

Wake Forest 27587

ZIP code · NC · North Carolina > Wake County > Wake Forest

BALANCED MARKET

\$537K

MEDIAN SALE PRICE

+5.6%

1-YR CHANGE

1,307

SALES (12 MO)

\$522K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



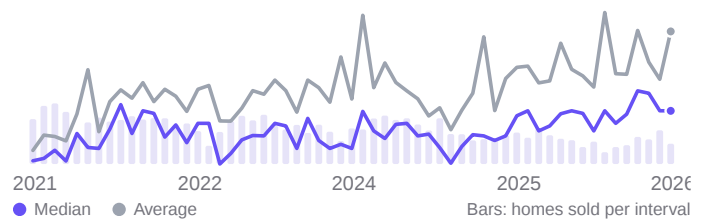
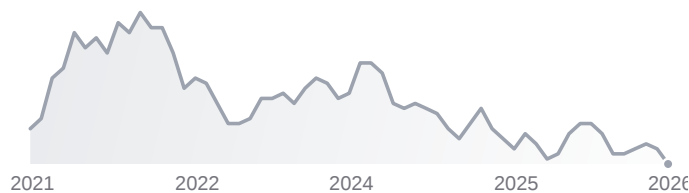
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$525K · Average \$683K

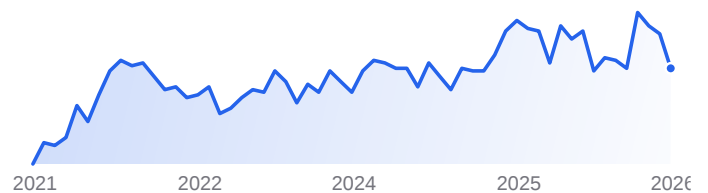
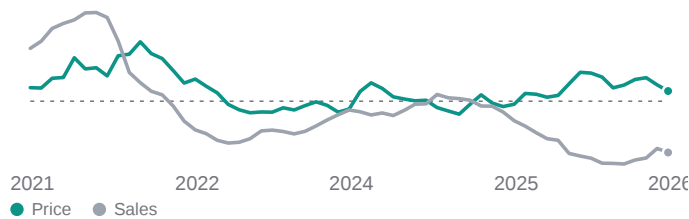


Growth (year over year)

Price +5.6% · Sales -27.9%

Price per square foot

\$206/ft²

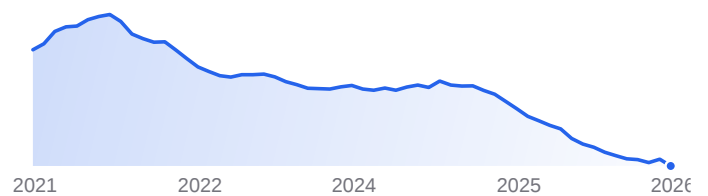
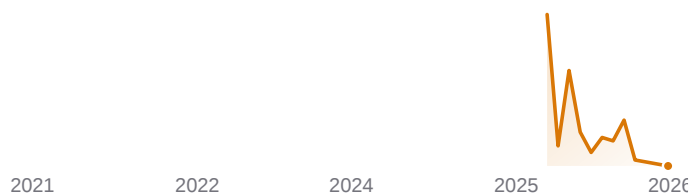


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

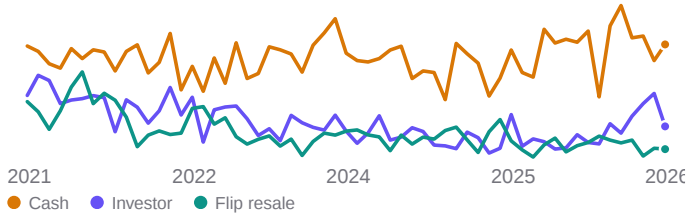
4.3%



BUYERS & OUTCOMES

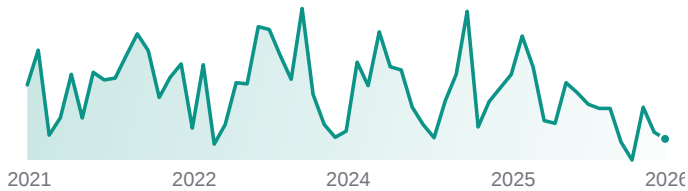
Buyer mix

Cash 28% · Investor 9.2% · Flip resale 4.1%



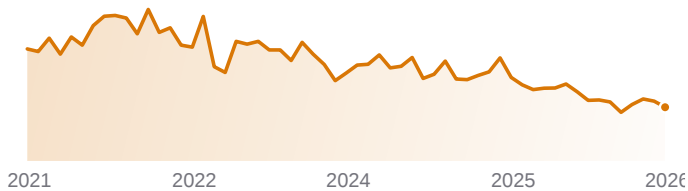
Sellers who sold at a gain

84%

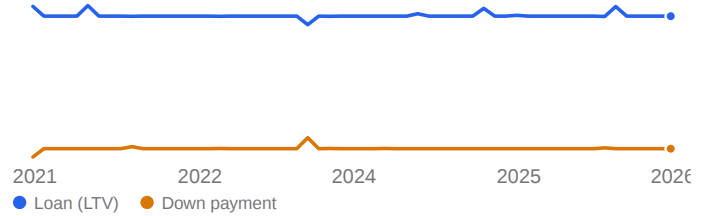


Median annualized return at resale

+4.2%

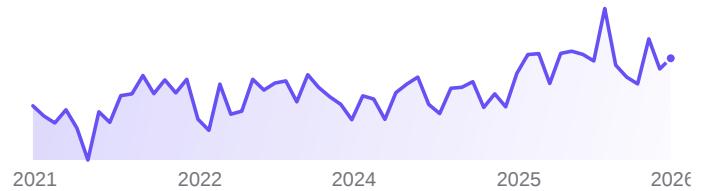


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



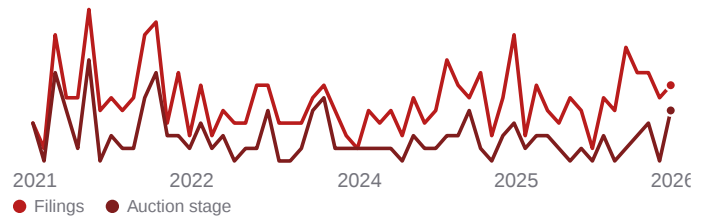
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 6 · Auction stage 4



HOUSING STOCK

Homes	30,749
Median value (AVM)	\$522K
Median size	2,457 ft²
Median bedrooms	3
Median year built	2007
Single family	86%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.0%
Owner occupied	86%
Company owned	12%
Median loan-to-value	50%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	91,264
Density	814 / mi²
Median household income	\$124K
Average household income	\$144K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	39
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	4.6%
Unemployment	1.1%
Average temp	60°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.