

MAY
2026

REAL ESTATE
REVIEW

SIZEMORE LUXURY MARKET REPORT

PREPARED ESPECIALLY FOR
LEONARDO AND ANGELICA
WASHINGTON

 **SIZEMORE**
RESIDENTIAL





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

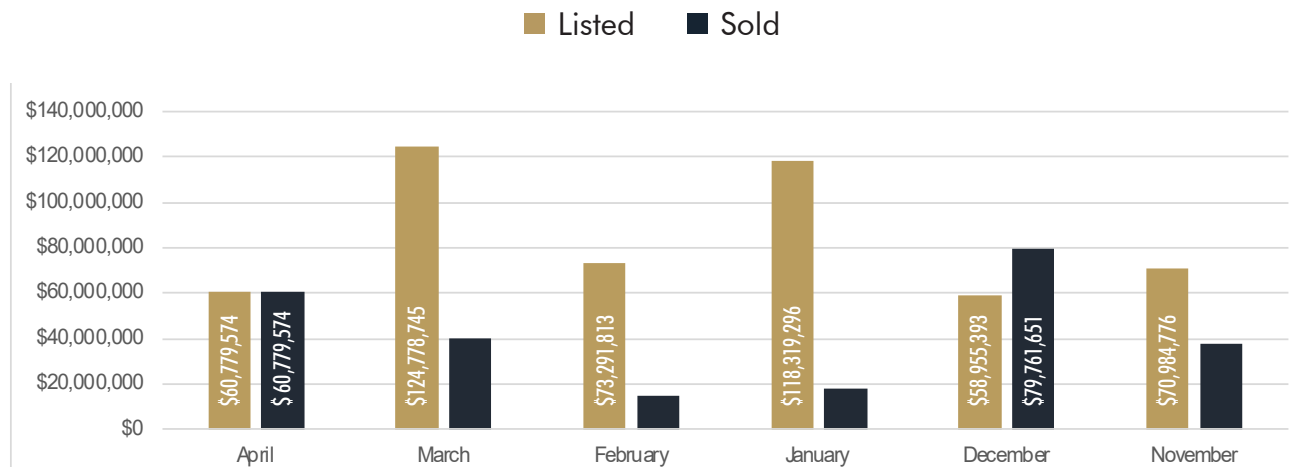
#24 AMERICA'S BEST REAL ESTATE PROFESSIONALS
Real Trends 2025 List - North Carolina

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



SIZEMORE
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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 Doorify MLS between November 1st, 2025 and April 30th, 2026. The Doorify 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.

FIND OPPORTUNITY IN ANY MARKET

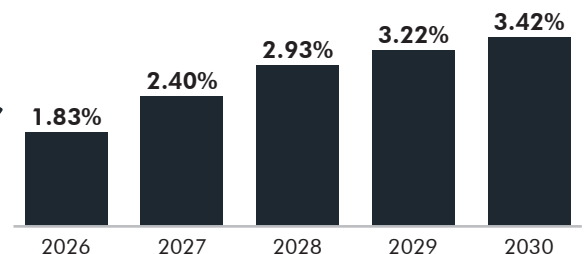
Headlines may suggest uncertainty, but real estate has never been one-size-fits-all. The truth?
EVERY MARKET PRESENTS OPPORTUNITY, you just need to know where to look.

WHAT TO KNOW:

- **Price trends vary by market:** Your local expert can break down what it really means for your neighborhood
- **Overall, prices are still up nationally**, just at a slower pace
- The market is **settling into a more normal rhythm** after the rapid growth of recent years
- This is **not a repeat of 2008**—there's no widespread decline in home values
- **Industry forecasts expect gradual price growth** to continue over the next several years
- Areas with minor declines are likely to **recover as the market stabilizes**

