuda Wynd Drive	North Topsail Beach	Under contract again	Apr 1, 2026
1896 New River Inlet 1412	North Topsail Beach	Sold	Sep 2, 2026
6910 12th Avenue	North Topsail Beach	Sold	Jul 28, 2026
316 Bay Circle	North Topsail Beach	Sold	Jul 21, 2026
790 New River Inlet Road 104b	North Topsail Beach	Sold	Jul 17, 2026
1517 Wahoo Street	North Topsail Beach	Sold	May 27, 2026
6915 12th Avenue	North Topsail Beach	Sold	Mar 26, 2026



Address	Town	Now	Fell apart
7401 9th Avenue	North Topsail Beach	Sold	Mar 26, 2026
7502 9th Avenue	North Topsail Beach	Sold	Mar 4, 2026
232 Sand Piper Drive	North Topsail Beach	Sold	Feb 1, 2026
2174 New River Inlet Road Unit 384	North Topsail Beach	Sold	Jan 24, 2026
194 Topsail Road	North Topsail Beach	Sold	Jan 22, 2026
2000 New River Inlet Road Unit 1305	North Topsail Beach	Sold	Jan 17, 2026
20 Porpoise Place	North Topsail Beach	Sold	Jan 6, 2026
1785 New River Inlet Road 2	North Topsail Beach	Sold	Jan 3, 2026
4340 Island Drive	North Topsail Beach	Sold	Dec 21, 2025
790 New River Inlet Road Unit 301b	North Topsail Beach	Sold	Dec 2, 2025
1840 New River Inlet Road 2310	North Topsail Beach	Sold	Dec 1, 2025
226 Coastal Drive Unit B	North Topsail Beach	Sold	Oct 9, 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.