

Estimated Population By Type of Dwelling Unit

(Town of Wake Forest Corporate Limits)

Prepared July 2024 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%	190	190
	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	443
	Ardmore Heritage	260	260	100.0%	530	530
	Aston Apartments	288	288	100.0%	588	588
	Bexley at Heritage	228	228	100.0%	465	465
	Burlington Mills Mixed Use	144	0	0.0%	0	294
	Burlington Mills Residential	346	0	0.0%	0	706
	Capital Creek Heritage	214	214	100.0%	437	437
	Caveness Farms	288	288	100.0%	588	588
	Creekside Apartments	38	38	100.0%	78	78
	Flaherty Farms (Dorm)	228	228	100.0%	465	465
	Fletcher Village	110	110	100.0%	224	224
	Forest Ridge	88	88	100.0%	180	180
	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%	371	371
	Grove 98 Northern	232	232	100.0%	473	473
	Hawthorne at Traditions	272	0	0.0%	0	555
	Hawthorne at the Forest (formerly Villagio)	248	248	100.0%	506	506
	Hawthorne at the Forest (formerly Villagio) Ph II	48	48	100.0%	98	98
	Holding Village Multifamily	320	94	29.4%	192	653
	Legacy Apartments	298	298	100.0%	608	608
	Legacy Heritage	306	306	100.0%	624	624
	McDowell Townhouses	100	100	100.0%	204	204
	Meridian at Rogers Branch	264	264	100.0%	539	539
	Metro Place	8	8	100.0%	16	16
	North Forest Apartments	112	112	100.0%	228	228
	Oak Square in Remington Woods	24	24	100.0%	49	49
	Palisades	188	188	100.0%	384	384
	Pines at Wake Forest	99	0	0.0%	0	202
	Powerhouse Row Phase I	18	18	100.0%	37	37
	Powerhouse Row Phase II	47	0	0.0%	0	96
	Ridgewood Apartments	50	50	100.0%	102	102
	Stadium Drive Mixed Use	307	0	0.0%	0	626
	The Duplexes Apartments	78	78	100.0%	159	159
	The Hamlet at Quail Crossing	260	0	0.0%	0	530
Wake Union	300	0	0.0%	0	612	
West Oak Condominiums	33	33	100.0%	67	67	
Subtotal		6,470	4,252		8,674	13,199
Percent of Total		23.6%	19.0%		14.4%	18.1%
Attached/Multi Family Owner-Occupied (Townhomes & Condos)	Austin Creek Townhomes	65	65	100.0%	191	191
	Avondale Townhomes	106	106	100.0%	312	312
	Brookview	4	4	100.0%	12	12
	Caddell Woods Townhomes	101	101	100.0%	297	297
	Carraway Gardens at Tryon	51	51	100.0%	150	150
	Creek View at Traditions	98	98	100.0%	288	288
	Creekwood Townhomes	16	16	100.0%	47	47
	Devon Square Townhomes	153	153	100.0%	450	450
	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%	76	76
	Fieldstream Duplexes	30	30	100.0%	88	88
	Forest on Franklin	12	2	16.7%	6	35
	Forest Point	64	64	100.0%	188	188
	Forestville Towns	95	31	32.6%	91	279
	Franklin St Townhomes	61	55	90.2%	162	179
	Grove 98 Northeast	122	0	0.0%	0	359
	Grove 98 Southeast	273	43	15.8%	126	803
	Heath Ridge Village	49	49	100.0%	144	144
	Heritage Crest	81	80	98.8%	235	238
	Heritage Fairview	103	103	100.0%	303	303
	Heritage Links	17	17	100.0%	50	50
	Heritage Place Townhomes	18	18	100.0%	53	53
	Heritage Trace Townhomes	35	35	100.0%	103	103
	Highgate Park	30	30	100.0%	88	88
	Historic North Main St. (Duplex)	2	2	100.0%	6	6
	Holding Mills	40	40	100.0%	118	118
	Holding Village North Lake (Phases 5-7)	68	68	100.0%	200	200
	Holding Village Phase 9 (Lakeside Townhomes)	33	33	100.0%	97	97
	Holding Village Phase 10 (Mews)	165	0	0.0%	0	485
	Jean L Scott (Duplexes)	3	3	100.0%	9	9
	J&J Associates	5	5	100.0%	15	15
	Kinsley Townhomes	450	0	0.0%	0	1,323
	Larry H Ray	2	2	100.0%	6	6
	Live Oaks (Duplex)	40	40	100.0%	118	118
	Magnolia Square	38	38	100.0%	112	112
	Magnolia Trace (White Street Village)	72	0	0.0%	0	212
	Magnolia Woods	27	27	100.0%	79	79
	Mews at Legacy Greene	106	106	100.0%	312	312
	Northeast Community (Attached/Duplex)	25	25	100.0%	74	74
	Old Northeast	43	43	100.0%	126	126
	Orchards at Traditions	81	81	100.0%	238	238
	Parkside Townhomes at Heritage	24	24	100.0%	71	71
	Reserve at Dunn Creek	70	0	0.0%	0	206
	Rosedale (Averette) Phases 1-13 (Attached)	294	104	35.4%	306	864
	Royal Glenn Commons	5	5	100.0%	15	15
Richland Hills Townhomes (Duplex)	49	49	100.0%	144	144	

