



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

Oak Island

Resale homes (new construction and land left out)

When a deal dies in Oak Island, it costs the seller about \$29,500

92 of about 582 contracts for resale homes in Oak Island fell apart over the last 12 months — about 1 in 6. The ones that sold later took 53 more days and sold for 3.5 points less of their first asking price than homes that closed on the first contract. And 26% of the homes whose deal died never sold at all.

16%

of contracts fell apart
92 of about 582

53

extra days on the market
104 days vs. 51 on the first contract

\$29,500

estimated cost of a dead deal
with a mortgage

26%

never sold at all
of the homes whose deal died

3.5

lower price (points of first ask)
92.0% vs. 95.5% of first asking

\$24,200

if the home is paid off

What a dead deal costs, line by line

A typical \$625,000 home	Per day	53 days
Mortgage interest	\$99.73	\$5,286
Property taxes	\$9.67	\$513
Insurance	\$8.22	\$436
Upkeep	\$17.12	\$907
Utilities	\$8.22	\$436
Holding costs	\$142.96	\$7,580
Lower sale price (the scar)		\$21,900
Estimated total		\$29,500

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	144	11%	119	2.7 pts	\$40,800
10–19 yrs	52	15%	—	—	—
20–29 yrs	111	18%	26	6.6 pts	\$41,100
30–49 yrs	173	18%	78	5.7 pts	\$44,900
50+ yrs	102	17%	52	0.3 pts	\$7,700

Crawl space vs. no crawl space

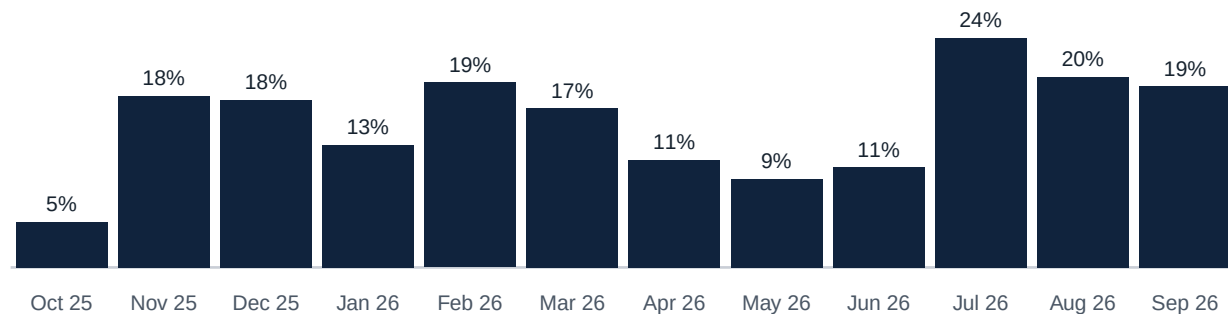
	Contracts	Fell apart	Extra days	Price scar	Est. cost
Crawl space	136	19%	84	5.5 pts	\$36,300
No crawl space	427	15%	42	2.4 pts	\$23,900

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
Under \$300K	11	9%	—	—	—
\$300–400K	36	17%	—	—	—
\$400–500K	93	14%	66	3.5 pts	\$21,700
\$500–750K	208	14%	67	5.8 pts	\$41,900
\$750K–1M	110	14%	48	3.5 pts	\$37,300
\$1M+	124	23%	32	5.9 pts	\$85,500

Month by month

Share of contracts that fell apart, by month



Neighborhoods and ZIP codes in Oak Island

	Contracts	Fell apart	Extra days	Price scar	Est. cost
ZIP 28465	599	16%	48	3.3 pts	\$27,600
Tranquil Harbor	126	14%	48	1.3 pts	\$12,300
Pinnars Point	35	17%	—	—	—



