

JULY
2025

REAL ESTATE
REVIEW

SIZEMORE LUXURY MARKET REPORT

 **SIZEMORE**
RESIDENTIAL





ERICA
SIZEMORE

919.740.7670

ericajsizemore@gmail.com

#1 KELLER WILLIAMS BROKER IN THE TRIANGLE
Real Trends 2025 America's Best Real Estate Professionals List

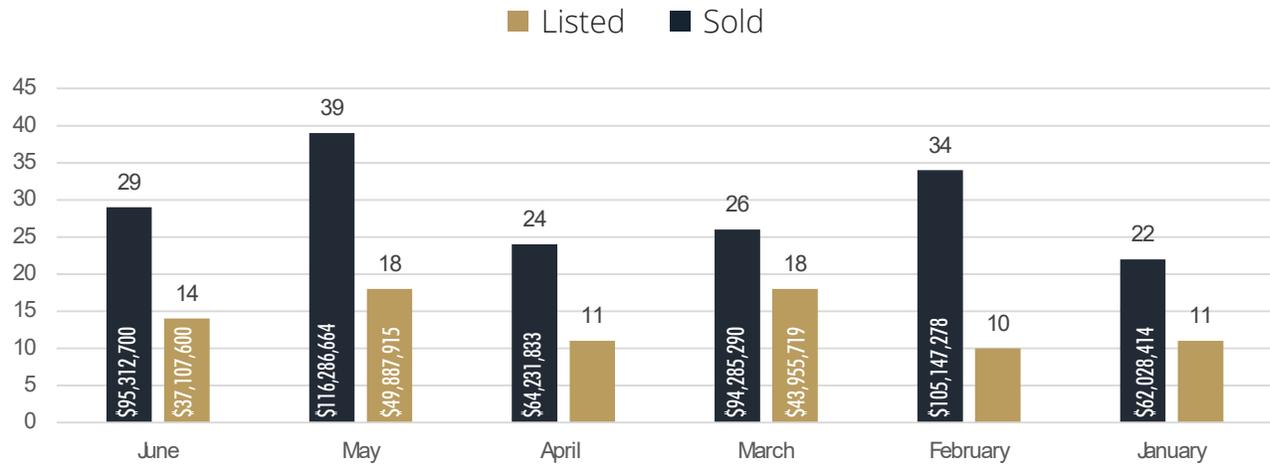
#24 AMERICA'S BEST REAL ESTATE PROFESSIONALS
Real Trends 2025 List - North Carolina

#1 INDIVIDUAL BROKER
KW Raleigh 2021, 2022, 2023 & 2024



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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 January 1st and June 30th, 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.



WHAT DO NEW TAX CHANGES MEAN FOR REAL ESTATE?

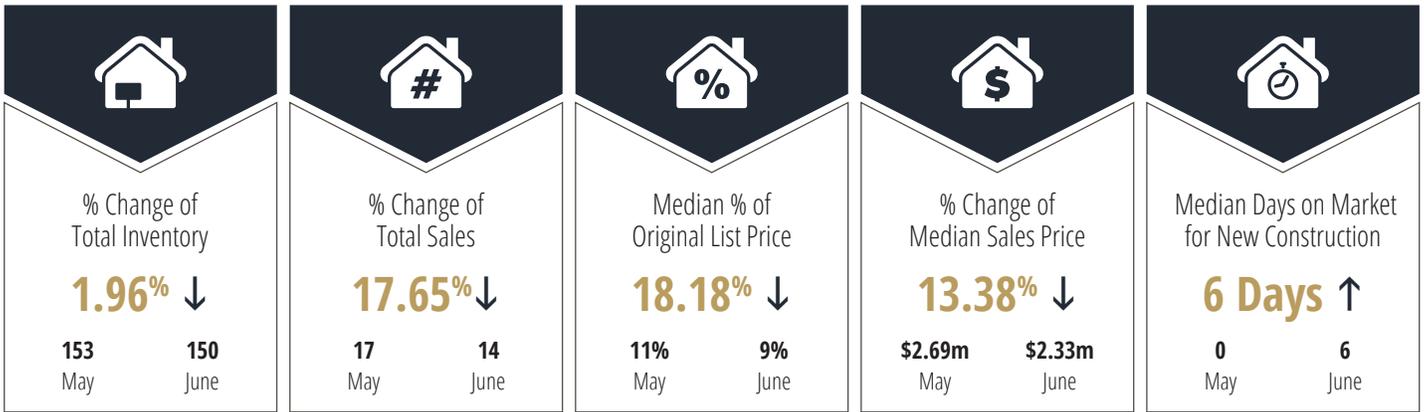
Starting in the 2025 tax year, the newly passed 'One Big Beautiful Bill Act' will permanently restore and expand the Federal SALT (State and Local Tax) deduction cap, raising it from \$10,000 to \$40,000 for households earning up to \$500,000 AGI, indexed for inflation through 2029 before reverting in 2030. This shift reflects intense pressure from lawmakers in high-tax states and President Trump's campaign promise to reverse the 2017 SALT cap, which many constituents labeled "double taxation." The change came at the eleventh hour as part of a broader tax-and-spending package aimed at extending Trump-era tax cuts and solidifying support from GOP moderates—while striking a compromise between high-tax state representatives demanding SALT relief and fiscal conservatives concerned about deficits.

