

MARCH
2026

REAL ESTATE
REVIEW

SIZEMORE LUXURY MARKET REPORT

PREPARED ESPECIALLY FOR
LEONARDO AND ANGELICA
WASHINGTON

SR 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

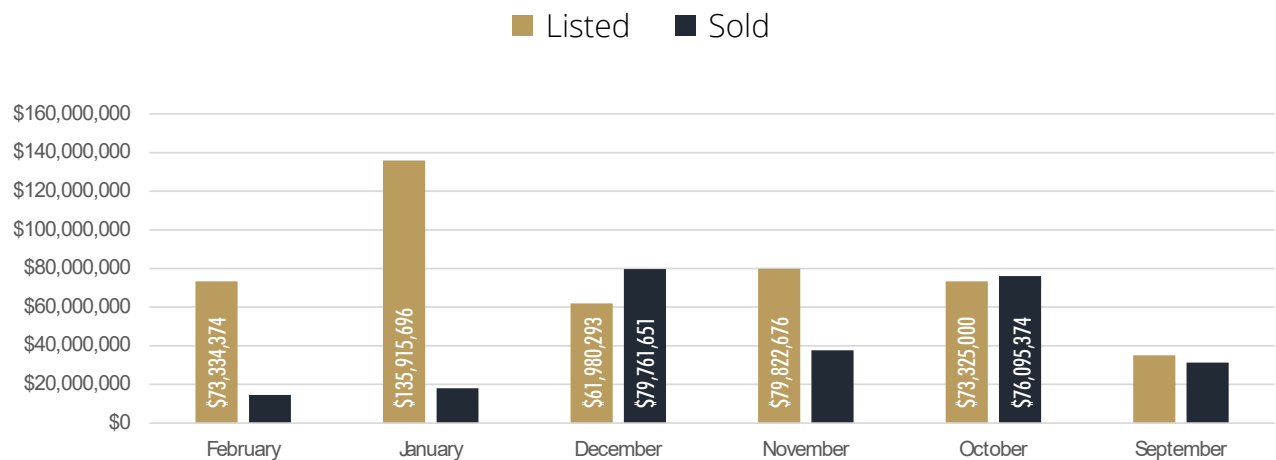
#24 AMERICA'S BEST REAL ESTATE PROFESSIONALS
Real Trends 2025 List - North Carolina

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



SIZEMORE
RESIDENTIAL

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 September 1st, 2025 and February 28th, 2026. 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.



CLEAN AND DECLUTTER

Buyers need to picture themselves living in the space. Remove extra furniture and personal photos. If you can, hire a professional cleaner.

MAKE YOUR HOME MOVE-IN READY

Fix minor repairs like leaky faucets, cracked tiles, or peeling paint. Curb appeal is also important; freshen up the front of your home.

STAGE THE HOME

Rearrange furniture so the flow and functionality of each room is clear. Use light, neutral colors whenever possible. Make sure the home is well-lit.

PARTNER WITH A NEIGHBORHOOD EXPERT

An expert helps you decide which updates matter most, where to focus your time and money, and how to position your home to attract the strongest buyers.

