Buddy Blake Team
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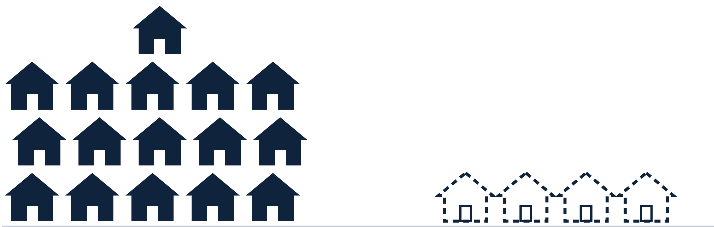
MARKET INSIGHTS · LAST 12 MONTHS THROUGH SEPTEMBER 26, 2026

Adams Landing, Elizabeth City

Adams Landing: Only 18% of Listings Didn't Sell This Year

In Adams Landing, homes are selling faster and more often than they used to. Over the last 12 months, 41 of 50 listings sold, typically in 22 days, at 99.2% of the first asking price. The share of listings that didn't sell dropped to 18%, down from 43% the year before.



16 sold
out of every 20 listed

4 didn't
expired, withdrawn or canceled

50
homes finished on the market

22
median days to sell
from the first day listed

41
sold

99.2%
sold vs. first asking price

9 (18%)
didn't sell

$239,990
median sold price

Which pile do you want to be in?

Solid houses sold. Outlined houses expired, were withdrawn or were canceled.

What waiting costs

A typical $239,990 home, per month	
Mortgage (principal + interest)	$1,281
Property taxes	$124
Homeowners insurance	$250
Upkeep	$200
Utilities	$250
Total	**$2,110**

About $2,110 every month the home sits.

Listings that didn't sell stayed on the market a median of 25 days — roughly $1,700 in holding costs, and the home still didn't sell.

An example, not a quote: 20% down, 30-year fixed at 7.03% (Freddie Mac average, 2026-09-24); Pasquotank County rate 0.62 per $100 (NC Department of Revenue, 2025-26 county rates); town taxes add more inside town limits; insurance, upkeep (1% of value a year) and utilities are typical estimates. If your home is paid off, the mortgage line drops out — the rest still adds up.

Priced right from day one vs. chasing the market

19
median days to sell when priced right
25 homes that sold at 97%+ of first asking

32
median days when price cuts were needed
16 homes · sold for 96.0% of first asking

What this means if you're selling

- Homes priced right from day one sold in a typical 19 days. Ones that needed cuts took 32 days and still sold at 96.0% of asking.
- Listings that never sold sat a median of 25 days before the seller pulled the plug.
- 1 in 6 listings in Adams Landing didn't sell this year. Overpricing is the main reason homes stall.
- If a contract falls apart, most often it's inspection, appraisal or financing issues. Those homes took a median of 52 days to sell the second time, but 86% did sell, at 99.0% of asking.

When contracts fall apart

15%
of contracts fell apart before closing
7 of about 48

86%
of those homes later sold

14%
never sold

99.0%
sold vs. first ask after a fall-through
vs. 99.2% on the first contract

52
median days to sell after a fall-through
vs. 20 on the first contract

The MLS doesn't record why a contract ends. In our experience the most common reasons are home inspection findings, appraisals that come in below the price, and buyer financing — which is why preparing the home and pricing it to appraise matter before it goes on the market.

How buyers paid on closed sales: conventional loans 27% · cash 10% · VA 15% · FHA 39% · other 10%.

What this means if you're buying

- Half of homes sold below the first asking price, so there's often room to negotiate.
- Homes priced right move in about 19 days. If you like a place, don't wait.
- Buyers are paying different ways: 39% FHA, 27% conventional, 15% VA, and 10% cash.

Did you know?

- The typical sold price in Adams Landing over the last 12 months was $239,990.
- 15% of contracts in Adams Landing fell apart before closing, about 1 in 7.
- At a 7.03% mortgage rate, the estimated monthly carrying cost on a $239,990 home is about $2,110.

Want this for your street?

Every home is different. Buddy Blake will walk you through the numbers for your neighborhood and your price range — no pressure. Call or text (910) 395-1000, or visit buddyblake.ai.

How these numbers are counted
Homes only (single-family, townhomes and condos) in the last 12 months. "Didn't sell" means the listing expired, was withdrawn or was canceled; some owners take a home off the market for reasons that have nothing to do with the market. Days to sell count from the first day a home was listed, including relistings. "First asking" is the first list price. Contract fall-throughs are listings that came back on the market after going under contract. Source: Hive MLS data, compiled by the Buddy Blake Team. Information deemed reliable but not guaranteed.