



MARKET INSIGHTS · LAST 12 MONTHS THROUGH OCTOBER 9, 2026

Midway Park

Midway Park Homes Sell in 19 Days at 99.5% of Asking

In Midway Park, the typical home sells in 19 days and fetches 99.5% of the first asking price. Most sellers price it right from the start, but homes that need a price cut sit about 34 days before going under contract. About 15% of listings, or 1 in 7, didn't sell at all over the last 12 months.



66
homes finished on the market

19
median days to sell
from the first day listed

56
sold

99.5%
sold vs. first asking price

10 (15%)
didn't sell

\$200,000
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 Outlined houses expired, were withdrawn or were canceled.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 \$200,000 home, per month	
Property taxes	\$109
Homeowners insurance	\$250
Upkeep	\$167
Utilities	\$250
Your mortgage payment	if any
Total	\$775 + mortgage

About \$775 every month the home sits — plus your mortgage payment.

Listings that didn't sell stayed on the market a median of 98 days — roughly \$2,487 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

15

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

34

median days when price cuts were needed
15 homes · sold for 92.2% of first asking



What this means if you're selling

- Homes priced right from day one typically go under contract in 15 days.
- Listings that need a price cut wait longer, about 34 days, and still often sell for less, around 92.2% of asking.
- 1 in 7 listings in Midway Park didn't sell in the last 12 months.
- Contracts fall apart about 15% of the time, most often due to inspection, appraisal or financing issues. Most of those homes, 70%, go on to sell later.

When contracts fall apart

15%

of contracts fell apart before closing
10 of about 66

70%

of those homes later sold

30%

never sold

100.0%

sold vs. first ask after a fall-through
vs. 98.6% on the first contract

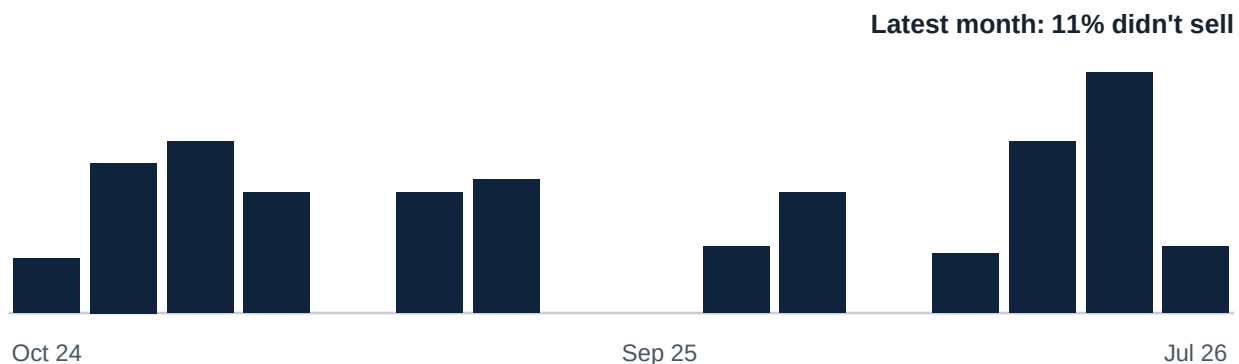
56

median days to sell after a fall-through
vs. 14 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 7% · cash 13% · VA 54% · FHA 16% · other 11%.

Share of listings that didn't sell, by month



What this means if you're buying

- About 52% of homes in Midway Park sold below the first asking price, so there's some room to negotiate.
- Homes that sat without selling lingered a median of 98 days, so a long time on market can be a sign to ask questions.
- Buyers here are financing in different ways: 53% used VA loans, 16% FHA, 12% cash, and 9% conventional.

Did you know?

- The typical home in Midway Park sells for \$200,000.
- Carrying a typical home here runs about \$775 a month before the mortgage, but stretches to about \$2,487 a month while a home sits unsold.
- When a contract falls apart, the home that eventually sells again does so at 100.0% of asking, even better than the first-contract median of 98.7%.



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.