

Estimated Population By Type of Dwelling Unit (Town of Wake Forest Corporate Limits) Prepared July 2026 by Town of Wake Forest Planning Department						
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%	189	189
	309 Chestnut	27	27	100.0%	55	55
	600 N White	25	25	100.0%	51	51
	703 Stadium Dr	10	10	100.0%	20	20
	860 Stadium Dr	12	12	100.0%	24	24
	Amavi	217	0	0.0%	0	440
	Ardmore Heritage	260	260	100.0%	527	527
	Aston Apartments	288	288	100.0%	584	584
	Bexley at Heritage	228	228	100.0%	462	462
	Burlington Mills Mixed Use	144	0	0.0%	0	292
	Capital Creek Heritage	214	214	100.0%	434	434
	Caveness Farms	288	288	100.0%	584	584
	Creekside Apartments	38	38	100.0%	77	77
	Flaherty Farms (Dorm)	228	228	100.0%	462	462
	Fletcher Village	110	110	100.0%	223	223
	Forest Ridge	88	88	100.0%	178	178
	Foundation Drive	48	0	0.0%	0	97
	Glen Royal Sub	4	4	100.0%	8	8
	Glenn Royal Mill Apartments	56	56	100.0%	114	114
	Greenway Village at Heritage (Encore)	182	182	100.0%	369	369
	Grove 98 Northern	232	232	100.0%	471	471
	Hawthorne at Traditions	272	272	100.0%	552	552
	Hawthorne at the Forest (formerly Villagio)	248	248	100.0%	503	503
	Hawthorne at the Forest (formerly Villagio) Ph II	48	48	100.0%	97	97
	Holding Village Multifamily	320	320	100.0%	649	649
	Legacy Apartments	298	298	100.0%	604	604
	Legacy Heritage	306	306	100.0%	621	621
	McDowell Townhouses	100	100	100.0%	203	203
	Meridian at Rogers Branch	264	264	100.0%	535	535
	Metro Place	8	8	100.0%	16	16
	North Forest Apartments	112	112	100.0%	227	227
	Oak Square in Remington Woods	24	24	100.0%	49	49
	Palisades	188	188	100.0%	381	381
	Pines at Wake Forest	99	99	100.0%	201	201
	Powerhouse Row Phase I	18	18	100.0%	37	37
	Powerhouse Row Phase II	47	0	0.0%	0	95
	Ridgewood Apartments	50	50	100.0%	101	101
	The Duplexes Apartments	78	78	100.0%	158	158
	The Hamlet at Quail Crossing	260	0	0.0%	0	527
	Wake Union	300	0	0.0%	0	608
	West Oak Condominiums	33	33	100.0%	67	67
Subtotal		5,865	4,849		9,835	11,896
Percent of Total		21.8%	20.3%		15.0%	16.2%
Attached/Multifamily Owner-Occupied (Townhomes & Condos)	Austin Creek Townhomes	65	65	100.0%	196	196
	Avondale Townhomes	106	106	100.0%	319	319
	Brookview	4	4	100.0%	12	12
	Caddell Woods Townhomes	101	101	100.0%	304	304
	Carraway Gardens at Tryon	51	51	100.0%	154	154
	Creek View at Traditions	98	98	100.0%	295	295
	Creekwood Townhomes	16	16	100.0%	48	48
	Devon Square Townhomes	153	153	100.0%	461	461
	Downtown	2	2	100.0%	6	6
	Durham Rd	2	2	100.0%	6	6
	Elm Avenue Townes	3	2	66.7%	6	9
	Fairway Villas Townhomes	26	26	100.0%	78	78
	Fieldstream Duplexes	30	30	100.0%	90	90
	Forest on Franklin	12	12	100.0%	36	36
	Forest Point	64	64	100.0%	193	193
	Forestville Towns	95	74	77.9%	223	286
	Franklin St Townhomes	61	55	90.2%	166	184
	Grove 98 Northeast	112	0	0.0%	0	337
	Grove 98 Southeast	273	125	45.8%	377	822
