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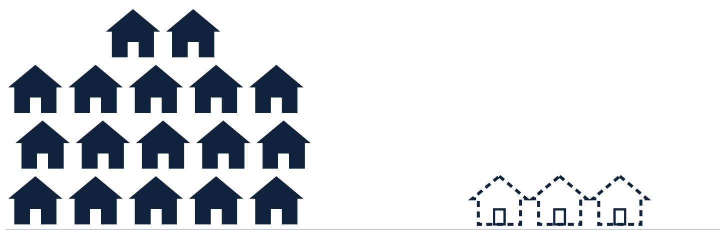
MARKET INSIGHTS · LAST 12 MONTHS THROUGH SEPTEMBER 26, 2026

Brandywine Bay, Morehead City

Brandywine Bay Homes Sell Fast When Priced Right

In Brandywine Bay, homes priced right from the start sold in just 5 days over the last 12 months. Wait too long and you're looking at 53 days before a price cut, and homes that never sold sat for 125 days. Median sold price was $415,000, with typical homes going for 95.9% of asking.



17 sold
out of every 20 listed

3 didn't
expired, withdrawn or canceled

Which pile do you want to be in?
Solid houses sold. Outlined houses expired, were withdrawn or were canceled.

42
homes finished on the market

19
median days to sell
from the first day listed

35
sold

95.9%
sold vs. first asking price

7 (17%)
didn't sell

$415,000
median sold price

What waiting costs

A typical $415,000 home, per month	
Mortgage (principal + interest)	$2,215
Property taxes	$78
Homeowners insurance	$250
Upkeep	$346
Utilities	$250
Total	**$3,140**

About $3,140 every month the home sits.

Listings that didn't sell stayed on the market a median of 125 days — roughly $12,900 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); Carteret County rate 0.225 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

5
median days to sell when priced right
15 homes that sold at 97%+ of first asking

53
median days when price cuts were needed
20 homes · sold for 93.5% of first asking

What this means if you're selling

- Price it right from day one: homes priced right sold in 5 days, homes needing cuts took 53 days
- 20 listings needed a price cut and still sold at 93.5% of asking
- 1 in 5 contracts fell apart before closing, most often inspection, appraisal or financing issues
- Waiting has a cost: an unsold home in this price range runs about $12,900 in estimated carrying costs

Price range matters

Starting price	Finished	Sold	Didn't sell	Days to sell	vs. first ask
$400–500K	14	12	**14%**	30	94.7%
$500–750K	12	9	**25%**	15	96.3%

When contracts fall apart

21%
of contracts fell apart before closing
9 of about 44

78%
of those homes later sold

0%
never sold

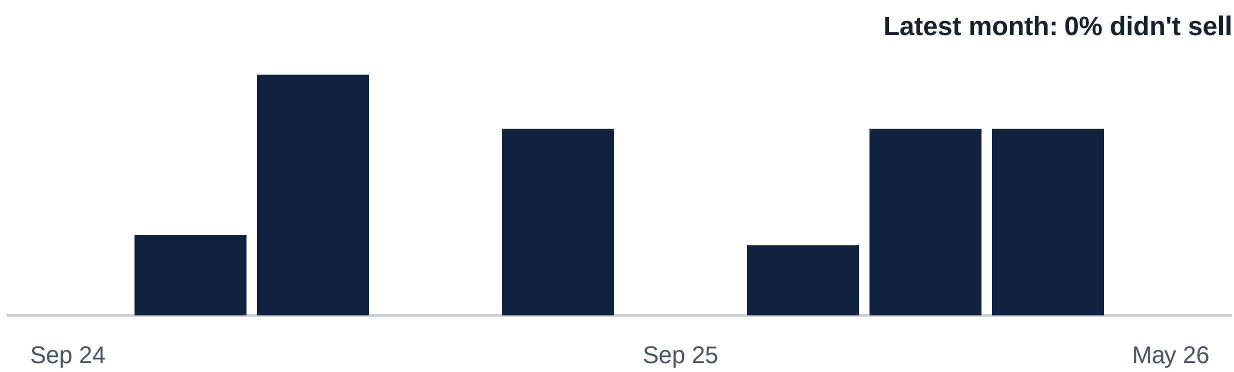
93.4%
sold vs. first ask after a fall-through
vs. 96.4% on the first contract

124
median days to sell after a fall-through
vs. 15 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 46% · cash 51% · VA 3% · FHA 0% · other 0%.

Share of listings that didn't sell, by month



What this means if you're buying

- Typical home sold at 95.9% of first asking price, and 83% sold below the original ask
- 1 in 6 listings didn't sell at all, and the ones that didn't sat a median of 125 days
- Most buyers here paid cash (51%) or used conventional financing (46%)

Did you know?

- 1 in 6 homes in Brandywine Bay didn't sell in the last 12 months
- 21% of contracts fell apart before closing, about 1 in 5
- At a 7.03% mortgage rate, carrying a $415,000 home runs about $3,140 a month

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.