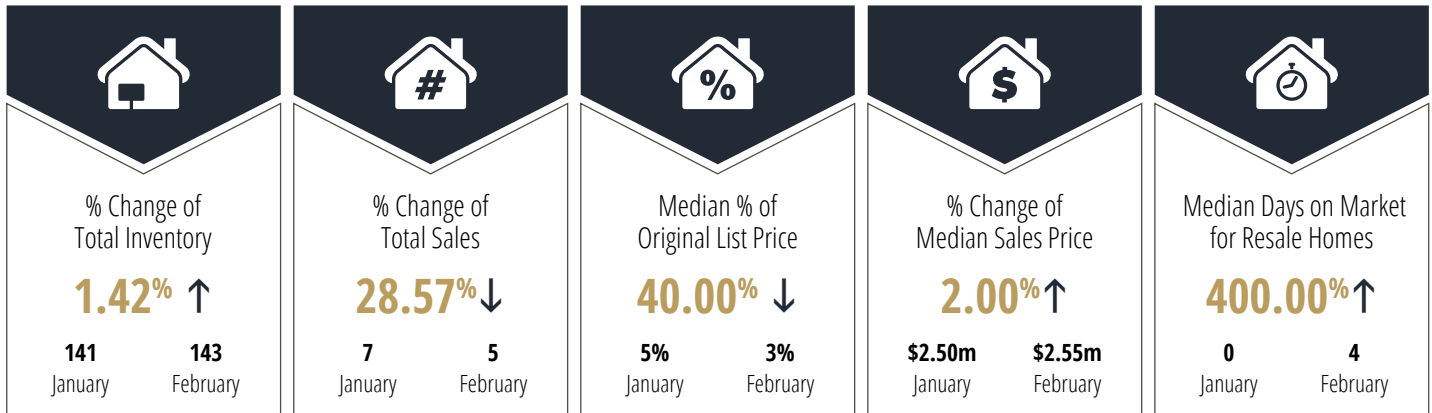
A neighborhood specialist can also help you analyze recent sales, market trends, and buyer demand — the key to getting the best return.

Before bringing your home to market, thoughtful preparation can make all the difference. When a home is presented at its best, it attracts stronger buyers, generates more interest, and often sells more quickly. Taking the right steps ahead of time helps your home stand out—and can make the entire selling process far more enjoyable.

SIZE MORE 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
712 Daniels Street*	5	7	4,507	\$2,250,000	\$2,250,000	\$499	0
445 Drummond Drive	6	8	7,979	\$4,750,000	\$4,750,000	\$595	4
1323 Ridge Road	5	6	3,769	\$2,595,000	\$2,550,000	\$424	6
1000 Hidden Trail Court	5	6	5,039	\$3,000,000	\$2,875,000	\$405	61
1609 Legacy Ridge Lane*	4	7	5,366	\$2,175,000	\$2,100,000	\$391	0
508 Northwood Drive*	4	5	4,920	\$2,582,755	\$2,582,755	\$525	0
109 W Park Street*	4	5	3,400	\$2,150,000	\$2,135,000	\$628	0
1031 Ferson Road*	4	5	4,871	\$2,867,000	\$2,867,000	\$589	0
6516 Sanctuary Falls Drive*	4	8	5,604	\$3,604,481	\$3,604,481	\$643	0
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

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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

REGIONAL VICE PRESIDENT | NMLS #182020

704.507.0097

rpatterson@kwllends.com
kwllends.com/loan-officers



YOUR NEIGHBOR & LUXURY HOME MARKETING SPECIALIST



ERICA SIZEMORE

REALTOR® / BROKER

919.740.7670

ericajsizemore@gmail.com

kw RALEIGH
KELLER WILLIAMS REALTY



4700 Homewood Court, Suite 200
Raleigh, NC 27609

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Featured Luxury Homes



COMING SOON

Call for Pricing!

102 Woodsage Way

6 Beds | 5.0 Baths | 4,218 Sq. Ft.



ACTIVE

Offered at \$1,854,000

922-924 Tower Street

3-5 Beds | 3.5 Baths | 4,070 Sq. Ft.



ACTIVE

Offered at \$1,750,000

514 Wayne Drive

6 Beds | 5.0 Baths | 3,848 Sq. Ft.



SOLD

Sold for \$1,675,000

601 Duke Drive

4 Beds | 3.5 Baths | 3,392 Sq. Ft.



SOLD

Sold for \$1,130,000

2211 Breeze Road

4 Beds | 3.0 Baths | 2,891 Sq. Ft.



SOLD

Sold for \$1,795,000

547 Guilford Circle

4 Beds | 4.0 Baths | 4,026 Sq. Ft.



Leonardo and Angelica,

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!