

Estimated Population By Type of Dwelling Unit (Town of Wake Forest Corporate Limits) <i>Prepared July 2025 by Town of Wake Forest Planning Department</i>						
Type of Unit	Name of Project	Buildout/Number of Units or Bedrooms*** Approved	# of Units Occupied (based on CO's except for Apts.*)	% of Units Issued a Certificate of Occupancy (CO)	Estimated Population	Estimated Total Buildout Population (except for Apts.**)
Multi Family Renter-Occupied (Apts)	133 Allen Rd	93	93	100.0%	220	220
	309 Chestnut	27	27	100.0%	64	64
	600 N White	25	25	100.0%	59	59
	703 Stadium Dr	10	10	100.0%	24	24
	860 Stadium Dr	12	12	100.0%	28	28
	Amavi	217	0	0.0%	0	513
	Ardmore Heritage	260	260	100.0%	615	615
	Aston Apartments	288	288	100.0%	681	681
	Bexley at Heritage	228	228	100.0%	539	539
	Burlington Mills Mixed Use	144	0	0.0%	0	340
	Burlington Mills Residential	346	0	0.0%	0	818
	Capital Creek Heritage	214	214	100.0%	506	506
	Caveness Farms	288	288	100.0%	681	681
	Creekside Apartments	38	38	100.0%	90	90
	Flaherty Farms (Dorm)	228	228	100.0%	539	539
	Fletcher Village	110	110	100.0%	260	260
	Forest Ridge	88	88	100.0%	208	208
	Glen Royal Sub	4	4	100.0%	9	9
	Glenn Royal Mill Apartments	56	56	100.0%	132	132
	Greenway Village at Heritage (Encore)	182	182	100.0%	430	430
	Grove 98 Northern	232	232	100.0%	549	549
	Hawthorne at Traditions	272	272	100.0%	643	643
	Hawthorne at the Forest (formerly Villagio)	248	248	100.0%	586	586
	Hawthorne at the Forest (formerly Villagio) Ph II	48	48	100.0%	113	113
	Holding Village Multifamily	320	320	100.0%	757	757
	Legacy Apartments	298	298	100.0%	705	705
	Legacy Heritage	306	306	100.0%	723	723
	McDowell Townhouses	100	100	100.0%	236	236
	Meridian at Rogers Branch	264	264	100.0%	624	624
	Metro Place	8	8	100.0%	19	19
	North Forest Apartments	112	112	100.0%	265	265
	Oak Square in Remington Woods	24	24	100.0%	57	57
	Palisades	188	188	100.0%	444	444
	Pines at Wake Forest	99	99	100.0%	234	234
	Powerhouse Row Phase I	18	18	100.0%	43	43
	Powerhouse Row Phase II	47	0	0.0%	0	111
	Ridgewood Apartments	50	50	100.0%	118	118
	Stadium Drive Mixed Use	307	0	0.0%	0	726
	The Duplexes Apartments	78	78	100.0%	184	184
	The Hamlet at Quail Crossing	260	0	0.0%	0	615
	Wake Union	300	0	0.0%	0	709
	West Oak Condominiums	33	33	100.0%	78	78
	White Street Village	65	0	0.0%	0	154
Subtotal		6,535	4,849		11,464	15,450
Percent of Total		23.8%	20.4%		17.8%	20.8%
Attached/Multifamily Owner-Occupied (Townhomes & Condos)	Austin Creek Townhomes	65	65	100.0%	188	188
	Avondale Townhomes	106	106	100.0%	307	307
	Brookview	4	4	100.0%	12	12
	Caddell Woods Townhomes	101	101	100.0%	292	292
	Carraway Gardens at Tryon	51	51	100.0%	148	148
	Creek View at Traditions	98	98	100.0%	284	284
	Creekwood Townhomes	16	16	100.0%	46	46
	Devon Square Townhomes	153	153	100.0%	443	443
	Downtown	2	2	100.0%	6	6
	Durham Rd	2	2	100.0%	6	6
	Elm Avenue Townes	3	0	0.0%	0	9
	Fairway Villas Townhomes	26	26	100.0%	75	75
	Fieldstream Duplexes	30	30	100.0%	87	87
	Forest on Franklin	12	12	100.0%	35	35
	Forest Point	64	64	100.0%	185	185
	Forestville Towns	95	57	60.0%	165	275
