

Estimated Population By Type of Dwelling Unit (Town of Wake Forest Corporate Limits)

Prepared January 2022 by Town of Wake Forest Planning Department

| Type of Unit | Name of Project | Number of Units or Bedrooms*** Approved | # of Units Occupied (based on CO's except for Apts.*) | % of Units Occupied | Estimated Population | Estimated Total Buildout Population (except for Apts.**) |
|---|---|---|---|---------------------|----------------------|--|
| Multi Family Renter-Occupied (Apts) | 133 Allen Rd | 93 | 93 | 93.3% | 214 | 214 |
| | 309 Chestnut | 27 | 27 | 93.3% | 62 | 62 |
| | 600 N White | 25 | 25 | 93.3% | 58 | 58 |
| | 703 Stadium Dr | 10 | 10 | 93.3% | 23 | 23 |
| | 860 Stadium Dr | 12 | 12 | 93.3% | 28 | 28 |
| | Ardmore Heritage | 260 | 260 | 93.3% | 599 | 599 |
| | Aston Apartments | 288 | 288 | 93.3% | 664 | 664 |
| | Bexley at Heritage | 228 | 228 | 93.3% | 525 | 525 |
| | Capital Creek Heritage | 214 | 214 | 93.3% | 493 | 493 |
| | Caveness Farms | 288 | 288 | 93.3% | 664 | 664 |
| | Creekside Apartments | 38 | 38 | 93.3% | 88 | 88 |
| | Flaherty Farms (Dorm) | 228 | 228 | 93.3% | 525 | 525 |
| | Fletcher Village | 110 | 110 | 93.3% | 253 | 253 |
| | Forest Ridge | 88 | 88 | 93.3% | 203 | 203 |
| | Glen Royal Sub | 4 | 4 | 93.3% | 9 | 9 |
| | Glenn Royal Mill Apartments | 56 | 56 | 93.3% | 129 | 129 |
| | Greenway Village at Heritage | 212 | 0 | 93.3% | 0 | 524 |
| | Grove 98 Northern | 232 | 0 | 93.3% | 0 | 573 |
| | Hawthorne at Traditions | 272 | 0 | 93.3% | 0 | 672 |
| | Hawthorne at the Forest (formerly Villagio) | 248 | 0 | 93.3% | 0 | 613 |
| | Holding Village Multifamily | 264 | 0 | 93.3% | 0 | 652 |
| | Jeanne L Scott | 4 | 4 | 93.3% | 9 | 9 |
| | Larry H Ray | 2 | 2 | 93.3% | 4 | 4 |
| | Legacy Apartments | 298 | 298 | 93.3% | 687 | 687 |
| | Legacy Heritage | 305 | 0 | 93.3% | 0 | 753 |
| | McDowell Townhouses | 100 | 100 | 93.3% | 230 | 230 |
| | Meridian at Rogers Branch | 264 | 0 | 93.3% | 0 | 652 |
| | Metro Place | 8 | 8 | 93.3% | 18 | 18 |
| | North Forest Apartments | 112 | 112 | 93.3% | 258 | 258 |
| | Oak Square in Remington Woods | 24 | 24 | 93.3% | 55 | 55 |
| | Palisades | 188 | 0 | 93.3% | 0 | 464 |
| | Powerhouse Row | 18 | 18 | 93.3% | 41 | 41 |
| Ralph McCois | 2 | 2 | 93.3% | 5 | 5 | |
| Ridgewood Apartments | 50 | 50 | 93.3% | 115 | 115 | |
| Royal Mill Apartments | 99 | 0 | 93.3% | 0 | 245 | |
| The Crossings At Heritage | 120 | 120 | 93.3% | 277 | 277 | |
| The Duplexes | 78 | 78 | 93.3% | 180 | 180 | |
| West Oak Condominiums | 34 | 34 | 93.3% | 78 | 78 | |
| Subtotal | | 4,903 | 2,819 | | 6,495 | 11,643 |
| Percent of Total | | 19.9% | 15.6% | | 12.5% | 16.7% |
| Attached/Multi-family Owner-Occupied (Townhomes & Condos) | Austin Creek Townhomes | 65 | 65 | 99.1% | 192 | 192 |
| | Averette Sub Townhomes | 294 | 0 | 0.0% | 0 | 868 |
| | Avondale Townhomes | 105 | 105 | 99.1% | 310 | 310 |
| | Brookview | 4 | 4 | 99.1% | 12 | 12 |