Royal Glenn Commons Townhomes	6	6	100.0%	18	18
Shearon Farms Townhomes	341	341	100.0%	1,003	1,003
Siena Drive Townhomes	96	96	100.0%	282	282
South Main	14	14	100.0%	41	41
Stadium	4	4	100.0%	12	12
Staffordshire (Duplex & Townhome)	76	76	100.0%	223	223
Stonegate Townhomes	64	64	100.0%	188	188
The Preserve at Bishops Grant	48	48	100.0%	141	141
The Retreat at Renaissance	85	85	100.0%	250	250
Townes at Gateway Commons	78	78	100.0%	229	229
Townhomes on Main/Holding Mills	40	40	100.0%	118	118
Traditions Townhomes	37	0	0.0%	0	109
Twin Creek Townhomes	84	84	100.0%	247	247
Tyler Gardens at Tryon	44	44	100.0%	129	129
Tyler Run Condos (Courtyards at Tyler Run)	8	8	100.0%	24	24
Villas at Wake Forest	144	144	100.0%	423	423
Wake Union	89	0	0.0%	0	262
Weatherstone Townhomes	16	16	100.0%	47	47
Wildflower Towns at Heritage South	87	87	100.0%	256	256
Willows at Traditions	110	110	100.0%	323	323
Subtotal	4,730	3,221		9,471	13,908
Percent of Total	17.3%	14.4%		15.8%	19.1%

Adams Ridge	7	7	100.0%	21	21
Austin Creek	381	318	83.5%	935	1,120
Averette Woods	66	0	0.0%	0	194
Avondale Subdivision	26	26	100.0%	76	76
Bennett Park	64	64	100.0%	188	188
Bishops Grant	163	163	100.0%	479	479
Bowling Green (Incl. Charleston Traditions)	360	360	100.0%	1,059	1,059
Brewer Circle	13	13	100.0%	38	38
Brewer's Glynn	44	44	100.0%	129	129
Bridgeport	134	134	100.0%	394	394
Brook Hollow	4	4	100.0%	12	12
Brookview	11	11	100.0%	32	32
Caddell Woods	170	170	100.0%	500	500
Cardinal Hills	60	60	100.0%	176	176
Cardinal Park	14	14	100.0%	41	41
Carriage Run	183	183	100.0%	538	538
Cimarron	174	174	100.0%	512	512
Clubhouse Villas	10	10	100.0%	29	29
Country Club Downs	67	67	100.0%	197	197
Courtyards at Heritage Grove	83	83	100.0%	244	244
Crenshaw Hall	249	249	100.0%	732	732
Crenshaw Manor	102	102	100.0%	300	300
Dacus Place	10	10	100.0%	29	29
Dansforth	312	312	100.0%	917	917
Deacons Ridge	142	142	100.0%	418	418
Del Webb at Traditions (55+ up age restricted)	450	450	100.0%	1,323	1,323
Denmark Construction	3	3	100.0%	9	9
Devon Square	127	127	100.0%	373	373
Durham Rd	46	42	91.3%	123	135
East Wake Forest	2	2	100.0%	6	6
Edgeford Park	102	102	100.0%	300	300
Edwards, Morris and Davis	3	3	100.0%	9	9
Everly	173	173	100.0%	509	509
Fairlake	115	115	100.0%	338	338
Flaherty Farms	139	139	100.0%	409	409
Forest Mill	35	35	100.0%	103	103
Forest Park at Cimarron	70	70	100.0%	206	206
Gilpatric	14	14	100.0%	41	41
Glen Royal Sub	104	104	100.0%	306	306
Goldston (Del Webb, west side)	71	71	100.0%	209	209
Green Acres	22	22	100.0%	65	65
Hale	5	5	100.0%	15	15
Harris Point	19	19	100.0%	56	56
Heath Ridge Village	46	45	97.8%	132	135
Heritage (Incl. Reserve & Overlook)	580	580	100.0%	1,705	1,705
Heritage Greens	197	197	100.0%	579	579
Heritage North	426	426	100.0%	1,253	1,253
Heritage South	468	468	100.0%	1,376	1,376
Highgate Park	42	42	100.0%	123	123
Historic North Main St. (Single Family)	88	88	100.0%	259	259
Holding Oaks	9	8	88.9%	24	26
Holding Pines	5	5	100.0%	15	15
Holding Ridge	150	150	100.0%	441	441
Holding Village North Lake (Phases 5-7)	173	152	87.9%	447	509
Holding Village South Lake (Phases 1-4)	418	418	100.0%	1,229	1,229
Holding Village North Lake (Phase 8)	34	14	41.2%	41	100
Home Gardens	34	34	100.0%	100	100
Homestead at Heritage	207	207	100.0%	609	609
Jean L. Scott (SFD)	1	1	100.0%	3	3
Jenkins Rd	2	2	100.0%	6	6
Jubilee Village	25	25	100.0%	74	74
Juniper Ave	46	46	100.0%	135	135
Kaye A Cook	4	4	100.0%	12	12
Kings Glen	92	92	100.0%	271	271
Kinsley	274	0	0.0%	0	806
Kitchin Farms	217	217	100.0%	638	638
Kitchin Farms (Phase 2B)	66	2	3.0%	6	194
Lakestone	53	53	100.0%	156	156
Landings at Heritage North	70	70	100.0%	206	206
Larry H Ray	3	3	100.0%	9	9
Ledge Rock Green	22	0	0.0%	0	65
Live Oaks (Also Sanctuary Oaks)	18	18	100.0%	53	53
Majestic Oaks	57	57	100.0%	168	168
Mangum	11	11	100.0%	32	32
Margate	32	32	100.0%	94	94
Margot's Pond	115	115	100.0%	338	338
Marshall Farm	7	7	100.0%	21	21
Mason Oaks	268	245	91.4%	720	788
Morris Subdivision	72	0	0.0%	0	212
Moss Creek	137	137	100.0%	403	403
North Wake Forest	1	1	100.0%	3	3