	Franklin St Townhomes	61	55	90.2%	159	177
	Grove 98 Northeast	122	0	0.0%	0	353
	Grove 98 Southeast	273	170	62.3%	492	790
	Heath Ridge Village	49	49	100.0%	142	142
	Heritage Crest	81	80	98.8%	231	234
	Heritage Fairview	103	103	100.0%	298	298
	Heritage Links	17	17	100.0%	49	49
	Heritage Place Townhomes	18	18	100.0%	52	52
	Heritage Trace Townhomes	35	35	100.0%	101	101
	Highgate Park	30	30	100.0%	87	87
	Historic North Main St. (Duplex)	2	2	100.0%	6	6
	Holding Mills	40	40	100.0%	116	116
	Holding Village North Lake (Phases 5-7)	68	68	100.0%	197	197
	Holding Village Phase 9 (Lakeside Townhomes)	33	33	100.0%	95	95
	Holding Village Phase 10 (Mews)	165	57	34.5%	165	477
	Jean L Scott (Duplexes)	3	3	100.0%	9	9
	J&J Associates	5	5	100.0%	14	14
	Kinsley Townhomes	450	13	2.9%	38	1,302
	Larry H Ray	2	2	100.0%	6	6
	Live Oaks (Duplexs)	40	40	100.0%	116	116
	Magnolia Square	38	38	100.0%	110	110
	Magnolia Trace (White Street Village)	72	38	52.8%	110	208
	Magnolia Woods	27	27	100.0%	78	78
	Mews at Legacy Greene	106	106	100.0%	307	307
	Northeast Community (Attached/Duplex)	25	25	100.0%	72	72
	Old Northeast	43	43	100.0%	124	124
	Orchards at Traditions	81	81	100.0%	234	234
	Parkside Townhomes at Heritage	24	24	100.0%	69	69
	Reserve at Dunn Creek	70	0	0.0%	0	203
	Rosedale (Averette) Phases 1-13 (Attached)	294	211	71.8%	611	851
	Royal Glenn Commons	5	5	100.0%	14	14
	Richland Hills Townhomes (Duplex)	49	49	100.0%	142	142
	Royal Glenn Commons Townhomes	6	6	100.0%	17	17
	Shearon Farms Townhomes	341	341	100.0%	987	987
	Siena Drive Townhomes	96	96	100.0%	278	278
	South Main	14	14	100.0%	41	41
	Stadium	4	4	100.0%	12	12
	Staffordshire (Duplex & Townhome)	76	76	100.0%	220	220
	Stonegate Townhomes	64	64	100.0%	185	185
	The Preserve at Bishops Grant	48	48	100.0%	139	139
	The Retreat at Renaissance	85	85	100.0%	246	246
	Townes at Gateway Commons	78	78	100.0%	226	226
	Townhomes on Main/Holding Mills	40	40	100.0%	116	116
	Traditions Townhomes	37	21	56.8%	61	107
	Twin Creek Townhomes	84	84	100.0%	243	243
	Tyler Gardens at Tryon	44	44	100.0%	127	127
	Tyler Run Condos (Courtyards at Tyler Run)	8	8	100.0%	23	23
	Villas at Wake Forest	144	144	100.0%	417	417
	Wake Union	89	0	0.0%	0	258
	Weatherstone Townhomes	16	16	100.0%	46	46
	Wildflower Towns at Heritage South	87	87	100.0%	252	252
	Willows at Traditions	110	110	100.0%	318	318
Subtotal		4,730	3,620		10,475	13,687
Percent of Total		17.2%	15.3%		16.3%	18.5%
	Adams Ridge	7	7	100.0%	20	20
	Austin Creek	381	381	100.0%	1,103	1,103
	Averette Woods	66	0	0.0%	0	191
	Avondale Subdivision	26	26	100.0%	75	75
	Bennett Park	64	64	100.0%	185	185
	Bishops Grant	163	163	100.0%	472	472
	Bowling Green (Incl. Charleston Traditions)	360	360	100.0%	1,042	1,042
	Brewer Circle	13	13	100.0%	38	38
	Brewer's Glynn	44	44	100.0%	127	127

Single Family Detach	Bridgeport	134	134	100.0%	388	388
	Brook Hollow	4	4	100.0%	12	12
	Brookview	11	11	100.0%	32	32
	Caddell Woods	170	170	100.0%	492	492
	Cardinal Hills	60	60	100.0%	174	174
	Cardinal Park	14	14	100.0%	41	41
	Carriage Run	183	183	100.0%	530	530
	Cimarron	174	174	100.0%	504	504