| | Caddell Woods Townhomes | 35 | 35 | 99.1% | 103 | 103 |
| | Carraway Gardens at Tryon | 51 | 36 | 99.1% | 106 | 151 |
| | Creek View at Traditions | 98 | 98 | 99.1% | 289 | 289 |
| | Creekwood Townhomes | 16 | 16 | 99.1% | 47 | 47 |
| | Devon Square Townhomes | 148 | 0 | 99.1% | 0 | 437 |
| | Downtown | 2 | 2 | 99.1% | 6 | 6 |
| | Dunn Creek | 11 | 11 | 99.1% | 32 | 32 |
| | Durham Rd | 2 | 2 | 99.1% | 6 | 6 |
| | Fairway Villas Townhomes | 26 | 26 | 99.1% | 77 | 77 |
| | Fieldstream Duplexes | 30 | 30 | 99.1% | 89 | 89 |
| | Forest on Franklin | 12 | 0 | 99.1% | 0 | 35 |
| | Forest Point | 27 | 27 | 99.1% | 80 | 80 |
| | Franklin St Townhomes | 61 | 39 | 99.1% | 115 | 180 |
| | Grove 98 North | 122 | 0 | 99.1% | 0 | 360 |
| | Grove 98 Southeast | 273 | 0 | 99.1% | 0 | 806 |
| | Heath Ridge | 49 | 49 | 99.1% | 145 | 145 |
| | Heritage Crest | 81 | 80 | 99.1% | 236 | 239 |
| | Heritage Fairview | 102 | 102 | 99.1% | 301 | 301 |
| | Heritage Links | 17 | 17 | 99.1% | 50 | 50 |
| | Heritage Place Townhomes | 18 | 18 | 99.1% | 53 | 53 |
| | Heritage Trace Townhomes | 19 | 19 | 99.1% | 56 | 56 |
| | Highgate Park | 30 | 30 | 99.1% | 89 | 89 |
| | Holding Village North Lake | 68 | 0 | 99.1% | 0 | 201 |
| | J&J Associates | 5 | 5 | 99.1% | 15 | 15 |
| | Kinsley Townhomes | 450 | 0 | 99.1% | 0 | 1,329 |
| | Magnolia Woods | 27 | 27 | 99.1% | 80 | 80 |
| | Mews at Legacy Greene | 106 | 106 | 99.1% | 313 | 313 |
| | Old Northeast | 43 | 43 | 99.1% | 127 | 127 |
| | Orchards at Traditions | 81 | 81 | 99.1% | 239 | 239 |
| | Parkside Townhomes at Heritage | 24 | 24 | 99.1% | 71 | 71 |
| | Royal Glenn Commons | 5 | 5 | 99.1% | 15 | 15 |
| | Royal Glenn Commons Townhomes | 6 | 6 | 99.1% | 18 | 18 |
| | Shearon Farms Townhomes | 329 | 329 | 99.1% | 972 | 972 |
| | Siena Drive Townhomes | 96 | 96 | 99.1% | 284 | 284 |
| | South Main | 14 | 14 | 99.1% | 41 | 41 |
| | Stadium | 4 | 4 | 99.1% | 12 | 12 |
| | Staffordshire | 76 | 76 | 99.1% | 224 | 224 |
| | The Preserve at Bishops Grant | 48 | 48 | 99.1% | 142 | 142 |
| The Retreat at Renaissance | 85 | 85 | 99.1% | 251 | 251 | |
| Townes at Gateway Commons | 72 | 14 | 99.1% | 41 | 213 | |
| Townhomes on Main/Holding Mills | 40 | 3 | 99.1% | 9 | 118 | |
| Traditions Townhomes | 37 | 5 | 99.1% | 15 | 109 | |
| Twin Creek Townhomes | 84 | 84 | 99.1% | 248 | 248 | |
| Tyler Gardens at Tryon | 44 | 7 | 99.1% | 21 | 130 | |
| Wait Avaneue Condos | 40 | 0 | 99.1% | 0 | 118 | |
| Weatherstone Townhomes | 16 | 16 | 99.1% | 47 | 47 | |
| Wildflower Towns at Heritage South | 122 | 122 | 99.1% | 360 | 360 | |
| Willows at Traditions | 110 | 65 | 99.1% | 192 | 325 | |
| Subtotal | | 3,730 | 2,076 | | 6,131 | 11,015 |
| Percent of Total | | 15.2% | 11.5% | | 11.8% | 15.8% |

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|--|-----------------------------|-----|-----|-------|-----|-------|
| | Adams Ridge | 7 | 7 | 99.1% | 21 | 21 |
