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SIZEMORE LUXURY MARKET REPORT

PREPARED ESPECIALLY FOR
**LEONARDO AND ANGELICA
WASHINGTON**

SR **SIZEMORE**
RESIDENTIAL





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LISTED & SOLD SINGLE-FAMILY HOMES \$2M+ | PAST 6 MONTHS



This representation is based on sales and data reported by multiple brokers/agents to the Triangle MLS between July 1st and December 31st, 2025. The Triangle MLS does not guarantee the accuracy of this data, which may not reflect all the real estate activity in the area. Sales data for homes over \$2M.

TRIANGLE REAL ESTATE: 2026 MARKET PREDICTIONS

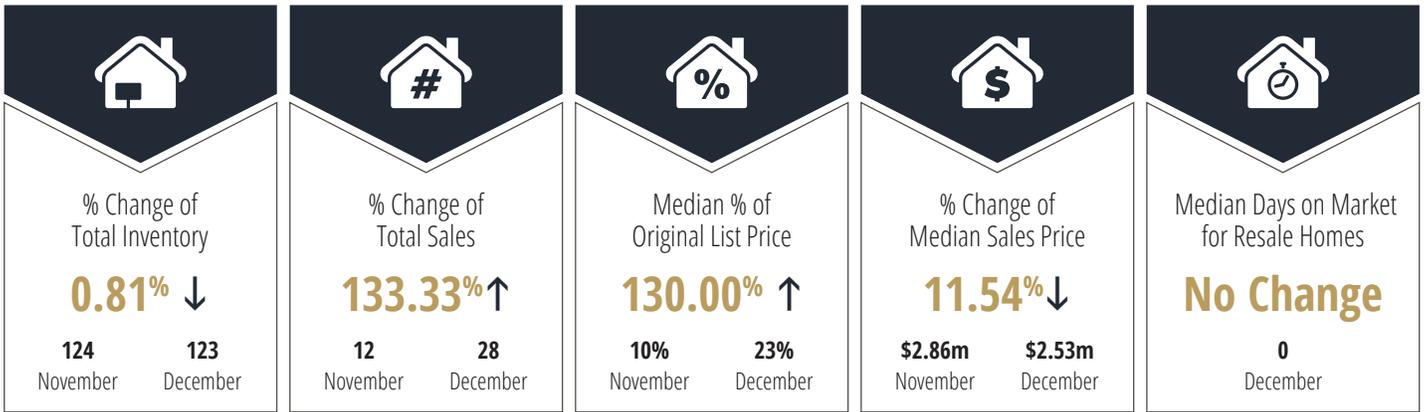
The headlines may sound unsettled, but Triangle data points to a steady and increasingly durable market. Following a year of recalibration in 2025, Raleigh-Durham enters 2026 in a period of normalization, not correction. Inventory has rebuilt without price erosion, sellers remain disciplined, and demand is driven by life decisions rather than speculation. These conditions set the framework for the five themes shaping the year ahead.

- #1 Normalization, Not Decline**
The market has moved past the post-pandemic reset. Days on market are longer, negotiations are rational, and expectations on both sides are more grounded—signs of balance rather than weakness.
- #2 Inventory Growth Without Price Pressure**
Supply continues to improve, giving buyers more choice, while pricing remains stable. This measured increase supports healthier transactions without forcing values downward, especially among homeowners with longer holding periods.
- #3 Seller Discipline Is Holding the Floor**
Most Triangle homeowners remain equity-rich. When pricing targets aren't met, sellers are more likely to pause than reduce aggressively, reinforcing price resilience across core segments.
- #4 Demand Is Intentional**
Activity is led by relocations, family transitions, downsizing, and hybrid work flexibility. Transactions are planned and deliberate, not driven by urgency or speculation.
- #5 Lifestyle-Driven Homes Outperform**
Homes offering flexibility, natural light, wellness features, and multigenerational layouts continue to command stronger interest and liquidity.

SIZEMORE LUXURY

MARKET REPORT | WAKE COUNTY

MONTHLY COMPARISON | BALANCED MARKET



HOMES RECENTLY SOLD

Address	Beds	Baths	Est. Sq. Ft.	List Price	Sold Price	Price/Sq. Ft.	DOM
1004 Tobiano Lane	4	5	3,159	\$2,099,900	\$2,000,000	\$349	111
308 Swans Mill Crossing	5	8	6,308	\$2,500,000	\$2,350,000	\$279	100
217 Preston Retreat Lane	4	6	5,671	\$2,595,000	\$2,500,000	\$441	10
2220 Inwood Landing Court	4	7	6,459	\$2,690,000	\$2,400,000	\$276	23
2120 Kipawa Street	5	6	4,504	\$2,975,000	\$2,750,000	\$611	111
15517 Possum Track Road	5	6	5,537	\$2,500,000	\$2,500,000	\$452	182
2128 Ridge Road*	4	7	6,316	\$5,800,000	\$5,863,065	\$928	0
500 Falcon Nest Court*	4	6	5,323	\$4,493,113	\$4,493,113	\$844	0
8305 Society Place*	4	5	4,142	\$2,095,000	\$2,000,000	\$483	0
722 Cranbrook Road*	5	8	6,352	\$3,975,037	\$3,975,037	\$626	0
2610 Marchmont Street*	3	4	3,402	\$1,882,768	\$2,010,721	\$591	0
6844 Greystone Drive*	5	7	5,713	\$3,395,000	\$3,250,000	\$569	0
1712 Legacy Ridge Lane*	4	6	4,636	\$2,146,440	\$2,172,340	\$469	0
1808 Stream Manor Court*	4	5	3,344	\$2,495,000	\$2,400,000	\$401	0

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Ray Keller offers more than just a mortgage. He's committed to providing a phenomenal client experience, from personalized service and local perks to financial planning advice. With Ray, you're not just getting a loan; you're gaining a partner dedicated to your long-term financial success. Scan the code to get started today with our online financing preapproval process.



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Featured Luxury Homes



922-924 Tower Street
3-5 Beds | 3.5 Baths | 4,070 Sq. Ft.



1524 Eglantyne Court
4 Beds | 4.0 Baths | 6,207 Sq. Ft.



601 Duke Drive
4 Beds | 3.5 Baths | 3,392 Sq. Ft.



1323 Ridge Road
5 Beds | 6.0 Baths | 6,008 Sq. Ft.



2900 Glenanneve Place
5 Beds | 4.5 Baths | 4,378 Sq. Ft.



2211 Breeze Road
4 Beds | 3.0 Baths | 2,891 Sq. Ft.



Leonardo and Angelica,

When it comes to selling your home, there is no one-size-fits-all strategy. Whether you're in the first stages of discovery or you're ready to put your home on the market today, give me a call today at **919.740.7670**.