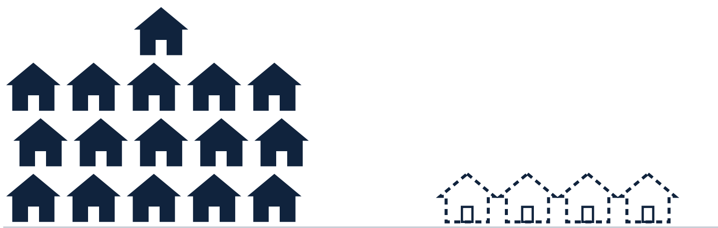
MARKET INSIGHTS · LAST 12 MONTHS THROUGH SEPTEMBER 26, 2026

Pasquotank County

Pasquotank County: 1 in 5 Listings Didn't Sell

In Pasquotank County, homes priced right from day one sold in 16 days. Wait too long and needed a price cut, and it took 57 days, with 1 in 5 listings never selling at all. Typical sale price was $318,100, at 99.4% of first asking price.



16 sold
out of every 20 listed

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expired, withdrawn or canceled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 Outlined houses expired, were withdrawn or were canceled.

805
homes finished on the market

24
median days to sell
from the first day listed

638
sold

99.4%
sold vs. first asking price

167 (21%)
didn't sell

$318,100
median sold price

What waiting costs

A typical $318,100 home, per month	
Mortgage (principal + interest)	$1,698
Property taxes	$164
Homeowners insurance	$250
Upkeep	$265
Utilities	$250
Total	**$2,630**

About $2,630 every month the home sits.

Listings that didn't sell stayed on the market a median of 118 days — roughly $10,200 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); Pasquotank County rate 0.62 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

16
median days to sell when priced right
426 homes that sold at 97%+ of first asking

57
median days when price cuts were needed
212 homes · sold for 92.7% of first asking

What this means if you're selling

- Price it right from day one - those homes sold in 16 days versus 57 days after a cut
- Homes in the $400-500K range struggled most, with a 32% rate of not selling
- Homes that never sold sat a median of 118 days before the listing ended
- If a contract falls apart, most homes still sell later, but it adds about 49 more days and most often comes down to inspection, appraisal or financing issues

Price range matters

Starting price	Finished	Sold	Didn't sell	Days to sell	vs. first ask
Under $300K	326	270	**17%**	22	98.2%
$300–400K	261	218	**17%**	27	100.0%
$400–500K	131	89	**32%**	34	100.0%
$500–750K	77	53	**31%**	17	100.0%

When contracts fall apart

18%
of contracts fell apart before closing
143 of about 785

77%
of those homes later sold

22%
never sold

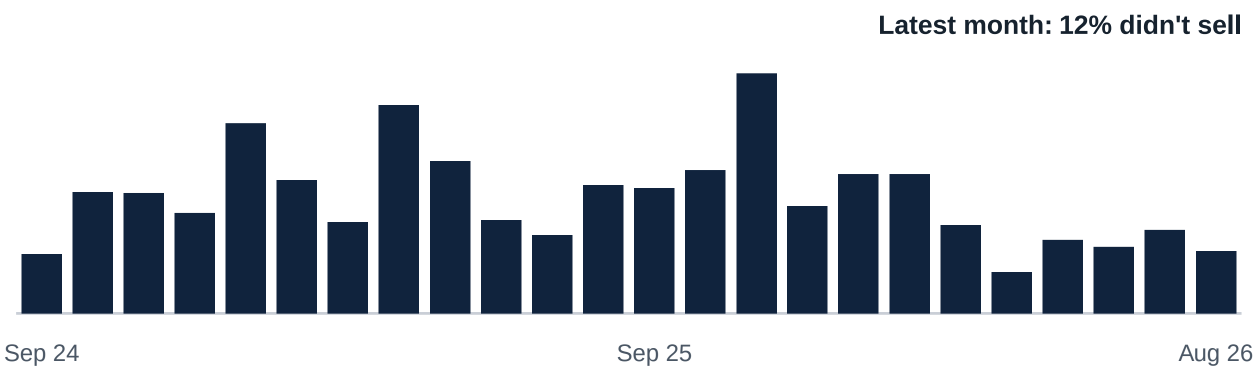
97.5%
sold vs. first ask after a fall-through
vs. 100.0% on the first contract

49
median days to sell after a fall-through
vs. 20 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 27% · cash 16% · VA 36% · FHA 18% · other 3%.

Share of listings that didn't sell, by month



What this means if you're buying

- 51% of homes sold below the first asking price, so there is room to negotiate
- Homes needing a price cut still sold at 92.7% of asking, so cuts don't mean giveaways
- Financing mix varies - 36% VA, 27% conventional, 18% FHA, 16% cash

Did you know?

- The typical home in Pasquotank County took 24 days to sell
- At a $318,100 price with a 7.03% rate, estimated monthly carrying cost is about $2,630
- A home that sits unsold for months carries an estimated $10,200 in extra carrying cost

Towns in Pasquotank County

Town	Finished	Sold	Didn't sell	Days to sell	vs. first ask
Elizabeth City	800	635	**21%**	24	99.4%

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.