MARKET INSIGHTS · LAST 12 MONTHS THROUGH SEPTEMBER 26, 2026

Farmville

Farmville: 1 in 3 Listings Didn't Sell Last Year

In Farmville, 84 homes sold and 43 didn't over the last 12 months. That didn't-sell rate sits at 34%, up from 26% the year before. Homes priced right from day one sold in 30 days. Homes that needed price cuts took 99 days and still only brought 88.9% of asking.

13 sold
out of every 20 listed

7 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expired, withdrawn or canceled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 Outlined houses expired, were withdrawn or were canceled.

127
homes finished on the market

67
median days to sell
from the first day listed

84
sold

96.8%
sold vs. first asking price

43 (34%)
didn't sell

$288,500
median sold price

What waiting costs

A typical $288,500 home, per month	
Mortgage (principal + interest)	$1,540
Property taxes	$136
Homeowners insurance	$250
Upkeep	$240
Utilities	$250
Total	**$2,420**

About $2,420 every month the home sits.

Listings that didn't sell stayed on the market a median of 114 days — roughly $9,100 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); Pitt County rate 0.5663 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

30
median days to sell when priced right
42 homes that sold at 97%+ of first asking

99
median days when price cuts were needed
42 homes · sold for 88.9% of first asking

What this means if you're selling

- Price it right from day one. Listings priced correctly sold in 30 days. Ones that needed cuts took 99 days and closed at 88.9% of asking instead of 96.8%.
- Under $300K is the toughest range right now, with a 35% didn't-sell rate. $300-400K is doing better, at 28%.
- 1 in 4 contracts fell apart before closing. Most often it's inspection, appraisal or financing issues. Listings that fell through and later sold took 111 days total and closed around 95.8% of asking, versus 49 days and 98.0% for a first contract that holds.
- Homes that never sold typically sat 114 days before coming off market, and still needed a 2.9% price cut along the way.

Price range matters

Starting price	Finished	Sold	Didn't sell	Days to sell	vs. first ask
Under $300K	65	42	**35%**	52	92.3%
$300–400K	46	33	**28%**	127	98.7%
$400–500K	12	8	**33%**	49	98.8%

When contracts fall apart

25%
of contracts fell apart before closing
29 of about 114

59%
of those homes later sold

38%
never sold

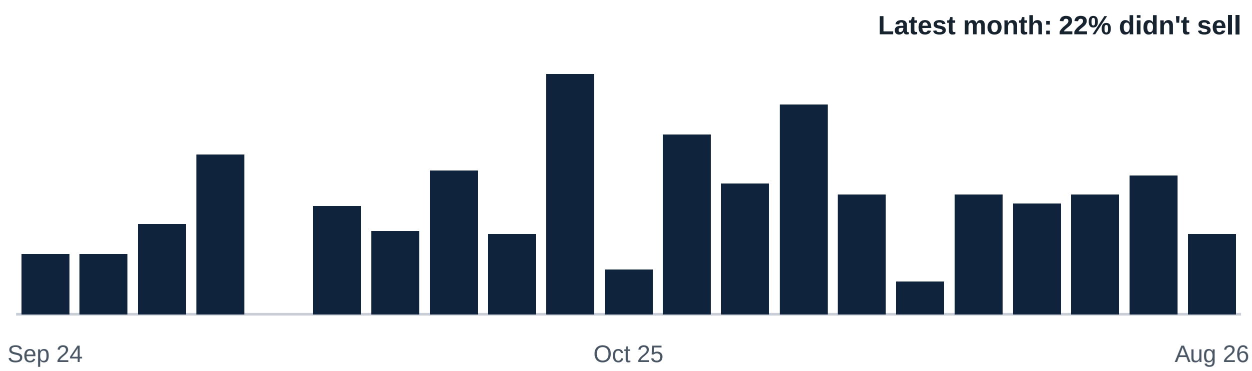
95.8%
sold vs. first ask after a fall-through
vs. 98.0% on the first contract

111
median days to sell after a fall-through
vs. 49 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 41% · cash 18% · VA 13% · FHA 24% · other 5%.

Share of listings that didn't sell, by month



What this means if you're buying

- With a 34% didn't-sell rate, there's room to negotiate, especially under $300K where 35% of listings don't make it to closing.
- Homes that sit past 30 days often mean sellers are more open to offers. The typical time to sell is 67 days.
- Financing splits are spread out: 41% conventional, 24% FHA, 18% cash, 13% VA. You've got company whichever way you're financing.

Did you know?

- The median sold price in Farmville over the last 12 months was $288,500.
- At a 7.03% rate, carrying a $288,500 home runs about $2,420 a month, or an estimated $9,100 while it sits unsold.
- 69% of homes that sold in Farmville went for less than the original asking price.

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.