



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

Ocean Isle Beach

Resale homes (new construction and land left out)

When a deal dies in Ocean Isle Beach, it costs the seller about \$37,500

94 of about 465 contracts for resale homes in Ocean Isle Beach fell apart over the last 12 months — about 1 in 5. The ones that sold later took 121 more days and sold for 4.0 points less of their first asking price than homes that closed on the first contract. And 37% of the homes whose deal died never sold at all.

20%

of contracts fell apart
94 of about 465

121

extra days on the market
164 days vs. 43 on the first contract

\$37,500

estimated cost of a dead deal
with a mortgage

37%

never sold at all
of the homes whose deal died

4.0

lower price (points of first ask)
91.3% vs. 95.3% of first asking

\$26,900

if the home is paid off

What a dead deal costs, line by line

A typical \$550,000 home	Per day	121 days
Mortgage interest	\$87.76	\$10,619
Property taxes	\$5.56	\$673
Insurance	\$8.22	\$995
HOA dues	\$3.29	\$398
Upkeep	\$15.07	\$1,823
Utilities	\$8.22	\$995
Holding costs	\$128.11	\$15,500
Lower sale price (the scar)		\$22,000
Estimated total		\$37,500

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	122	14%	153	0.0 pts	\$18,900
10–19 yrs	69	17%	114	6.0 pts	\$53,400
20–29 yrs	96	25%	144	5.8 pts	\$64,000
30–49 yrs	152	20%	86	3.2 pts	\$23,700
50+ yrs	26	39%	—	—	—

Crawl space vs. no crawl space

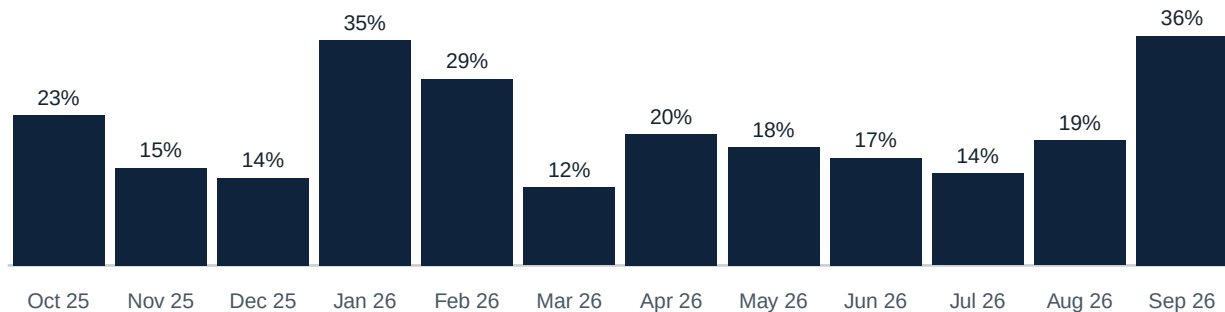
	Contracts	Fell apart	Extra days	Price scar	Est. cost
Crawl space	107	32%	55	2.6 pts	\$18,500
No crawl space	323	16%	161	6.9 pts	\$61,700

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
Under \$300K	64	28%	35	7.1 pts	\$18,800
\$300–400K	68	21%	72	0.0 pts	\$6,200
\$400–500K	62	18%	—	—	—
\$500–750K	105	18%	86	0.0 pts	\$11,700
\$750K–1M	61	15%	—	—	—
\$1M+	105	22%	176	8.5 pts	\$166,800

Month by month

Share of contracts that fell apart, by month



Neighborhoods and ZIP codes in Ocean Isle Beach

	Contracts	Fell apart	Extra days	Price scar	Est. cost
ZIP 28469	465	20%	121	4.0 pts	\$37,500
Ocean Ridge Plantation	45	22%	—	—	—



