



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

Winding River Plantation (Bolivia)

Resale homes (new construction and land left out)

When a deal dies in Winding River Plantation (Bolivia), it costs the seller about \$85,300

10 of about 51 contracts for resale homes in Winding River Plantation (Bolivia) fell apart over the last 12 months — about 1 in 5. The ones that sold later took 179 more days and sold for 9.8 points less of their first asking price than homes that closed on the first contract. And 14% of the homes whose deal died never sold at all.

20%

of contracts fell apart
10 of about 51

179

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

\$85,300

estimated cost of a dead deal
with a mortgage

14%

never sold at all
of the homes whose deal died

9.8

lower price (points of first ask)
86.3% vs. 96.1% of first asking

\$67,900

if the home is paid off

What a dead deal costs, line by line

A typical \$610,000 home	Per day	179 days
Mortgage interest	\$97.33	\$17,422
Property taxes	\$5.74	\$1,027
Insurance	\$8.22	\$1,471
HOA dues	\$6.61	\$1,183
Upkeep	\$16.71	\$2,991
Utilities	\$8.22	\$1,471
Holding costs	\$142.83	\$25,570
Lower sale price (the scar)		\$59,800
Estimated total		\$85,300

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
10–19 yrs	12	17%	—	—	—
20–29 yrs	31	23%	—	—	—

Crawl space vs. no crawl space

	Contracts	Fell apart	Extra days	Price scar	Est. cost
Crawl space	28	29%	193	11.9 pts	\$101,000
No crawl space	20	10%	—	—	—

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
\$500–750K	26	23%	—	—	—
\$750K–1M	14	21%	—	—	—



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
505 Night Heron Court SE	Bolivia	Under contract again	May 12, 2026
597 Riverwood Drive SE	Bolivia	Under contract again	May 7, 2026
1842 Quail Point SE	Bolivia	Sold	Apr 7, 2026
504 Night Heron Court SE	Bolivia	Sold	Apr 1, 2026
621 Riverwood Drive SE	Bolivia	Sold	Jan 20, 2026
497 Broomsedge Court SE	Bolivia	Sold	Jan 1, 2026
1808 Baywater Court SE	Bolivia	Sold	Dec 23, 2025
1806 Urchin Lane SE	Bolivia	Sold	Dec 8, 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.