	Clubhouse Villas	10	10	100.0%	29	29
	Country Club Downs	67	67	100.0%	194	194
	Courtyards at Heritage Grove	83	83	100.0%	240	240
	Crenshaw Hall	249	249	100.0%	721	721
	Crenshaw Manor	102	102	100.0%	295	295
	Dacus Place	10	10	100.0%	29	29
	Dansforth	312	312	100.0%	903	903
	Deacons Ridge	142	142	100.0%	411	411
	Del Webb at Traditions (55+ up age restricted)	450	450	100.0%	1,302	1,302
	Denmark Construction	3	3	100.0%	9	9
	Devon Square	127	127	100.0%	368	368
	Durham Rd	46	42	91.3%	122	133
	East Wake Forest	2	2	100.0%	6	6
	Edgeford Park	102	102	100.0%	295	295
	Edwards, Morris and Davis	3	3	100.0%	9	9
	Everly	173	173	100.0%	501	501
	Fairlake	115	115	100.0%	333	333
	Flaherty Farms	139	139	100.0%	402	402
	Forest Mill	35	35	100.0%	101	101
	Forest Park at Cimarron	70	70	100.0%	203	203
	Gilpatric	14	14	100.0%	41	41
	Glen Royal Sub	104	104	100.0%	301	301
	Goldston (Del Webb, west side)	71	71	100.0%	205	205
	Green Acres	22	22	100.0%	64	64
	Hale	5	5	100.0%	14	14
	Harris Point	19	19	100.0%	55	55
	Heath Ridge Village	46	45	97.8%	130	133
	Heritage (Incl. Reserve & Overlook)	580	580	100.0%	1,678	1,678
	Heritage Greens	197	197	100.0%	570	570
	Heritage North	426	426	100.0%	1,233	1,233
	Heritage South	468	468	100.0%	1,354	1,354
	Highgate Park	42	42	100.0%	122	122
	Historic North Main St. (Single Family)	88	88	100.0%	255	255
	Holding Oaks	9	8	88.9%	23	26
	Holding Pines	5	5	100.0%	14	14
	Holding Ridge	150	150	100.0%	434	434
	Holding Village North Lake (Phases 5-7)	173	173	100.0%	501	501
	Holding Village South Lake (Phases 1-4)	418	418	100.0%	1,210	1,210
	Holding Village North Lake (Phase 8)	34	34	100.0%	98	98
	Home Gardens	34	34	100.0%	98	98
	Homestead at Heritage	207	207	100.0%	599	599
	Jean L. Scott (SFD)	1	1	100.0%	3	3
	Jenkins Rd	2	2	100.0%	6	6
	Jubilee Village	25	25	100.0%	72	72
	Juniper Ave	46	46	100.0%	133	133
	Kaye A Cook	4	4	100.0%	12	12
	Kings Glen	92	92	100.0%	266	266
	Kinsley	274	0	0.0%	0	793
	Kitchin Farms	217	217	100.0%	628	628
	Kitchin Farms (Phase 2B)	66	66	100.0%	191	191
	Lakestone	53	53	100.0%	153	153
	Landings at Heritage North	70	70	100.0%	203	203
	Larry H Ray	3	3	100.0%	9	9
	Ledge Rock Green	22	0	0.0%	0	64
	Live Oaks (Also Sanctuary Oaks)	18	18	100.0%	52	52
	Majestic Oaks	57	57	100.0%	165	165
	Mangum	11	11	100.0%	32	32
	Margate	32	32	100.0%	93	93
	Margot's Pond	115	115	100.0%	333	333
	Marshall Farm	7	7	100.0%	20	20
	Mason Oaks	268	268	100.0%	776	776
	Morris Subdivision	72	0	0.0%	0	208
	Moss Creek	137	137	100.0%	396	396
	North Wake Forest	1	1	100.0%	3	3
	Northampton	283	283	100.0%	819	819
	Oakwood Estates	37	36	97.3%	104	107
	Northeast Community	347	300	86.5%	868	1,004
	Olde Mill Stream	205	205	100.0%	593	593
	Olde Wake Forest	9	9	100.0%	26	26
	Olwyn Parish	38	38	100.0%	110	110
	Orchard Park	29	29	100.0%	84	84
	other	5	5	100.0%	14	14
	Park Place at Cimarron	52	52	100.0%	150	150
	Paul Paschal	15	11	73.3%	32	43
	Pemberley	123	123	100.0%	356	356
	Pine Terrace	14	14	100.0%	41	41
	Pineview Estates	69	66	95.7%	191	200
	Porto Fino	121	121	100.0%	350	350
	Prestwicke	84	82	97.6%	237	243
	Radford Glen	165	132	80.0%	382	477
