



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

Porters Neck Plantation (Wilmington)

Resale homes (new construction and land left out)

When a deal dies in Porters Neck Plantation (Wilmington), it costs the seller about \$87,000

11 of about 44 contracts for resale homes in Porters Neck Plantation (Wilmington) fell apart over the last 12 months — about 1 in 4. The ones that sold later took 76 more days and sold for 8.4 points less of their first asking price than homes that closed on the first contract. And 11% of the homes whose deal died never sold at all.

25%

of contracts fell apart
11 of about 44

76

extra days on the market
99 days vs. 23 on the first contract

\$87,000

estimated cost of a dead deal
with a mortgage

11%

never sold at all
of the homes whose deal died

8.4

lower price (points of first ask)
89.3% vs. 97.7% of first asking

\$76,500

if the home is paid off

What a dead deal costs, line by line

A typical \$865,000 home	Per day	76 days
Mortgage interest	\$138.02	\$10,490
Property taxes	\$7.09	\$539
Insurance	\$8.22	\$625
HOA dues	\$3.29	\$250
Upkeep	\$23.70	\$1,801
Utilities	\$8.22	\$625
Holding costs	\$188.54	\$14,330
Lower sale price (the scar)		\$72,700
Estimated total		\$87,000

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

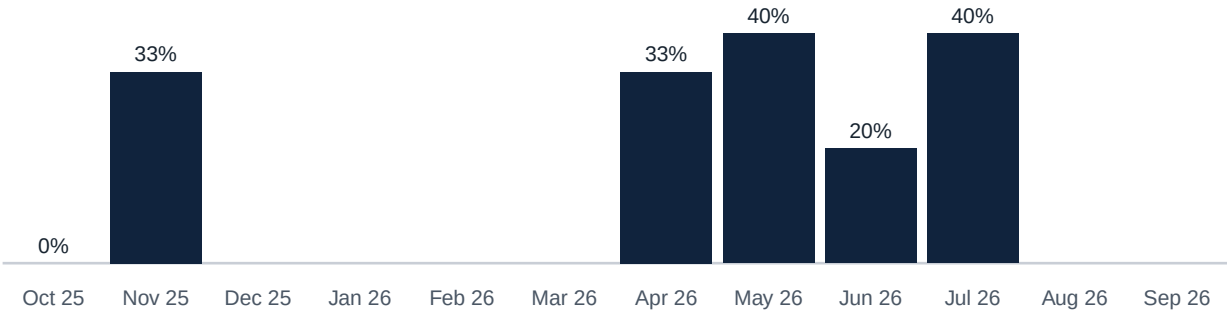
	Contracts	Fell apart	Extra days	Price scar	Est. cost
20–29 yrs	31	26%	87	12.6 pts	\$132,100
30–49 yrs	11	27%	—	—	—

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
\$500–750K	12	25%	—	—	—
\$750K–1M	19	16%	—	—	—
\$1M+	12	33%	—	—	—

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
8401 Fazio Drive	Wilmington	Sold	Jun 11, 2026
1014 Wild Dunes Circle	Wilmington	Sold	May 4, 2026
720 Wild Dunes Circle	Wilmington	Sold	May 2, 2026
627 Wild Dunes Circle	Wilmington	Sold	Apr 13, 2026
8335 Vintage Club Circle	Wilmington	Sold	Jan 15, 2026
8803 Sawmill Creek Lane	Wilmington	Sold	Dec 23, 2025
8701 Lincolnshire Lane	Wilmington	Sold	Nov 7, 2025
720 Wild Dunes Circle	Wilmington	Sold	Nov 1, 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.