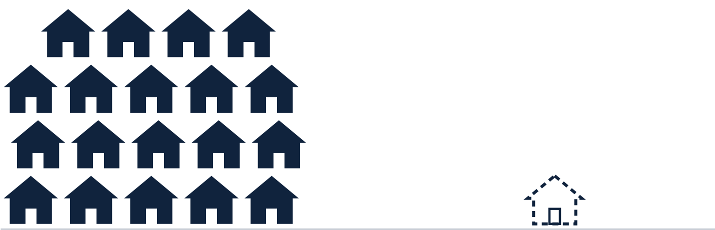
MARKET INSIGHTS · LAST 12 MONTHS THROUGH SEPTEMBER 24, 2026

Squires Run Village, Richlands

Squires Run Village: Typical Home Takes 149 Days to Sell

In the Squires Run Village neighborhood in Richlands, 44 of 45 homes sold over the last 12 months. The typical home took 149 days to sell and closed at 99.0% of its first asking price, with more than half of sales going below that first number.



19 sold
out of every 20 listed

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expired, withdrawn or canceled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 Outlined houses expired, were withdrawn or were canceled.

45
homes finished on the market

149
median days to sell
from the first day listed

44
sold

99.0%
sold vs. first asking price

1 (2%)
didn't sell

$307,325
median sold price

What waiting costs

A typical $307,325 home, per month	
Mortgage (principal + interest)	$1,627
Property taxes	$168
Homeowners insurance	$250
Upkeep	$256
Utilities	$250
Total	**$2,550**

About $2,550 every month the home sits.

Listings that didn't sell stayed on the market a median of 9 days — roughly $800 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); 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. 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

140
median days to sell when priced right
29 homes that sold at 97%+ of first asking

169
median days when price cuts were needed
15 homes · sold for 94.4% of first asking

What this means if you're selling

- Homes priced right from day one sold in a typical 140 days. Homes that needed a price cut took 169 days and still only landed 94.4% of asking.
- 55% of homes sold below their first asking price, so start close to where the market actually is.
- 4% of contracts fell apart, about 1 in 23. Most often that comes down to inspection, appraisal or financing issues, so have your home and paperwork ready before you go under contract.
- If a contract does fall apart, homes that later sold still got 96.9% of asking, so a second buyer is not a lost cause.

When contracts fall apart

4%
of contracts fell apart before closing
2 of about 46

100%
of those homes later sold

0%
never sold

96.9%
sold vs. first ask after a fall-through
vs. 99.4% on the first contract

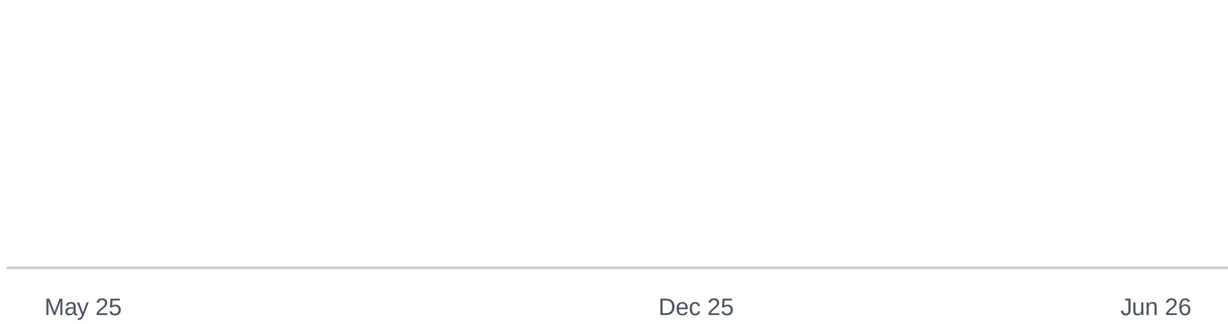
191
median days to sell after a fall-through
vs. 147 on the first contract

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 0% · cash 0% · VA 84% · FHA 14% · other 2%.

Share of listings that didn't sell, by month

Latest month: 0% didn't sell



What this means if you're buying

- Over half of recent sales closed below the seller's first asking price, so there is room to negotiate.
- Homes here typically sit 149 days before selling, so you are not likely competing in a rush.
- Most buyers in this neighborhood used VA financing (84%), with FHA (13%) covering most of the rest.

Did you know?

- Only 1 in 45 listings in Squires Run Village didn't sell over the last 12 months.
- Listings that never sold sat a median of just 9 days before being pulled, expired or withdrawn.
- For a home priced at $307,325 with a 6.95% mortgage rate, estimated monthly carrying costs run about $2,550, versus about $800 a month while a home sits unsold.

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.