



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

ZIP 28465

Resale homes (new construction and land left out)

When a deal dies in ZIP 28465, it costs the seller about \$27,600

96 of about 599 contracts for resale homes in ZIP 28465 fell apart over the last 12 months — about 1 in 6. The ones that sold later took 48 more days and sold for 3.3 points less of their first asking price than homes that closed on the first contract. And 26% of the homes whose deal died never sold at all.

16%

of contracts fell apart
96 of about 599

48

extra days on the market
99 days vs. 51 on the first contract

\$27,600

estimated cost of a dead deal
with a mortgage

26%

never sold at all
of the homes whose deal died

3.3

lower price (points of first ask)
92.2% vs. 95.5% of first asking

\$22,800

if the home is paid off

What a dead deal costs, line by line

A typical \$627,500 home	Per day	48 days
Mortgage interest	\$100.12	\$4,806
Property taxes	\$9.69	\$465
Insurance	\$8.22	\$395
Upkeep	\$17.19	\$825
Utilities	\$8.22	\$395
Holding costs	\$143.45	\$6,890
Lower sale price (the scar)		\$20,700
Estimated total		\$27,600

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	143	11%	119	2.7 pts	\$41,000
10–19 yrs	54	15%	—	—	—
20–29 yrs	116	19%	22	4.9 pts	\$30,800
30–49 yrs	184	18%	79	5.7 pts	\$44,700
50+ yrs	102	17%	52	0.3 pts	\$7,700

Crawl space vs. no crawl space

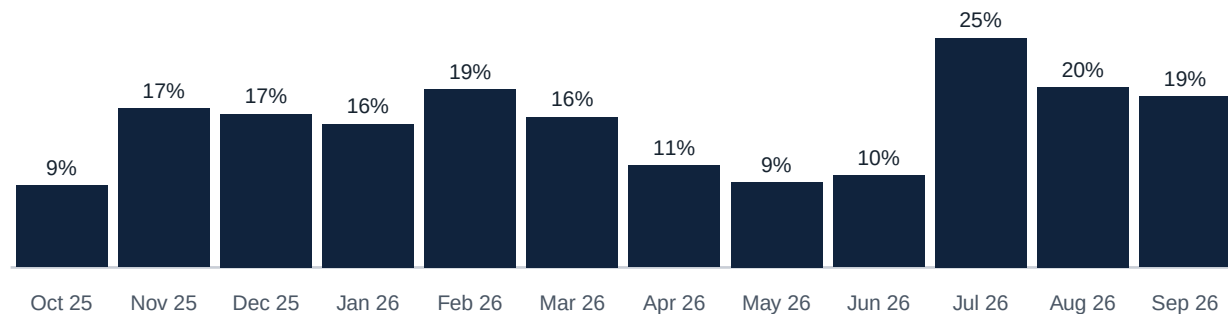
	Contracts	Fell apart	Extra days	Price scar	Est. cost
Crawl space	142	20%	89	5.6 pts	\$37,400
No crawl space	439	15%	36	1.9 pts	\$19,300

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
Under \$300K	12	8%	—	—	—
\$300–400K	36	17%	—	—	—
\$400–500K	94	14%	63	3.3 pts	\$20,500
\$500–750K	213	14%	67	5.8 pts	\$41,600
\$750K–1M	116	15%	31	2.8 pts	\$28,500
\$1M+	128	23%	31	5.8 pts	\$84,000

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
204 NE 60th Street	Oak Island	Back on the market	Oct 1, 2026
108 Caswell Beach Road	Oak Island	Back on the market	Oct 1, 2026
104 SW 30th Street	Oak Island	Back on the market	Oct 1, 2026
1622 E Beach Drive	Oak Island	Back on the market	Oct 1, 2026
119 NE 27th Street	Oak Island	Back on the market	Sep 29, 2026
105 NW 29th Street	Oak Island	Back on the market	Sep 25, 2026
314 NE 61st Street	Oak Island	Back on the market	Sep 25, 2026
110 NE 72nd Street	Oak Island	Back on the market	Sep 18, 2026
31 Augusta Drive	Oak Island	Back on the market	Sep 15, 2026
214 NE 64th Street	Oak Island	Back on the market	Sep 14, 2026
105 SE 17th Street	Oak Island	Back on the market	Sep 2, 2026
515 W Beach Drive	Oak Island	Back on the market	Sep 2, 2026
308 E Beach Drive	Oak Island	Back on the market	Aug 28, 2026
5400 E Yacht Drive A2	Oak Island	Back on the market	Aug 3, 2026
2617 E Beach Drive	Oak Island	Back on the market	Jul 31, 2026
133 SE 48th Street	Oak Island	Back on the market	Jul 27, 2026
504 Periwinkle Way	Caswell Beach	Back on the market	Jul 25, 2026
1506 E Oak Island Drive	Oak Island	Back on the market	Jul 24, 2026
6602 W Beach Drive	Oak Island	Back on the market	Jul 1, 2026
104 NE 8th Street	Oak Island	Back on the market	Jun 22, 2026
121 SE 67th Street	Oak Island	Back on the market	Jun 18, 2026
103 SE 74th Street	Oak Island	Back on the market	Jun 9, 2026
2911 E Pelican Drive	Oak Island	Back on the market	Apr 1, 2026
1803 W Yacht Drive	Oak Island	Back on the market	Feb 15, 2026
805 E Yacht Drive	Oak Island	Under contract again	Sep 16, 2026
217 NE 61st Street	Oak Island	Under contract again	Sep 9, 2026
116 NW 2nd Street	Oak Island	Under contract again	Jul 18, 2026
3003 W Oak Island Drive	Oak Island	Under contract again	Jul 8, 2026
148 NW 3rd Street Units A & B	Oak Island	Under contract again	Mar 16, 2026
116 SE 55th Street	Oak Island	Sold	Aug 11, 2026
1918 E Beach Drive	Oak Island	Sold	Aug 10, 2026
2304 E Oak Island Drive	Oak Island	Sold	Aug 8, 2026
137 NE 31st Street	Oak Island	Sold	Aug 6, 2026
602 Mimosa Place	Oak Island	Sold	Jul 23, 2026
107 NW 16th Street	Oak Island	Sold	Jul 19, 2026
2605 E Beach Drive	Oak Island	Sold	Jul 16, 2026



Address	Town	Now	Fell apart
6008 W Beach Drive	Oak Island	Sold	Jul 11, 2026
424 Keziah Street	Oak Island	Sold	May 13, 2026
105 SE 30th Street	Oak Island	Sold	May 6, 2026
4107 E Oak Island Drive	Oak Island	Sold	Apr 25, 2026
113 NE 54th Street	Oak Island	Sold	Apr 23, 2026
2003 W Pelican Drive	Oak Island	Sold	Apr 6, 2026
220 NE 68th Street	Oak Island	Sold	Apr 3, 2026
233 NE 75th Street	Oak Island	Sold	Mar 31, 2026
3208 E Pelican Drive	Oak Island	Sold	Mar 30, 2026
7403 E Beach Drive	Oak Island	Sold	Mar 28, 2026
104 NE 34th Street	Oak Island	Sold	Mar 26, 2026
1919 E Beach Drive	Oak Island	Sold	Mar 25, 2026
3325 W Beach Drive	Oak Island	Sold	Mar 19, 2026
316 Crowell Street	Oak Island	Sold	Mar 12, 2026
124 NW 8th Street	Oak Island	Sold	Feb 20, 2026
313 Keziah Street	Oak Island	Sold	Feb 19, 2026
159 NW 4th Street	Oak Island	Sold	Feb 16, 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.