Single Family
Detach

Northampton	283	283	100.0%	832	832
Oakwood Estates	37	36	97.3%	106	109
Northeast Community	347	300	86.5%	882	1,020
Olde Mill Stream	205	205	100.0%	603	603
Olde Wake Forest	9	9	100.0%	26	26
Olwyn Parish	38	38	100.0%	112	112
Orchard Park	29	29	100.0%	85	85
other	5	5	100.0%	15	15
Park Place at Cimarron	52	52	100.0%	153	153
Paul Paschal	15	11	73.3%	32	44
Pemberley	123	123	100.0%	362	362
Pine Terrace	14	14	100.0%	41	41
Pineview Estates	69	66	95.7%	194	203
Porto Fino	121	121	100.0%	356	356
Prestwicke	84	82	97.6%	241	247
Radford Glen	165	65	39.4%	191	485
Regency at Heritage	67	67	100.0%	197	197
Remington Woods	62	57	91.9%	168	182
Reynolds Mill	196	196	100.0%	576	576
Richland Creek	12	12	100.0%	35	35
Richland Hills	369	369	100.0%	1,085	1,085
Riverstone	48	48	100.0%	141	141
Rosedale (Averette) (Phases 1-13)	596	169	28.4%	497	1,752
Saddle Run	34	34	100.0%	100	100
Sedgefield	86	86	100.0%	253	253
Shearon Farms	72	72	100.0%	212	212
Smith Creek	170	170	100.0%	500	500
South Main	190	174	91.6%	512	559
Spring Park	15	15	100.0%	44	44
Spring Valley	21	21	100.0%	62	62
St Andrews Plantation	89	89	100.0%	262	262
St Ives	114	112	98.2%	329	335
Stadium	6	6	100.0%	18	18
Staffordshire	193	193	100.0%	567	567
Stonegate	573	573	100.0%	1,685	1,685
Stonemill Falls	134	134	100.0%	394	394
Summerwoods	29	29	100.0%	85	85
Swan's Cove	24	24	100.0%	71	71
The Bluffs at Joyner Park	50	50	100.0%	147	147
The Meadows	104	104	100.0%	306	306
The Reserve	37	29	78.4%	85	109
Thornrose	175	175	100.0%	515	515
Traditions Southeast	70	70	100.0%	206	206
Traditions Ph 1 & 2 (Incl. Southwest)	495	495	100.0%	1,455	1,455
Trinity Park	12	12	100.0%	35	35
Tryon (Incl. the Green at Tryon)	310	310	100.0%	911	911
Twin Creeks at Olde Mill Stream	56	56	100.0%	165	165
Tyler Run	113	113	100.0%	332	332
Vernon Park	23	23	100.0%	68	68
Village at Olde Mill Stream	65	65	100.0%	191	191
Wallridge	113	113	100.0%	332	332
Willow Deer Addition	14	14	100.0%	41	41
Windsor Park	46	46	100.0%	135	135
Woodside at Olde Mill Stream	30	30	100.0%	88	88
Subtotal	15,228	13,982		41,111	44,775
Percent of Total	55.7%	62.6%		68.4%	61.5%

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%	3.9%		1.4%	1.3%

GRAND TOTAL	27,360	22,325		60,126	72,813
--------------------	---------------	---------------	--	---------------	---------------

The population estimate for renter occupied (apartments) uses an average of 2.40 persons per dwelling unit/household. The population estimate for owner-occupied (condominiums, townhomes, and single-family homes) uses an average of 2.97 persons per dwelling unit/household and a 99% occupancy rate (Source; 2022 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 85.0% (avg renter occupancy per 2024 Costar Report) unless otherwise specified by the property owner. ** Group Quarters - staff estimated 1.00 persons per bedroom, unless indicated otherwise by the home.