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
204 NE 60th Street	Oak Island	Back on the market	Oct 1, 2026
108 Caswell Beach Road	Oak Island	Back on the market	Oct 1, 2026
104 SW 30th Street	Oak Island	Back on the market	Oct 1, 2026
1622 E Beach Drive	Oak Island	Back on the market	Oct 1, 2026
119 NE 27th Street	Oak Island	Back on the market	Sep 29, 2026
105 NW 29th Street	Oak Island	Back on the market	Sep 25, 2026
314 NE 61st Street	Oak Island	Back on the market	Sep 25, 2026
110 NE 72nd Street	Oak Island	Back on the market	Sep 18, 2026
31 Augusta Drive	Oak Island	Back on the market	Sep 15, 2026
214 NE 64th Street	Oak Island	Back on the market	Sep 14, 2026
105 SE 17th Street	Oak Island	Back on the market	Sep 2, 2026
515 W Beach Drive	Oak Island	Back on the market	Sep 2, 2026
308 E Beach Drive	Oak Island	Back on the market	Aug 28, 2026
5400 E Yacht Drive A2	Oak Island	Back on the market	Aug 3, 2026
2617 E Beach Drive	Oak Island	Back on the market	Jul 31, 2026
133 SE 48th Street	Oak Island	Back on the market	Jul 27, 2026
1506 E Oak Island Drive	Oak Island	Back on the market	Jul 24, 2026
6602 W Beach Drive	Oak Island	Back on the market	Jul 1, 2026
104 NE 8th Street	Oak Island	Back on the market	Jun 22, 2026
121 SE 67th Street	Oak Island	Back on the market	Jun 18, 2026
103 SE 74th Street	Oak Island	Back on the market	Jun 9, 2026
2911 E Pelican Drive	Oak Island	Back on the market	Apr 1, 2026
1803 W Yacht Drive	Oak Island	Back on the market	Feb 15, 2026
805 E Yacht Drive	Oak Island	Under contract again	Sep 16, 2026
217 NE 61st Street	Oak Island	Under contract again	Sep 9, 2026
116 NW 2nd Street	Oak Island	Under contract again	Jul 18, 2026
3003 W Oak Island Drive	Oak Island	Under contract again	Jul 8, 2026
148 NW 3rd Street Units A & B	Oak Island	Under contract again	Mar 16, 2026
116 SE 55th Street	Oak Island	Sold	Aug 11, 2026
1918 E Beach Drive	Oak Island	Sold	Aug 10, 2026
2304 E Oak Island Drive	Oak Island	Sold	Aug 8, 2026
137 NE 31st Street	Oak Island	Sold	Aug 6, 2026
602 Mimosa Place	Oak Island	Sold	Jul 23, 2026
107 NW 16th Street	Oak Island	Sold	Jul 19, 2026
2605 E Beach Drive	Oak Island	Sold	Jul 16, 2026
6008 W Beach Drive	Oak Island	Sold	Jul 11, 2026



Address	Town	Now	Fell apart
424 Keziah Street	Oak Island	Sold	May 13, 2026
105 SE 30th Street	Oak Island	Sold	May 6, 2026
4107 E Oak Island Drive	Oak Island	Sold	Apr 25, 2026
113 NE 54th Street	Oak Island	Sold	Apr 23, 2026
2003 W Pelican Drive	Oak Island	Sold	Apr 6, 2026
220 NE 68th Street	Oak Island	Sold	Apr 3, 2026
233 NE 75th Street	Oak Island	Sold	Mar 31, 2026
3208 E Pelican Drive	Oak Island	Sold	Mar 30, 2026
7403 E Beach Drive	Oak Island	Sold	Mar 28, 2026
104 NE 34th Street	Oak Island	Sold	Mar 26, 2026
1919 E Beach Drive	Oak Island	Sold	Mar 25, 2026
3325 W Beach Drive	Oak Island	Sold	Mar 19, 2026
316 Crowell Street	Oak Island	Sold	Mar 12, 2026
124 NW 8th Street	Oak Island	Sold	Feb 20, 2026
313 Keziah Street	Oak Island	Sold	Feb 19, 2026
159 NW 4th Street	Oak Island	Sold	Feb 16, 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.