	Regency at Heritage	67	67	100.0%	194	194
	Remington Woods	62	57	91.9%	165	179
	Reynolds Mill	196	196	100.0%	567	567
	Richland Creek	12	12	100.0%	35	35
	Richland Hills	369	369	100.0%	1,068	1,068
	Riverstone	48	48	100.0%	139	139
	Rosedale (Averette) (Phases 1-13)	596	302	50.7%	874	1,725
	Saddle Run	34	34	100.0%	98	98
	Sedgefield	86	86	100.0%	249	249
	Shearon Farms	72	72	100.0%	208	208
	Smith Creek	170	170	100.0%	492	492
	South Main	190	174	91.6%	504	550
	Spring Park	15	15	100.0%	43	43
	Spring Valley	21	21	100.0%	61	61
	St Andrews Plantation	89	89	100.0%	258	258
	St Ives	114	112	98.2%	324	330
	Stadium	6	6	100.0%	17	17
	Staffordshire	193	193	100.0%	558	558
	Stonegate	573	573	100.0%	1,658	1,658
	Stonemill Falls	134	134	100.0%	388	388
	Summerwoods	29	29	100.0%	84	84
	Swan's Cove	24	24	100.0%	69	69
	The Bluffs at Joyner Park	50	50	100.0%	145	145
	The Meadows	104	104	100.0%	301	301
	The Reserve	37	29	78.4%	84	107
	Thornrose	175	175	100.0%	506	506
	Traditions Southeast	70	70	100.0%	203	203
	Traditions Ph 1 & 2 (Incl. Southwest)	495	495	100.0%	1,432	1,432
	Trinity Park	12	12	100.0%	35	35
	Tryon (Incl. the Green at Tryon)	310	310	100.0%	897	897
	Twin Creeks at Olde Mill Stream	56	56	100.0%	162	162
	Tyler Run	113	113	100.0%	327	327
	Vernon Park	23	23	100.0%	67	67
	Village at Olde Mill Stream	65	65	100.0%	188	188
	Wallridge	113	113	100.0%	327	327
	Willow Deer Addition	14	14	100.0%	41	41
	Windsor Park	46	46	100.0%	133	133
	Woodside at Olde Mill Stream	30	30	100.0%	87	87
Subtotal		15,228	14,373		41,591	44,066
Percent of Total		55.5%	60.6%		64.6%	59.4%

Group Home	306 S Allen (Senior Living Facility)	62	0	0.0%	0	62
	Life Church	60	60	100.0%	60	60
	Bostwick Hall	25	25	100.0%	25	25
	Brookdale Wake Forest	45	45	100.0%	45	45
	Cadence at Wake Forest	60	60	100.0%	60	60
	Chantilly Care Home	6	6	100.0%	6	6
	Crenshaw Trace	68	68	100.0%	68	68
	Goldston Hall	67	67	100.0%	67	67

	Hillside Nursing Home	150	150	100.0%	150	150
	Huntington Springs	84	84	100.0%	84	84
	Lodge at Wake Forest	118	118	100.0%	118	118
	Lolley Hall	27	27	100.0%	27	27
	The Crossing at Heritage	120	120	100.0%	120	120
	Turnberry Apartments	40	40	100.0%	40	40
	Subtotal	932	870		870	932
Percent of Total		3.4%	3.7%		1.4%	1.3%

GRAND TOTAL	27,425	23,712		64,401	74,135
The population estimate for renter occupied (apartments) uses an average of 2.45 persons per dwelling unit/household. The population estimate for owner-occupied (condominiums, townhomes, and single-family homes) uses an average of 2.92 persons per dwelling unit/household and a 99.1% occupancy rate (Source: 2021 American Community Survey - Town of Wake Forest, North Carolina). Age-restricted communities may utilize a different household size multiplier. Additionally, if a Certificate of Occupancy (CO) has been issued, staff presumed persons had established residency. *Apartments occupancy rate is estimated at 96.5% (avg renter occupancy per 2021 ACS) unless otherwise specified by the property owner. ** Group Quarters - staff estimated 1.00 persons per bedroom, unless indicated otherwise by the home.					