| | Austin Creek | 558 | 306 | 54.8% | 904 | 1,648 |
| | Averette Sub | 596 | 0 | 0.0% | 0 | 1,760 |
| | Avondale Subdivision | 26 | 26 | 99.1% | 77 | 77 |
| | Bennett Park | 64 | 64 | 99.1% | 189 | 189 |
| | Bishops Grant | 169 | 169 | 99.1% | 499 | 499 |
| | Bowling Green | 377 | 338 | 89.7% | 998 | 1,113 |
| | Brewer Circle | 9 | 2 | 22.2% | 6 | 27 |
| | Brewer's Glynn | 44 | 44 | 99.1% | 130 | 130 |
| | Bridgeport | 103 | 89 | 86.4% | 263 | 304 |
| | Brook Hollow | 4 | 4 | 99.1% | 12 | 12 |
| | Brookview | 11 | 11 | 99.1% | 32 | 32 |
| | Caddell Woods | 236 | 236 | 99.1% | 697 | 697 |
| | Cardinal Hills | 60 | 60 | 99.1% | 177 | 177 |
| | Cardinal Park | 14 | 14 | 99.1% | 41 | 41 |
| | Carriage Run | 183 | 183 | 99.1% | 540 | 540 |
| | Cimarron | 230 | 230 | 99.1% | 679 | 679 |
| | Clubhouse Villas | 10 | 10 | 99.1% | 30 | 30 |
| | Country Club Downs | 67 | 67 | 99.1% | 198 | 198 |
| | Courtyard at Heritage Grove | 82 | 73 | 89.0% | 216 | 242 |
| | Crenshaw Hall | 248 | 248 | 99.1% | 732 | 732 |

| | | | | | | |
|------------------------------------|------------------------------------|---------------|-------|---------------|---------------|-------|
| Single Family Detach | Crenshaw Manor | 106 | 102 | 96.2% | 301 | 313 |
| | Dacus Place | 10 | 10 | 99.1% | 30 | 30 |
| | Dansforth | 312 | 312 | 99.1% | 921 | 921 |
| | Deacons Ridge | 151 | 151 | 99.1% | 446 | 446 |
| | Del Webb at Traditions | 401 | 339 | 84.5% | 1,001 | 1,184 |
| | Denmark Construction | 3 | 3 | 99.1% | 9 | 9 |
| | Devon Square | 125 | 0 | 0.0% | 0 | 369 |
| | Dunn Creek | 87 | 78 | 89.7% | 230 | 257 |
| | Durham Rd | 46 | 42 | 91.3% | 124 | 136 |
| | East Wake Forest | 2 | 2 | 99.1% | 6 | 6 |
| | Edgeford Park | 102 | 102 | 99.1% | 301 | 301 |
| | Edwards, Morris and Davis | 3 | 3 | 99.1% | 9 | 9 |
| | Everly | 173 | 125 | 72.3% | 369 | 511 |
| | Fairlake | 110 | 114 | 99.1% | 337 | 325 |
| | Flaherty Farms | 139 | 139 | 99.1% | 410 | 410 |
| | Forest Mill | 35 | 35 | 99.1% | 103 | 103 |
| | Forest Park at Cimarron | 42 | 42 | 99.1% | 124 | 124 |
| | Gilpatric | 14 | 14 | 99.1% | 41 | 41 |
| | Glen Royal Sub | 318 | 318 | 99.1% | 939 | 939 |
| | Goldston | 72 | 46 | 63.9% | 136 | 213 |
| | Green Acres | 22 | 21 | 99.1% | 62 | 65 |
| | Hale | 5 | 5 | 99.1% | 15 | 15 |
| | Harris Point | 19 | 19 | 99.1% | 56 | 56 |
| | Heath Ridge | 49 | 47 | 95.9% | 139 | 145 |
| | Heritage | 850 | 822 | 96.7% | 2,428 | 2,510 |
| | Heritage Heights | 52 | 52 | 99.1% | 154 | 154 |
| | Heritage North | 383 | 383 | 99.1% | 1,131 | 1,131 |
| | Heritage Overlook | 65 | 40 | 61.5% | 118 | 192 |
| | Heritage Reserve | 19 | 19 | 99.1% | 56 | 56 |
| | Heritage South | 460 | 460 | 99.1% | 1,358 | 1,358 |
| | Highgate Park | 42 | 42 | 99.1% | 124 | 124 |
| | Holding Oaks | 11 | 9 | 81.8% | 27 | 32 |
| | Holding Pines | 5 | 5 | 99.1% | 15 | 15 |
| | Holding Ridge | 151 | 151 | 99.1% | 446 | 446 |