	Heath Ridge Village	49	49	100.0%	148	148
	Heritage Crest	81	80	98.8%	241	244
	Heritage Fairview	103	103	100.0%	310	310
	Heritage Links	17	17	100.0%	51	51
	Heritage Place Townhomes	18	18	100.0%	54	54
	Heritage Trace Townhomes	35	35	100.0%	105	105
	Highgate Park	30	30	100.0%	90	90
	Historic North Main St. (Duplex)	2	2	100.0%	6	6
	Holding Mills	40	40	100.0%	121	121
	Holding Village North Lake (Phases 5-7)	68	68	100.0%	205	205
	Holding Village Phase 9 (Lakeside Townhomes)	33	33	100.0%	99	99
	Holding Village Phase 10 (Mews)	165	92	55.8%	277	497
	Jean L Scott (Duplexes)	3	3	100.0%	9	9
	J&J Associates	5	5	100.0%	15	15
	Kinsley Townhomes	450	24	5.3%	72	1,356
	Larry H Ray	2	2	100.0%	6	6
	Live Oaks (Duplexs)	40	40	100.0%	121	121
	Magnolia Square	38	38	100.0%	114	114
	Magnolia Trace (White Street Village)	72	62	86.1%	187	217
	Magnolia Woods	27	27	100.0%	81	81
	Mason Oaks Phase 3 (Townhomes)	21	0	0.0%	0	63
	Mews at Legacy Greene	106	106	100.0%	319	319
	Northeast Community (Attached/Duplex)	25	25	100.0%	75	75
	Old Northeast	43	43	100.0%	130	130
	Orchards at Traditions	81	81	100.0%	244	244
	Parkside Townhomes at Heritage	24	24	100.0%	72	72
	Reserve at Dunn Creek	70	37	52.9%	111	211
	Rosedale (Averette) Phases 1-13 (Attached)	294	227	77.2%	684	886
	Royal Glenn Commons	5	5	100.0%	15	15
	Richland Hills Townhomes (Duplex)	49	49	100.0%	148	148
	Royal Glenn Commons Townhomes	6	6	100.0%	18	18
	Shearon Farms Townhomes	341	341	100.0%	1,027	1,027
	Siena Drive Townhomes	96	96	100.0%	289	289
	South Main	14	14	100.0%	42	42
	Stadium	4	4	100.0%	12	12
	Staffordshire (Duplex & Townhome)	76	76	100.0%	229	229
	Star Road Condominiums	108	0	0.0%	0	325
	Stonegate Townhomes	64	64	100.0%	193	193
	The Preserve at Bishops Grant	48	48	100.0%	145	145
	The Retreat at Renaissance	85	85	100.0%	256	256
	Townes at Gateway Commons	78	78	100.0%	235	235
	Townhomes on Main/Holding Mills	40	40	100.0%	121	121
	Traditions Townhomes	37	27	73.0%	81	111
	Twin Creek Townhomes	84	84	100.0%	253	253
	Tyler Gardens at Tryon	44	44	100.0%	133	133
	Tyler Run Condos (Courtyards at Tyler Run)	8	8	100.0%	24	24
	Villas at Wake Forest	144	144	100.0%	434	434
	Wake Union (Townhomes)	89	0	0.0%	0	268
	Weatherstone Townhomes	16	16	100.0%	48	48
	Wildflower Towns at Heritage South	87	87	100.0%	262	262
	Willows at Traditions	110	110	100.0%	331	331
Subtotal		4,849	3,723		11,216	14,608
Percent of Total		18.0%	15.6%		17.1%	19.9%
	Adams Ridge	7	7	100.0%	21	21
	Austin Creek	381	381	100.0%	1,149	1,149
	Averette Woods	66	14	21.2%	42	199
	Avondale Subdivision	26	26	100.0%	78	78
	Bennett Park	64	64	100.0%	193	193
	Bishops Grant	163	163	100.0%	492	492
	Bowling Green (Incl. Charleston Traditions)	360	360	100.0%	1,086	1,086
	Brewer Circle	13	13	100.0%	39	39
	Brewer's Glynn	44	44	100.0%	133	133

Single Family Detach	Bridgeport	134	134	100.0%	404	404
