Buddy Blake Team
Coldwell Banker Sea Coast Advantage

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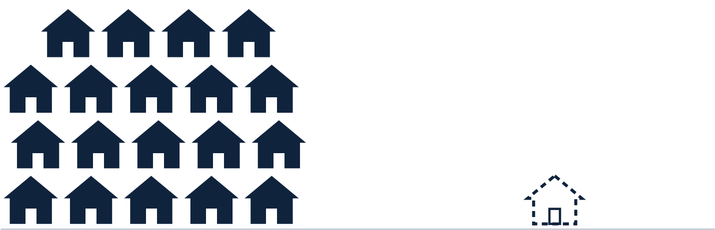
MARKET INSIGHTS · LAST 12 MONTHS THROUGH SEPTEMBER 24, 2026

Sidbury Station, Castle Hayne

Sidbury Station Homes Sell Fast, at Full Asking

In Sidbury Station over the last 12 months, homes typically sold in 20 days and brought 100.0% of the first asking price. The median sold price was $407,040, and most listings that were priced right from day one sold in about 7 days.



19 sold
out of every 20 listed

1 didn't
expired, withdrawn or canceled

135
homes finished on the market

20
median days to sell
from the first day listed

129
sold

100.0%
sold vs. first asking price

6 (4%)
didn't sell

$407,490
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 Outlined houses expired, were withdrawn or were canceled.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 $407,490 home, per month	
Mortgage (principal + interest)	$2,158
Property taxes	$104
Homeowners insurance	$250
Upkeep	$340
Utilities	$250
Total	**$3,100**

About $3,100 every month the home sits.

Listings that didn't sell stayed on the market a median of 16 days — roughly $1,600 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

8
median days to sell when priced right
99 homes that sold at 97%+ of first asking

78
median days when price cuts were needed
30 homes · sold for 93.6% of first asking

What this means if you're selling

- Homes priced right from day one sold in about 7 days, 98 of them did.
- Listings that needed a price cut took 78 days to sell and settled at 93.6% of asking.
- 16% of contracts fell apart, about 1 in 6, most often inspection, appraisal or financing issues.
- Sitting unsold costs money, an estimated $1,600 a month in carrying costs on a typical home here.

Price range matters

Starting price	Finished	Sold	Didn't sell	Days to sell	vs. first ask
$300–400K	44	42	**5%**	27	99.5%
$400–500K	90	86	**4%**	15	100.0%

When contracts fall apart

16%
of contracts fell apart before closing
25 of about 154

100%
of those homes later sold

0%
never sold

98.0%
sold vs. first ask after a fall-through
vs. 100.0% on the first contract

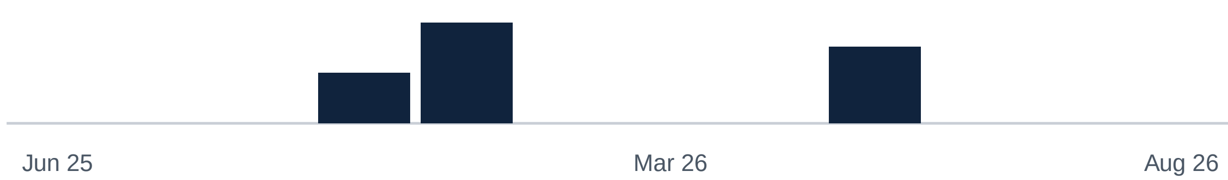
36
median days to sell after a fall-through
vs. 15 on the first contract

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 25% · cash 8% · VA 15% · FHA 50% · other 2%.

Share of listings that didn't sell, by month

Latest month: 0% didn't sell



What this means if you're buying

- 48% of homes sold below the first asking price, so there is room to negotiate.
- Most buyers here used FHA financing, 50%, with 25% conventional, 15% VA and 8% cash.
- Homes that didn't sell sat a median of 16 days before coming off the market.

Did you know?

- Only 1 in 22 listings in Sidbury Station didn't sell in the last 12 months.
- The didn't-sell rate improved from 8% a year before to 5% now.
- When a contract fell apart, the home still sold later 100% of the time, typically at 97.8% of asking.

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.