Experts Agree Prices Will Rise Nationally for the Next 5 Years

Estimated Home Price Performance,
December-December, as Forecast in Q1 2026



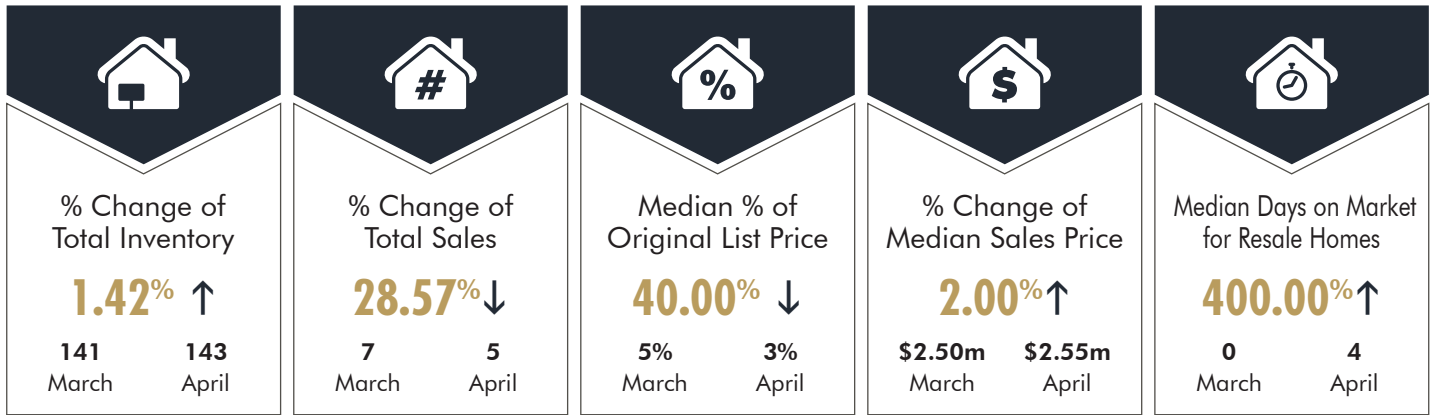
Source: Fannie Mae

Curious How This Impacts Your Goals? I'm Here To Help! Call me today at 919.740.7670

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
507 Marlowe Road	5	6	6,654	\$5,850,000	\$5,850,000	\$879	3
2631 Marchmont Street*	4	5	3,731	\$1,865,500	\$1,865,500	\$500	0
206 Hunter Street	3	1	948	\$430,000	\$446,000	\$470	4
3404 Surry Hill Lane	3	3	1,638	\$422,500	\$475,000	\$290	4
1609 Holland Road	4	5	5,173	\$1,400,000	\$1,350,000	\$261	21
605 Catlin Road	3	3	2,131	\$500,000	\$500,000	\$235	3
1117 Savannah Drive	3	2	1,320	\$308,900	\$308,900	\$234	23
2012 Nancy Ann Drive	3	3	1,773	\$629,900	\$619,000	\$233	6
337 Simwood Avenue	4	3	2,633	\$625,000	\$612,000	\$232	31
12213 Freemont Lane	4	3	2,359	\$545,000	\$530,000	\$225	41
3109 Sherry Drive	3	2	1,799	\$380,000	\$401,500	\$223	3
217 Masden Road	4	4	2,410	\$550,000	\$530,000	\$220	25

This representation is based on sales and data reported by multiple brokers/agents to the Doorify MLS as of May 18th, 2026. The Doorify 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. *New construction home.



KELLER
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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

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YOUR NEIGHBOR & LUXURY HOME MARKETING SPECIALIST



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Featured Luxury Homes



COMING SOON

Call for Price!

200 Rossellini Place

6 Beds | 8.0 Baths | 8,147 Sq. Ft.



ACTIVE

Offered at \$3,695,000

8719 Bells Lake Road

4 Beds | 4.5 Baths | 7,591 Sq. Ft.



UNDER CONTRACT IN 3 DAYS!

PENDING

Offered at \$1,338,500

3408 Coleridge Drive

4 Beds | 4.0 Baths | 2,938 Sq. Ft.



PENDING

Offered at \$1,150,000

102 Woodsage Way

4 Beds | 4.5 Baths | 4,505 Sq. Ft.



SOLD

Sold for \$1,719,000

514 Wayne Drive

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



PENDING

Sold for \$1,250,000

116 Birklands Drive

5 Beds | 3.5 Baths | 4,675 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!