



MARKET INSIGHTS · LAST 12 MONTHS THROUGH OCTOBER 9, 2026

Maysville

Maysville: 1 in 8 Listings Didn't Sell Last Year

Over the last 12 months in Maysville, 119 homes sold and 17 didn't, a 13% didn't-sell rate, up from 8% the year before. Homes priced right from the start sold in 31 days, while ones that needed price cuts sat for 63 days before going under contract.



17 sold

out of every 20 listed



3 didn't

expired, withdrawn or canceled

135

homes finished on the market

118

sold

17 (13%)

didn't sell

36

median days to sell from the first day listed

100.0%

sold vs. first asking price

\$314,500

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 Outlined houses expired, were withdrawn or were canceled.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 \$314,000 home, per month

Property taxes	\$171
Homeowners insurance	\$250
Upkeep	\$262
Utilities	\$250
Your mortgage payment	if any
Total	\$931 + mortgage

About \$931 every month the home sits — plus your mortgage payment.

Listings that didn't sell stayed on the market a median of 64 days — roughly \$1,967 in taxes, insurance, upkeep and utilities alone, and the home still didn't sell.

An example, not a quote: Onslow County rate 0.655 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.

Priced right from day one vs. chasing the market

31

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

66

median days when price cuts were needed
21 homes · sold for 95.3% of first asking



What this means if you're selling

- Price it right from day one. Homes priced correctly sold in 31 days. Ones that needed a cut sat 63 days and still sold for 95.4% of asking.
- Homes under \$300K struggled most, with a 17% didn't-sell rate. The \$300-400K range did best, at 9%.
- Waiting costs money. Listings that never sold sat a median of 64 days before coming off market.
- 15% of contracts fell apart in Maysville, about 1 in 7. Most often this comes down to inspection, appraisal or financing issues. If yours falls through, 81% of homes go on to sell later, typically in 58 more days.

Price range matters

Starting price	Finished	Sold	Didn't sell	Days to sell	vs. first ask
Under \$300K	40	33	18%	9	100.0%
\$300–400K	87	79	9%	58	100.0%

When contracts fall apart

15%

of contracts fell apart before closing
21 of about 140

81%

of those homes later sold

19%

never sold

100.0%

sold vs. first ask after a fall-through
vs. 100.0% on the first contract

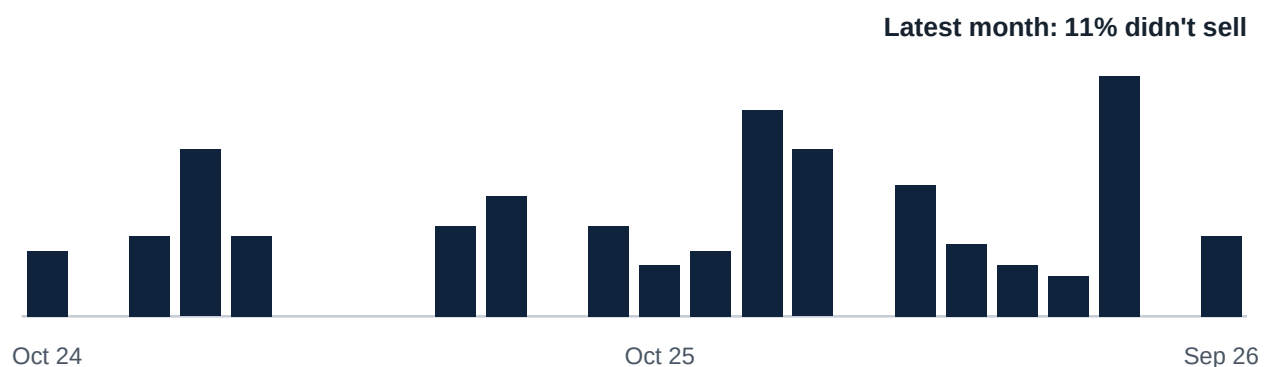
58

median days to sell after a fall-through
vs. 32 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 22% · cash 10% · VA 56% · FHA 13% · other 0%.

Share of listings that didn't sell, by month



What this means if you're buying

- 35% of homes in Maysville sold below the first asking price, so there's room to negotiate on some listings.
- Typical time to sell is 35 days, but homes needing a price cut took 63 days to go under contract, meaning more patience and more negotiating room.
- Most buyers here used VA financing, 56%, with 22% conventional, 13% FHA, and 10% paying cash.



Did you know?

- The median sold price in Maysville over the last 12 months was \$314,000.
- Homes that sold on their first contract closed at 100.0% of asking price, same as homes that sold after a fall-through.
- Estimated monthly carrying cost on a \$314,000 home is about \$931 before the mortgage, or about \$1,967 while it sits unsold.

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.