	Brook Hollow	4	4	100.0%	12	12
	Brookview	11	11	100.0%	33	33
	Caddell Woods	170	170	100.0%	513	513
	Cardinal Hills	60	60	100.0%	181	181
	Cardinal Park	14	14	100.0%	42	42
	Carriage Run	183	183	100.0%	552	552
	Cimarron	174	174	100.0%	525	525
	Clubhouse Villas	10	10	100.0%	30	30
	Country Club Downs	67	67	100.0%	202	202
	Courtyards at Heritage Grove	83	83	100.0%	250	250
	Crenshaw Hall	249	249	100.0%	751	751
	Crenshaw Manor	102	102	100.0%	308	308
	Dacus Place	10	10	100.0%	30	30
	Dansforth	312	312	100.0%	941	941
	Deacons Ridge	142	142	100.0%	428	428
	Del Webb at Traditions (55+ up age restricted)	450	450	100.0%	1,357	1,357
	Denmark Construction	3	3	100.0%	9	9
	Devon Square	127	127	100.0%	383	383
	Durham Rd	46	42	91.3%	127	139
	East Wake Forest	2	2	100.0%	6	6
	Edgeford Park	102	102	100.0%	308	308
	Edwards, Morris and Davis	3	3	100.0%	9	9
	Everly	173	173	100.0%	522	522
	Fairlake	115	115	100.0%	347	347
	Flaherty Farms	139	139	100.0%	419	419
	Forest Mill	35	35	100.0%	106	106
	Forest Park at Cimarron	70	70	100.0%	211	211
	Gilpatric	14	14	100.0%	42	42
	Glen Royal Sub	104	104	100.0%	314	314
	Goldston (Del Webb, west side)	71	71	100.0%	214	214
	Green Acres	22	22	100.0%	66	66
	Hale	5	5	100.0%	15	15
	Harris Point	19	19	100.0%	57	57
	Heath Ridge Village	46	45	97.8%	136	139
	Heritage (Incl. Reserve & Overlook)	580	580	100.0%	1,749	1,749
	Heritage Greens	197	197	100.0%	594	594
	Heritage North	426	426	100.0%	1,285	1,285
	Heritage South	468	468	100.0%	1,411	1,411
	Highgate Park	42	42	100.0%	127	127
	Historic North Main St. (Single Family)	88	88	100.0%	265	265
	Holding Oaks	9	8	88.9%	24	27
	Holding Pines	5	5	100.0%	15	15
	Holding Ridge	150	150	100.0%	452	452
	Holding Village North Lake (Phases 5-7)	173	173	100.0%	522	522
	Holding Village South Lake (Phases 1-4)	418	418	100.0%	1,261	1,261
	Holding Village North Lake (Phase 8)	34	34	100.0%	103	103
	Home Gardens	34	34	100.0%	103	103
	Homestead at Heritage	207	207	100.0%	624	624
	Jean L. Scott (SFD)	1	1	100.0%	3	3
	Jenkins Rd	2	2	100.0%	6	6
	Jubilee Village	25	25	100.0%	75	75
	Juniper Ave	46	46	100.0%	139	139
	Kaye A Cook	4	4	100.0%	12	12
	Kings Glen	92	92	100.0%	277	277
	Kinsley	274	0	0.0%	0	826
	Kitchin Farms	217	217	100.0%	654	654
	Kitchin Farms (Phase 2B)	66	66	100.0%	199	199
	Lakestone	53	53	100.0%	160	160
	Landings at Heritage North	70	70	100.0%	211	211
	Larry H Ray	3	3	100.0%	9	9
	Ledge Rock Green	22	4	18.2%	12	66
	Live Oaks (Also Sanctuary Oaks)	18	18	100.0%	54	54
	Majestic Oaks	57	57	100.0%	172	172
	Mangum	11	11	100.0%	33	33
	Margate	32	32	100.0%	97	97
	Margot's Pond	115	115	100.0%	347	347
	Marshall Farm	7	7	100.0%	21	21
	Mason Oaks	268	268	100.0%	808	808
	Morris Subdivision (Sage on North Main)	72	19	26.4%	57	217
	Moss Creek	137	137	100.0%	413	413
	North Wake Forest	1	1	100.0%	3	3
	Northampton	283	283	100.0%	853	853