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
1706 Bay Tree Court SW	Ocean Isle Beach	Back on the market	Sep 29, 2026
461 E Third Street	Ocean Isle Beach	Back on the market	Sep 22, 2026
6914 English Holly Court SW	Ocean Isle Beach	Back on the market	Sep 21, 2026
565 Westchester Place SW	Ocean Isle Beach	Back on the market	Sep 17, 2026
6583 Gramby Notch Way SW	Ocean Isle Beach	Back on the market	Sep 16, 2026
2024 Camelot Drive SW	Ocean Isle Beach	Back on the market	Sep 16, 2026
1561 Shipwatch Lane SW	Ocean Isle Beach	Back on the market	Sep 4, 2026
27 Ocean Isle West Boulevard # 3n	Ocean Isle Beach	Back on the market	Sep 4, 2026
1 Private Drive	Ocean Isle Beach	Back on the market	Sep 2, 2026
6358 Bryson Drive SW	Ocean Isle Beach	Back on the market	Aug 12, 2026
81 E First Street	Ocean Isle Beach	Back on the market	Aug 10, 2026
1546 Gate 3 SW	Ocean Isle Beach	Back on the market	Aug 3, 2026
13 Via Dolorosa Drive	Ocean Isle Beach	Back on the market	Aug 1, 2026
1633 Gause Landing Road SW	Ocean Isle Beach	Back on the market	Jul 15, 2026
1725 Yucca Court SW	Ocean Isle Beach	Back on the market	Jun 24, 2026
1554 Gate 2 SW	Ocean Isle Beach	Back on the market	Jun 16, 2026
14 Private Drive	Ocean Isle Beach	Back on the market	May 13, 2026
7195 Bonaventure Street SW 403	Ocean Isle Beach	Back on the market	Apr 22, 2026
1001 Bourne Drive SW	Ocean Isle Beach	Under contract again	Sep 11, 2026
5431 Cardinal Road SW	Ocean Isle Beach	Under contract again	Jul 23, 2026
1601 Colonist Square SW	Ocean Isle Beach	Under contract again	Jul 13, 2026
1603 Fawn Court SW	Ocean Isle Beach	Under contract again	Jun 15, 2026
545 Gladstone Circle SW	Ocean Isle Beach	Under contract again	Apr 10, 2026
5427 Dove Drive SW	Ocean Isle Beach	Sold	Aug 3, 2026
1734 Sandalwood Drive SW	Ocean Isle Beach	Sold	Jul 30, 2026
1650 Seagull Way SW	Ocean Isle Beach	Sold	Jul 22, 2026
27 Newport Street	Ocean Isle Beach	Sold	Jun 23, 2026
7008 Sevilleen Drive SW	Ocean Isle Beach	Sold	Jun 21, 2026
21 Cumberland Street	Ocean Isle Beach	Sold	Jun 19, 2026
1780 Cobblestone Drive SW	Ocean Isle Beach	Sold	May 30, 2026
7263 Schooners Court SW # 1	Ocean Isle Beach	Sold	May 26, 2026
1388 Dunes Boulevard SW	Ocean Isle Beach	Sold	May 23, 2026
347 E First Street	Ocean Isle Beach	Sold	May 22, 2026
250 W Second Street 2b	Ocean Isle Beach	Sold	Apr 30, 2026
185 Via Old Sound Boulevard B	Ocean Isle Beach	Sold	Apr 17, 2026
255 E First Street	Ocean Isle Beach	Sold	Apr 15, 2026



Address	Town	Now	Fell apart
7249 Lula Street SW	Ocean Isle Beach	Sold	Mar 18, 2026
1912 Goose Creek Road SW Unit 4103	Ocean Isle Beach	Sold	Mar 10, 2026
6467 Timber Hitch Drive SW	Ocean Isle Beach	Sold	Mar 2, 2026
118 Arnette Drive # A	Ocean Isle Beach	Sold	Feb 19, 2026
1812 Sandalwood Drive SW	Ocean Isle Beach	Sold	Feb 16, 2026
25 Newport Street	Ocean Isle Beach	Sold	Feb 15, 2026
6842 Glass Pond Court SW	Ocean Isle Beach	Sold	Feb 2, 2026
12 Causeway Drive 305	Ocean Isle Beach	Sold	Feb 2, 2026
13 Fairmont Street	Ocean Isle Beach	Sold	Jan 8, 2026
328 E First Street	Ocean Isle Beach	Sold	Jan 6, 2026
50 Scotland Street	Ocean Isle Beach	Sold	Jan 2, 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.