MARKET INSIGHTS · LAST 12 MONTHS THROUGH SEPTEMBER 26, 2026

Cameron

In Cameron, 1 in 3 Listings Didn't Sell

Over the last 12 months in Cameron, 77 homes wrapped up and 54 of them sold. The typical sale took 38 days and went for 98.4% of the first asking price, but homes that needed a price cut sat for 77 days before selling. Contracts fell apart 14% of the time, or 1 in 7.

14 sold
out of every 20 listed

6 didn't
expired, withdrawn or canceled

77
homes finished on the market

38
median days to sell
from the first day listed

54
sold

98.4%
sold vs. first asking price

23 (30%)
didn't sell

$404,500
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 Outlined houses expired, were withdrawn or were canceled.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 $404,500 home, per month	
Mortgage (principal + interest)	$2,159
Property taxes	$99
Homeowners insurance	$250
Upkeep	$337
Utilities	$250
Total	**$3,100**

About $3,100 every month the home sits.

Listings that didn't sell stayed on the market a median of 132 days — roughly $13,400 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); Moore County rate 0.295 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

21
median days to sell when priced right
31 homes that sold at 97%+ of first asking

77
median days when price cuts were needed
23 homes · sold for 92.3% of first asking

What this means if you're selling

- Homes priced right from day one sold in a typical 21 days. Those that needed a cut took 77 days and still only brought 92.3% of asking.
- Sitting on the market has a cost. Listings that never sold typically sat 132 days, even after a median 1.6% price cut.
- 1 in 7 contracts fell apart before closing. Most often that's inspection, appraisal or financing issues. Homes that go back on the market after a fall-through take a typical 51 days to sell versus 34 days the first time.
- 23 of the 77 listings in Cameron over this period didn't sell at all. That's a 30% rate, up slightly from 28% the year before.

Price range matters

Starting price	Finished	Sold	Didn't sell	Days to sell	vs. first ask
$300–400K	21	17	**19%**	48	96.9%
$400–500K	20	13	**35%**	57	98.0%
$500–750K	17	13	**24%**	15	100.0%

When contracts fall apart

14%
of contracts fell apart before closing
9 of about 63

56%
of those homes later sold

44%
never sold

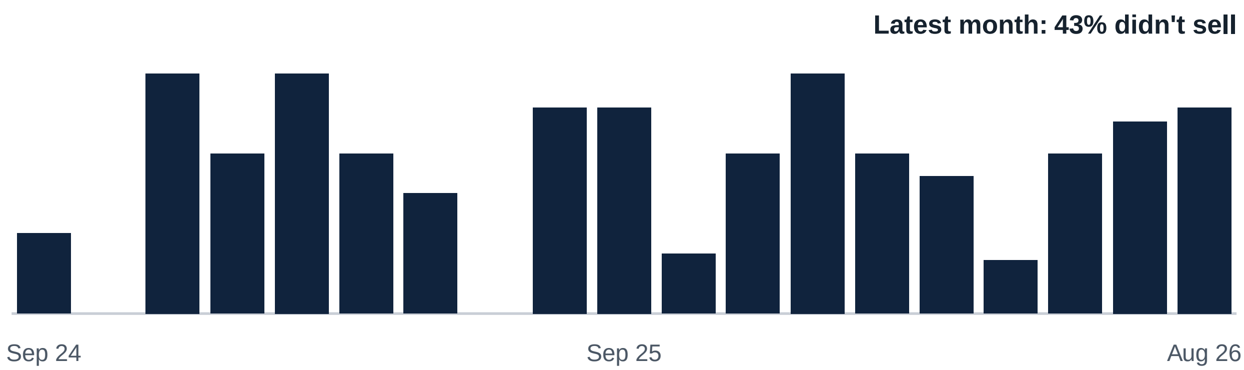
98.1%
sold vs. first ask after a fall-through
vs. 98.8% on the first contract

51
median days to sell after a fall-through
vs. 34 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 9% · cash 9% · VA 63% · FHA 13% · other 6%.

Share of listings that didn't sell, by month



What this means if you're buying

- With 61% of homes selling below the first asking price, there's often room to negotiate.
- If a home has been sitting a while, ask about price history. Listings that needed a cut in Cameron took a typical 77 days to sell.
- Most buyers in Cameron used VA loans, at 63%. Cash buyers made up 9%.

Did you know?

- The typical sold home in Cameron went for $404,500.
- On a home at that price, with a 7.03% mortgage rate, estimated monthly carrying costs run about $3,100.
- A home that sits unsold for a while can rack up an estimated $13,400 in carrying costs.

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.