Buddy Blake Team
Coldwell Banker Sea Coast Advantage

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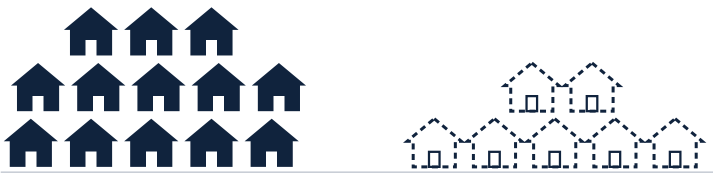
MARKET INSIGHTS · LAST 12 MONTHS THROUGH SEPTEMBER 23, 2026

River Bluffs, Castle Hayne

In River Bluffs, 1 in 3 homes listed didn't sell

In the last 12 months, 49 homes finished their time on the market in the River Bluffs neighborhood in Castle Hayne: 32 sold and 17 did not — about 1 in 3. The ones that sold took a median of 86 days, counted from the first day listed, and closed at 98.3% of their first asking price.



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expired, withdrawn or canceled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 Outlined houses expired, were withdrawn or were canceled.

49
homes finished on the market

86
median days to sell
from the first day listed

32
sold

98.3%
sold vs. first asking price

17 (35%)
didn't sell

$681,500
median sold price

What waiting costs

A typical $681,500 home, per month	
Mortgage (principal + interest)	$3,609
Property taxes	$174
Homeowners insurance	$250
Upkeep	$568
Utilities	$250
Total	**$4,850**

About $4,850 every month the home sits.

Listings that didn't sell stayed on the market a median of 172 days — roughly $27,400 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); New Hanover County rate 0.306 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

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

128
median days when price cuts were needed
13 homes · sold for 94.0% of first asking

What this means if you're selling

- Homes priced right from day one sold in a median of 41 days. Homes that needed price cuts took 128 days and sold for 94.0% of their first price.
- Waiting costs money. A $681,500 home runs about $4,850 a month to hold — roughly $27,400 over the time a typical unsold listing sat.
- About 1 in 17 contracts fell apart before closing. Homes that went back on the market sold for 95.0% of first asking, versus 98.3% for homes that closed on the first contract.

Price range matters

Starting price	Finished	Sold	Didn't sell	Days to sell	vs. first ask
$500–750K	24	17	**29%**	98	96.7%
$750K–1M	14	8	**43%**	90	98.8%
$1M+	10	6	**40%**	63	99.2%

When contracts fall apart

6%
of contracts fell apart before closing
2 of about 34

50%
of those homes later sold

0%
never sold

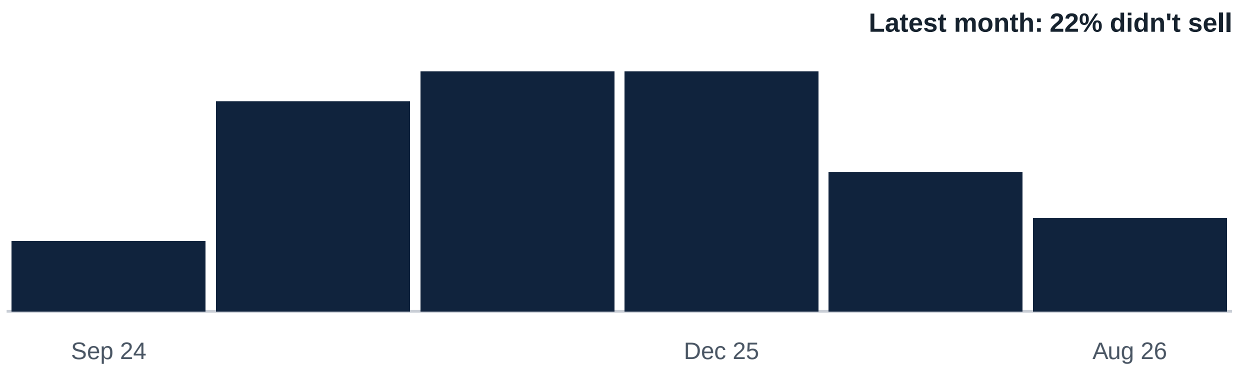
95.0%
sold vs. first ask after a fall-through
vs. 98.3% on the first contract

508
median days to sell after a fall-through
vs. 84 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 59% · cash 41% · VA 0% · FHA 0% · other 0%.

Share of listings that didn't sell, by month



What this means if you're buying

- 81% of homes sold below their first asking price — the first price is often a starting point.
- Homes that sit usually sit for a reason. Listings that didn't sell stayed on the market a median of 172 days.

Did you know?

- 41% of buyers paid cash, and 0% used VA loans.
- A year earlier, 33% of listings didn't sell; now it's 35%.
- When a contract fell apart, 0% of those homes never sold at all.

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.