



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

Northwoods (Jacksonville)

Resale homes (new construction and land left out)

When a deal dies in Northwoods (Jacksonville), it costs the seller about \$1,100

13 of about 79 contracts for resale homes in Northwoods (Jacksonville) fell apart over the last 12 months — about 1 in 6. The ones that sold later took 0 more days and sold for 0.5 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
13 of about 79

0

extra days on the market
28 days vs. 30 on the first contract

\$1,100

estimated cost of a dead deal
with a mortgage

0%

never sold at all
of the homes whose deal died

0.5

lower price (points of first ask)
98.7% vs. 99.2% of first asking

\$1,100

if the home is paid off

What a dead deal costs, line by line

A typical \$215,000 home	Per day	0 days
Mortgage interest	\$34.31	\$0
Property taxes	\$5.35	\$0
Insurance	\$8.22	\$0
Upkeep	\$5.89	\$0
Utilities	\$8.22	\$0
Holding costs	\$61.98	\$0
Lower sale price (the scar)		\$1,100
Estimated total		\$1,100

Most resale deals die over the home inspection, the appraisal or the buyer's loan.

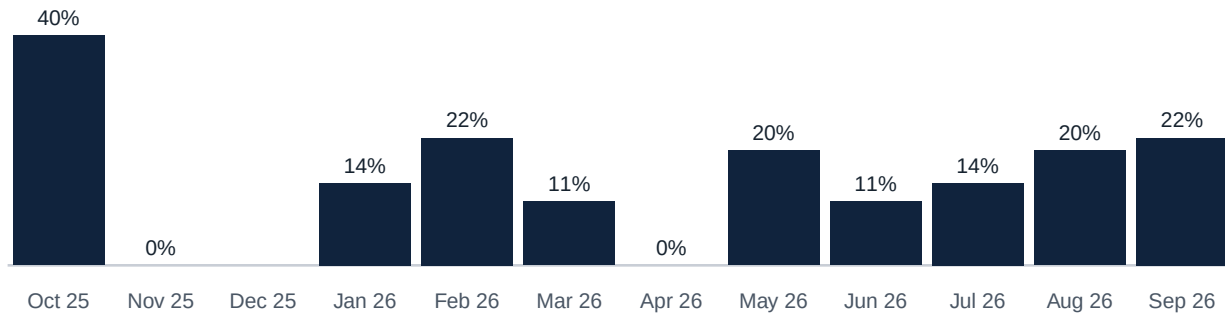
A pre-market inspection finds the big items before a buyer does. Fix them or disclose them up front, and a buyer has no surprise to renegotiate over or walk away from. It's part of the Buddy Blake Team's home selling system.

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.



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
923 Sioux Drive	Jacksonville	Back on the market	Sep 23, 2026
12 Barksdale Drive	Jacksonville	Back on the market	Sep 10, 2026
502 Jarman Street	Jacksonville	Back on the market	Aug 26, 2026
908 Daniel Drive	Jacksonville	Sold	Jul 30, 2026
1300 Decatur Road	Jacksonville	Sold	Jun 19, 2026
720 Barn Street	Jacksonville	Sold	May 11, 2026
809 River Street	Jacksonville	Sold	Mar 11, 2026
1121 River Street	Jacksonville	Sold	Feb 23, 2026
501 Oak Lane	Jacksonville	Sold	Jan 9, 2026
512 Jarman Street	Jacksonville	Sold	Oct 30, 2025
712 Page Drive	Jacksonville	Sold	Oct 17, 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.