For homeowners and real estate investors, the expanded deduction offers meaningful tax savings, which may **strengthen buyer confidence and is expected to support housing demand**. This reform was a signal to the market that real estate continues to be a priority in long-term tax planning. Buyers on the fence may also feel more comfortable re-entering the market or upgrading their homes as a result.

SIZEMORE LUXURY

MARKET REPORT | WAKE COUNTY

MONTHLY COMPARISON | BALANCED MARKET



HOMES RECENTLY SOLD - JUNE

Address	Beds	Baths	Est. Sq. Ft.	List Price	Sold Price	Price/Sq. Ft.	DOM
4404 Yadkin Drive	5	4.2	4,696	\$2,795,000	\$3,000,000	\$639	1
2117 Buckingham Road	5	4.1	5,507	\$2,375,000	\$2,325,000	\$357	5
6532 Wakefalls Drive	5	5.3	5,603	\$2,175,000	\$2,075,000	\$264	85
238 Michelangelo Way	3	3.1	3,852	\$2,000,000	\$2,125,000	\$335	6
2200 Paddstowe Main Way*	4	4.2	5,214	\$2,250,000	\$2,250,000	\$432	0
1633 Estate Valley Lane	4	4.2	6,680	\$2,650,000	\$2,492,600	\$373	24
2635 Lakeview Drive	4	3.1	3,931	\$2,100,000	\$2,100,000	\$534	24
2646 Marchmont Street*	5	4.1	5,552	\$2,665,000	\$2,665,000	\$480	0
5504 Kingwood Drive*	5	5.2	4,790	\$2,250,000	\$2,250,000	\$470	0
705 Glen Eden Drive	6	5.1	5,011	\$2,399,000	\$2,175,000	\$359	48
1520 Grand Willow Way	4	3.2	4,717	\$2,350,000	\$2,325,000	\$493	13
1101 Manchester*	6	5.2	4,980	\$3,250,000	\$3,250,000	\$488	0
5125 Avalaire Oaks Drive	5	5.3	6,190	\$2,850,000	\$2,825,000	\$456	6
3319 White Oak Road	6	7.4	13,213	\$6,200,000	\$5,250,000	\$287	217

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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.



RAY PATTERSON

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704.507.0097

rpatterson@kwllends.com
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4700 Homewood Court, Suite 200
Raleigh, NC 27609

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ERICA SIZEMORE

REALTOR® / BROKER

919.740.7670

ericajsizemore@gmail.com

SIZEMORERESIDENTIAL.COM

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Featured Luxury Homes

ACTIVE



922-924 Tower Street
3-5 Beds | 3.5 Baths | 4,070 Sq. Ft.
Offered at \$1,995,000

ACTIVE



1323 Ridge Road
5 Beds | 6.0 Baths | 6,008 Sq. Ft.
Offered at \$2,595,000

ACTIVE



1141 Barley Stone Way
4 Beds | 4.0 Baths | 4,348 Sq. Ft.
Offered at \$1,149,000

UNDER CONTRACT



105 Woodsage Way
5 Beds | 4.5 Baths | 5,252 Sq. Ft.
Offered at \$1,500,000

SOLD



6217 Battleford Drive
5 Beds | 5.5 Baths | 5,138 Sq. Ft.
Sold for \$1,100,000

SOLD



1960 Terry Road
4 Beds | 3.5 Baths | 3,436 Sq. Ft.
Sold for \$1,056,360



If you're curious about your home's current value, whether for future sale, estate planning, or any other reason, call me today at **919.740.7670**. Let my marketing go to work for you