| | Holding Village North Lake (P 5-7) | 173 | 1 | 0.6% | 3 | 511 |
| | Holding Village South Lake | 399 | 367 | 92.0% | 1,084 | 1,178 |
| | Home Gardens | 34 | 34 | 99.1% | 100 | 100 |
| | Homestead at Heritage | 205 | 205 | 99.1% | 605 | 605 |
| | Jenkins Rd | 2 | 2 | 99.1% | 6 | 6 |
| | Jubilee Village | 25 | 25 | 99.1% | 74 | 74 |
| | Juniper Ave | 46 | 46 | 99.1% | 136 | 136 |
| | Kaye A Cook | 4 | 4 | 99.1% | 12 | 12 |
| | Kings Glen | 92 | 92 | 99.1% | 272 | 272 |
| | Kinsley | 274 | 0 | 0.0% | 0 | 809 |
| | Lakestone | 56 | 17 | 30.4% | 50 | 165 |
| | Landings at Heritage North | 70 | 70 | 99.1% | 207 | 207 |
| | Larry H Ray | 2 | 2 | 99.1% | 6 | 6 |
| | Ledge Rock Green | 22 | 0 | 0.0% | 0 | 65 |
| | Ligon Mill | 30 | 25 | 83.3% | 74 | 89 |
| | Live Oaks (Also Sanctuary Oaks) | 60 | 0 | 0.0% | 0 | 177 |
| | Majestic Oaks | 57 | 57 | 99.1% | 168 | 168 |
| | Mangum | 11 | 11 | 99.1% | 32 | 32 |
| | Margate | 32 | 32 | 99.1% | 95 | 95 |
| | Margot's Pond | 114 | 114 | 99.1% | 337 | 337 |
| | Marshall Farm | 7 | 7 | 99.1% | 21 | 21 |
| | Mason Oaks | 268 | 46 | 17.2% | 136 | 791 |
| | Moss Creek | 137 | 137 | 99.1% | 405 | 405 |
| | North Wake Forest | 1 | 1 | 99.1% | 3 | 3 |
| | Northampton | 284 | 284 | 99.1% | 839 | 839 |
| | Oakwood Estates | 37 | 36 | 99.1% | 106 | 109 |
| | Northeast Community | 347 | 300 | 86.5% | 886 | 1,025 |
| | Olde Mill Stream | 146 | 146 | 99.1% | 431 | 431 |
| | Olde Wake Forest | 9 | 9 | 99.1% | 27 | 27 |
| | Olwyn Parish | 38 | 38 | 99.1% | 112 | 112 |
| | Orchard Park | 29 | 29 | 99.1% | 86 | 86 |
| | other | 3 | 3 | 99.0% | 9 | 9 |
| | Park Place at Cimarron | 52 | 52 | 99.1% | 154 | 154 |
| | Paul Paschal | 15 | 11 | 73.3% | 32 | 44 |
| | Pemberley | 122 | 122 | 99.1% | 360 | 360 |
| | Pine Terrace | 14 | 14 | 99.1% | 41 | 41 |
| | Pineview Estates | 69 | 66 | 95.7% | 195 | 204 |
| | Porto Fino | 121 | 121 | 99.1% | 357 | 357 |
| | Prestwicke | 84 | 82 | 97.6% | 242 | 248 |
| | Radford Glen | 165 | 0 | 0.0% | 0 | 487 |
| | Regency at Heritage | 67 | 0 | 0.0% | 0 | 198 |
| | Remington Woods | 62 | 57 | 91.9% | 168 | 183 |
| | Reynolds Mill | 194 | 194 | 100.0% | 573 | 573 |
| | Richland Creek | 12 | 12 | 99.1% | 35 | 35 |
| | Richland Hills | 374 | 374 | 99.1% | 1,104 | 1,104 |
| | Riverstone | 48 | 48 | 99.1% | 142 | 142 |
| | Saddle Run | 34 | 34 | 99.1% | 100 | 100 |
| | Sedgefield | 86 | 86 | 99.1% | 254 | 254 |
| | Shearon Farms | 156 | 84 | 53.8% | 248 | 461 |
| | Smith Creek | 170 | 170 | 99.1% | 502 | 502 |
| | South Main | 190 | 174 | 91.6% | 514 | 561 |
| | Spring Park | 15 | 15 | 99.1% | 44 | 44 |
| | Spring Valley | 21 | 21 | 99.1% | 62 | 62 |
| | St Andrews Plantation | 89 | 89 | 99.1% | 263 | 263 |
| | St Ives | 113 | 107 | 94.7% | 316 | 334 |
| | Stadium | 6 | 6 | 99.1% | 18 | 18 |
| Staffordshire | 200 | 200 | 99.1% | 591 | 591 | |
| Stonegate | 146 | 146 | 99.1% | 431 | 431 | |
| Stonegate at St Andrews | 525 | 525 | 99.1% | 1,550 | 1,550 | |
