



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

ZIP 28555

Resale homes (new construction and land left out)

When a deal dies in ZIP 28555, it costs the seller about \$13,300

16 of about 86 contracts for resale homes in ZIP 28555 fell apart over the last 12 months — about 1 in 5. The ones that sold later took 81 more days and sold for 2.4 points less of their first asking price than homes that closed on the first contract. And 40% of the homes whose deal died never sold at all.

19%

of contracts fell apart
16 of about 86

81

extra days on the market
95 days vs. 14 on the first contract

\$13,300

estimated cost of a dead deal
with a mortgage

40%

never sold at all
of the homes whose deal died

2.4

lower price (points of first ask)
97.6% vs. 100.0% of first asking

\$9,400

if the home is paid off

What a dead deal costs, line by line

A typical \$297,550 home	Per day	81 days
Mortgage interest	\$47.48	\$3,846
Property taxes	\$3.77	\$305
Insurance	\$8.22	\$666
Upkeep	\$8.15	\$660
Utilities	\$8.22	\$666
Holding costs	\$75.84	\$6,140
Lower sale price (the scar)		\$7,100
Estimated total		\$13,300

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
Under 10 yrs	36	19%	—	—	—
10–19 yrs	25	12%	—	—	—
20–29 yrs	10	30%	—	—	—

Crawl space vs. no crawl space

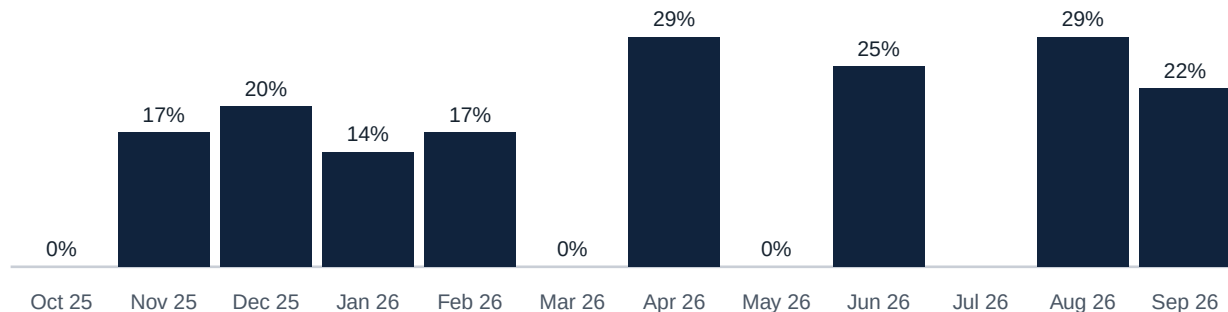
	Contracts	Fell apart	Extra days	Price scar	Est. cost
Crawl space	16	19%	—	—	—
No crawl space	66	17%	75	2.4 pts	\$13,200

By first asking price

	Contracts	Fell apart	Extra days	Price scar	Est. cost
Under \$300K	41	20%	—	—	—
\$300–400K	43	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
103 Adams Landing Way	Maysville	Back on the market	Sep 20, 2026
305 Lonesome Dove Court	Maysville	Back on the market	Sep 13, 2026
1527 Riggs Road	Maysville	Back on the market	Jun 1, 2026
104 Clint Mills Road	Maysville	Under contract again	Aug 25, 2026
610 Bright Harvest Drive	Maysville	Under contract again	Aug 19, 2026
705 Plowshare Court	Maysville	Sold	Jul 5, 2026
2523 Belgrade Swansboro Road	Maysville	Sold	Jul 3, 2026
1424 Belgrade Swansboro Road	Maysville	Sold	Apr 14, 2026
135 Waterford Way	Maysville	Sold	Feb 12, 2026
1968 Belgrade Swansboro Road	Maysville	Sold	Dec 3, 2025
326 Lonesome Dove Court	Maysville	Sold	Nov 3, 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.