



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

ZIP 28425

Resale homes (new construction and land left out)

When a deal dies in ZIP 28425, it costs the seller about \$5,700

37 of about 128 contracts for resale homes in ZIP 28425 fell apart over the last 12 months — about 1 in 3. The ones that sold later took 65 more days and sold for 0.1 points less of their first asking price than homes that closed on the first contract. And 29% of the homes whose deal died never sold at all.

29%

of contracts fell apart
37 of about 128

65

extra days on the market
90 days vs. 25 on the first contract

\$5,700

estimated cost of a dead deal
with a mortgage

29%

never sold at all
of the homes whose deal died

0.1

lower price (points of first ask)
94.5% vs. 94.6% of first asking

\$2,300

if the home is paid off

What a dead deal costs, line by line

A typical \$331,500 home	Per day	65 days
Mortgage interest	\$52.89	\$3,438
Property taxes	\$4.34	\$282
Insurance	\$8.22	\$534
Upkeep	\$9.08	\$590
Utilities	\$8.22	\$534
Holding costs	\$82.76	\$5,380
Lower sale price (the scar)		\$300
Estimated total		\$5,700

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	19	16%	—	—	—
10–19 yrs	12	8%	—	—	—
20–29 yrs	34	29%	0	0.0 pts	\$0
30–49 yrs	26	19%	—	—	—
50+ yrs	36	50%	83	3.1 pts	\$13,400

Crawl space vs. no crawl space

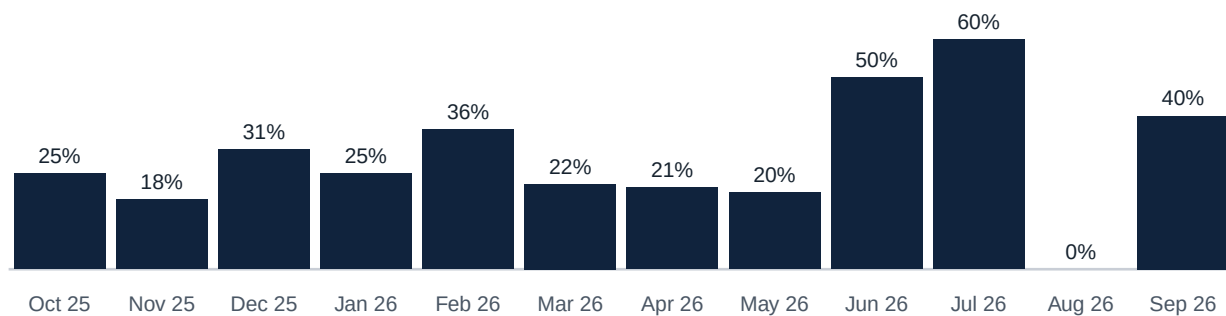
	Contracts	Fell apart	Extra days	Price scar	Est. cost
Crawl space	75	32%	79	2.3 pts	\$12,800
No crawl space	41	22%	39	1.9 pts	\$10,300

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
Under \$300K	48	27%	81	0.0 pts	\$5,100
\$300–400K	48	31%	23	1.8 pts	\$8,300
\$400–500K	12	17%	—	—	—
\$500–750K	13	31%	—	—	—

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
3698 Nc Highway 53 E	Burgaw	Back on the market	Sep 23, 2026
609 Jacksonville Highway	Burgaw	Back on the market	Sep 15, 2026
350 Murray Turner Farm Road	Burgaw	Back on the market	Sep 2, 2026
302 W Wilmington Street	Burgaw	Back on the market	Jun 2, 2026
815 Riverview Drive	Burgaw	Back on the market	May 2, 2026
2971 Penderlea Highway	Burgaw	Back on the market	Oct 9, 2025
17 Jenn Road	Burgaw	Under contract again	Jul 28, 2026
481 Harrell Road	Burgaw	Under contract again	Jul 23, 2026
108 N Dickerson Street	Burgaw	Under contract again	Jul 3, 2026
4324 N Nc Highway 53 E	Burgaw	Sold	Jul 12, 2026
108 Periwinkle Street	Burgaw	Sold	Jun 23, 2026
213 N Walker Street	Burgaw	Sold	Jun 3, 2026
108 Willowbend Drive	Burgaw	Sold	May 4, 2026
103 Exeter Court	Burgaw	Sold	Apr 29, 2026
57 Henry Pridgen Drive	Burgaw	Sold	Apr 2, 2026
6628 Stag Park Road	Burgaw	Sold	Feb 18, 2026
4314 E Nc Highway 53 E	Burgaw	Sold	Feb 13, 2026
206 Woodbine Terrace	Burgaw	Sold	Feb 11, 2026
901 Riverview Drive	Burgaw	Sold	Jan 3, 2026
454 Jasmine Way	Burgaw	Sold	Dec 31, 2025
204 Larchmont Court	Burgaw	Sold	Dec 29, 2025
409 S Bodenheimer Street	Burgaw	Sold	Dec 29, 2025
508 N Wright Street	Burgaw	Sold	Nov 26, 2025
504 S Walker Street	Burgaw	Sold	Oct 25, 2025
360 Fontanel Lake Drive	Burgaw	Sold	Oct 15, 2025
2216 Bell Williams Road	Burgaw	Sold	Oct 9, 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.