



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

ZIP 28449

Resale homes (new construction and land left out)

When a deal dies in ZIP 28449, it costs the seller about \$32,500

18 of about 104 contracts for resale homes in ZIP 28449 fell apart over the last 12 months — about 1 in 6. The ones that sold later took 47 more days and sold for 3.3 points less of their first asking price than homes that closed on the first contract. And 25% of the homes whose deal died never sold at all.

17%

of contracts fell apart
18 of about 104

47

extra days on the market
107 days vs. 60 on the first contract

\$32,500

estimated cost of a dead deal
with a mortgage

25%

never sold at all
of the homes whose deal died

3.3

lower price (points of first ask)
91.2% vs. 94.5% of first asking

\$26,900

if the home is paid off

What a dead deal costs, line by line

A typical \$747,000 home	Per day	47 days
Mortgage interest	\$119.19	\$5,602
Property taxes	\$10.20	\$479
Insurance	\$8.22	\$386
HOA dues	\$1.30	\$61
Upkeep	\$20.47	\$962
Utilities	\$8.22	\$386
Holding costs	\$167.59	\$7,880
Lower sale price (the scar)		\$24,700
Estimated total		\$32,500

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	13	0%	—	—	—
20–29 yrs	28	25%	—	—	—
30–49 yrs	42	19%	—	—	—
50+ yrs	14	14%	—	—	—

Crawl space vs. no crawl space

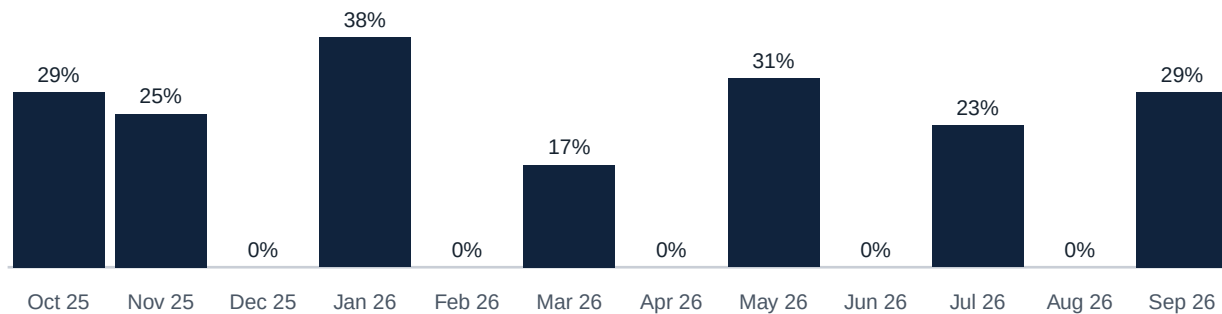
	Contracts	Fell apart	Extra days	Price scar	Est. cost
Crawl space	22	9%	—	—	—
No crawl space	75	20%	54	0.0 pts	\$10,400

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
\$300–400K	10	20%	—	—	—
\$400–500K	14	14%	—	—	—
\$500–750K	27	15%	—	—	—
\$750K–1M	22	18%	—	—	—
\$1M+	31	19%	—	—	—

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
422 Settlers Lane	Kure Beach	Back on the market	Sep 28, 2026
618 S Fourth Avenue 1	Kure Beach	Back on the market	Sep 3, 2026
2303 Surfrider Circle C	Kure Beach	Back on the market	May 16, 2026
310 N Third Avenue B	Kure Beach	Sold	Jul 21, 2026
525 Fourth Avenue S	Kure Beach	Sold	May 24, 2026
214 Fifth Avenue N	Kure Beach	Sold	May 20, 2026
722 Sloop Pointe Lane	Kure Beach	Sold	May 13, 2026
1437 Fort Fisher Boulevard S Unit N1	Kure Beach	Sold	Mar 7, 2026
1904 Sand Dollar Court	Kure Beach	Sold	Jan 13, 2026
114 Leeward Court	Kure Beach	Sold	Nov 30, 2025
928 General Whiting Boulevard	Kure Beach	Sold	Oct 26, 2025
734 Sloop Pointe Lane	Kure Beach	Sold	Oct 22, 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.