| Stonemill Falls | 134 | 89 | 66.4% | 263 | 396 | |
| Summerwoods | 29 | 29 | 99.1% | 86 | 86 | |
| Swan's Cove | 24 | 26 | 99.1% | 77 | 71 | |
| The Bluffs at Joyner Park | 50 | 50 | 99.1% | 148 | 148 | |
| The Green at Tryon | 77 | 18 | 23.4% | 53 | 227 | |
| The Meadows | 104 | 104 | 99.1% | 307 | 307 | |
| The Preserve at Kitchin Farms | 280 | 152 | 54.3% | 449 | 827 | |
| The Reserve | 37 | 29 | 78.4% | 86 | 109 | |
| Thornrose | 180 | 180 | 99.1% | 532 | 532 | |
| Traditions | 194 | 191 | 98.5% | 564 | 573 | |
| Traditions Southeast | 59 | 52 | 88.1% | 154 | 174 | |
| Traditions Southwest | 243 | 243 | 99.1% | 718 | 718 | |
| Trinity Park | 12 | 4 | 33.3% | 12 | 35 | |
| Tryon | 278 | 182 | 65.5% | 537 | 821 | |
| Twin Creeks at Olde Mill Stream | 56 | 56 | 99.1% | 165 | 165 | |
| Tyler Run | 122 | 122 | 99.1% | 360 | 360 | |
| Vernon Park | 23 | 23 | 99.1% | 68 | 68 | |
| Village at Olde Mill Stream | 59 | 59 | 99.1% | 174 | 174 | |
| Wallridge | 117 | 117 | 99.1% | 346 | 346 | |
| Wildflower Towns at Heritage South | 129 | 129 | 99.1% | 381 | 381 | |
| Willow Deer Addition | 14 | 14 | 99.1% | 41 | 41 | |
| Windsor Park | 46 | 46 | 99.1% | 136 | 136 | |
| Woodside at Olde Mill Stream | 31 | 31 | 99.1% | 92 | 92 | |
| Subtotal | 15,944 | 13,129 | | 38,772 | 47,086 | |
| Percent of Total | 64.9% | 72.8% | | 74.5% | 67.5% | |
| Group Home | 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 | 120 | 80.0% | 120 | 120 |
| | Huntington Springs | 84 | 84 | 100.0% | 84 | 84 |

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|--|---------------------------------|---------------|---------------|--------|---------------|---------------|
| | Lodge at Wake Forest | 118 | 118 | 100.0% | 118 | 118 |
| | Lolley Hall | 27 | 27 | 100.0% | 27 | 27 |
| | Traditions Grande Care Facility | 84 | 0 | 0.0% | 0 | 84 |
| | Turnberry Apartments | 40 | 40 | 100.0% | 40 | 40 |
| | Subtotal | 834 | 660 | | 660 | 744 |
| | Percent of Total | 3.4% | 3.7% | | 1.3% | 1.1% |
| GRAND TOTAL | | 24,577 | 18,024 | | 52,059 | 69,744 |
| <p>The population estimate for renter occupied (apartments) uses an average of 2.47 persons per dwelling unit/household. The population estimate for owner-occupied (condominiums, townhomes, and single-family homes) uses an average of 2.98 persons per dwelling unit/household and a 99.1% occupancy rate (Source: July 1, 2019 American Community Survey - Town of Wake Forest, North Carolina). Additionally, if a Certificate of Occupancy (CO) has been issued, staff presumed persons had established residency. *Apartments occupancy rate is estimated at 93.3% (avg renter occupancy per 2019 ACS) unless otherwise specified by the property owner. **Staff used 93.3% occupancy and buildout rate for apartments to account for fluctuations. *** Group Quarters - staff estimated 1.00 persons per bedroom, unless indicated otherwise by the home.</p> | | | | | | |