	Oakwood Estates	37	36	97.3%	109	112
	Northeast Community	347	300	86.5%	905	1,046
	Olde Mill Stream	205	205	100.0%	618	618
	Olde Wake Forest	9	9	100.0%	27	27
	Olwyn Parish	38	38	100.0%	115	115
	Orchard Park	29	29	100.0%	87	87
	other	5	5	100.0%	15	15
	Park Place at Cimarron	52	52	100.0%	157	157
	Paul Paschal	15	11	73.3%	33	45
	Pemberley	123	123	100.0%	371	371
	Pine Terrace	14	14	100.0%	42	42
	Pineview Estates	69	66	95.7%	199	208
	Porto Fino	121	121	100.0%	365	365
	Prestwicke	84	82	97.6%	247	253
	Radford Glen	165	160	97.0%	483	498
	Regency at Heritage	67	67	100.0%	202	202
	Remington Woods	62	57	91.9%	172	187
	Reynolds Mill	196	196	100.0%	591	591
	Richland Creek	12	12	100.0%	36	36
	Richland Hills	369	369	100.0%	1,113	1,113
	Riverstone	48	48	100.0%	145	145
	Rosedale (Averette) (Phases 1-13)	596	329	55.2%	992	1,797
	Saddle Run	34	34	100.0%	103	103
	Sedgefield	86	86	100.0%	259	259
	Shearon Farms	72	72	100.0%	217	217
	Smith Creek	170	170	100.0%	513	513
	South Main	190	174	91.6%	525	573
	Spring Park	15	15	100.0%	45	45
	Spring Valley	21	21	100.0%	63	63
	St Andrews Plantation	89	89	100.0%	268	268
	St Ives	114	112	98.2%	338	344
	Stadium	6	6	100.0%	18	18
	Staffordshire	193	193	100.0%	582	582
	Stonegate (Includes Phases 1A & 1B)	602	589	97.8%	1,776	1,815
	Stonemill Falls	134	134	100.0%	404	404
	Summerwoods	29	29	100.0%	87	87
	Swan's Cove	24	24	100.0%	72	72
	The Bluffs at Joyner Park	50	50	100.0%	151	151
	The Meadows	104	104	100.0%	314	314
	The Reserve	37	29	78.4%	87	112
	Thornrose	175	175	100.0%	528	528
	Traditions Southeast	70	70	100.0%	211	211
	Traditions Ph 1 & 2 (Incl. Southwest)	495	495	100.0%	1,493	1,493
	Trinity Park	12	12	100.0%	36	36
	Tryon (Incl. the Green at Tryon)	310	310	100.0%	935	935
	Twin Creeks at Olde Mill Stream	56	56	100.0%	169	169
	Tyler Run	113	113	100.0%	341	341
	Vernon Park	23	23	100.0%	69	69
	Village at Olde Mill Stream	65	65	100.0%	196	196
	Wallridge	113	113	100.0%	341	341
	Willow Deer Addition	14	14	100.0%	42	42
	Windsor Park	46	46	100.0%	139	139
	Woodside at Olde Mill Stream	30	30	100.0%	90	90
Subtotal		15,257	14,481		43,670	46,010
Percent of Total		56.7%	60.5%		66.6%	62.6%

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		3.5%	3.6%		1.3%	1.3%

GRAND TOTAL	26,903	23,923		65,591	73,446
The population estimate for renter occupied (apartments) uses an average of 2.16 persons per dwelling unit/household. The population estimate for owner-occupied (condominiums, townhomes, and single-family homes) uses an average of 3.04 persons per dwelling unit/household and a 99.2% occupancy rate (Source: 2024 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 93.9% (avg renter occupancy per 2024 ACS) unless otherwise specified by the property owner. ** Group Quarters - staff estimated 1.00 persons per bedroom, unless indicated otherwise by the home.					