Buddy Blake Team
Coldwell Banker Sea Coast Advantage

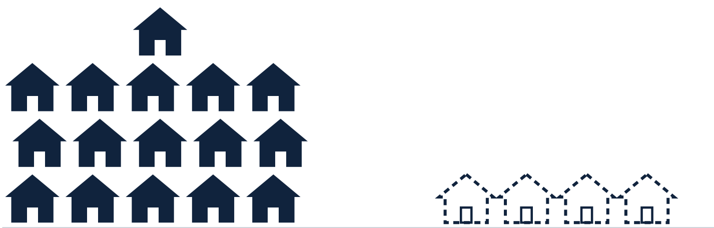
(910) 395-1000
buddyblake.ai

MARKET INSIGHTS · LAST 12 MONTHS THROUGH SEPTEMBER 24, 2026

Middle Creek Village, Bolivia

Middle Creek Village: 1 in 5 Listings Didn't Sell

In Middle Creek Village, 60 listings ended over the last 12 months, and 48 of them sold. Homes priced right from the start typically sold in 57 days, while homes that never sold sat a median of 100 days.



16 sold
out of every 20 listed

4 didn't
expired, withdrawn or canceled

60
homes finished on the market

62
median days to sell
from the first day listed

48
sold

100.0%
sold vs. first asking price

12 (20%)
didn't sell

$324,935
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 Outlined houses expired, were withdrawn or were canceled.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 $324,935 home, per month	
Mortgage (principal + interest)	$1,721
Property taxes	$93
Homeowners insurance	$250
Upkeep	$271
Utilities	$250
Total	**$2,580**

About $2,580 every month the home sits.

Listings that didn't sell stayed on the market a median of 100 days — roughly $8,500 in holding costs, and the home still didn't sell.

An example, not a quote: 20% down, 30-year fixed at 6.95% (Freddie Mac average, 2026-09-17); Brunswick County rate 0.342 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

57
median days to sell when priced right
42 homes that sold at 97%+ of first asking

110
median days when price cuts were needed
6 homes · sold for 95.4% of first asking

What this means if you're selling

- Price it right from day one: homes priced well sold in a typical 57 days, versus 110 days for the 6 that needed cuts.
- Under $300K is the toughest range here, with a 29% rate of listings that didn't sell.
- Waiting has a cost: estimated carrying costs while unsold run about $8,500 for a typical home.
- When contracts fall apart (6% of the time here, or 1 in 17), it's most often inspection, appraisal or financing issues industry-wide, and homes that go back on the market still sold, just in a median 71 days instead of 60.

Price range matters

Starting price	Finished	Sold	Didn't sell	Days to sell	vs. first ask
Under $300K	31	22	**29%**	68	100.0%
$300–400K	25	23	**8%**	60	100.0%

When contracts fall apart

6%
of contracts fell apart before closing
3 of about 51

100%
of those homes later sold

0%
never sold

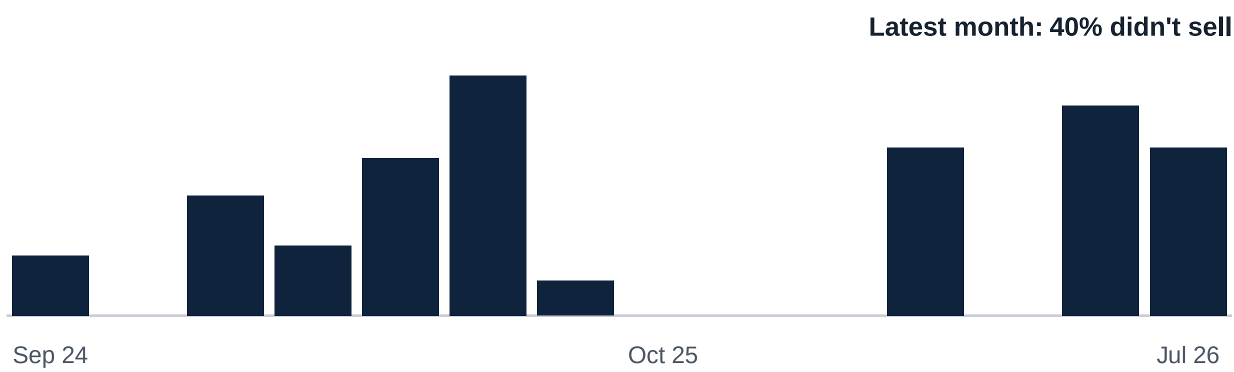
100.0%
sold vs. first ask after a fall-through
vs. 100.0% on the first contract

71
median days to sell after a fall-through
vs. 60 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 25% · VA 13% · FHA 10% · other 6%.

Share of listings that didn't sell, by month



What this means if you're buying

- 42% of homes in Middle Creek Village sold below the first asking price, so there's often room to negotiate.
- Homes that didn't sell sat a median of 100 days, so a longer time on market can be a signal.
- Buyers here are paying in different ways: 25% cash, 46% conventional, 13% VA, and 10% FHA.

Did you know?

- The median sold price in Middle Creek Village over the last 12 months was $324,935.
- Typical sellers got 100.0% of their first asking price.
- On a home priced at $324,935 with a 6.95% mortgage rate, estimated monthly carrying costs run about $2,580.

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.