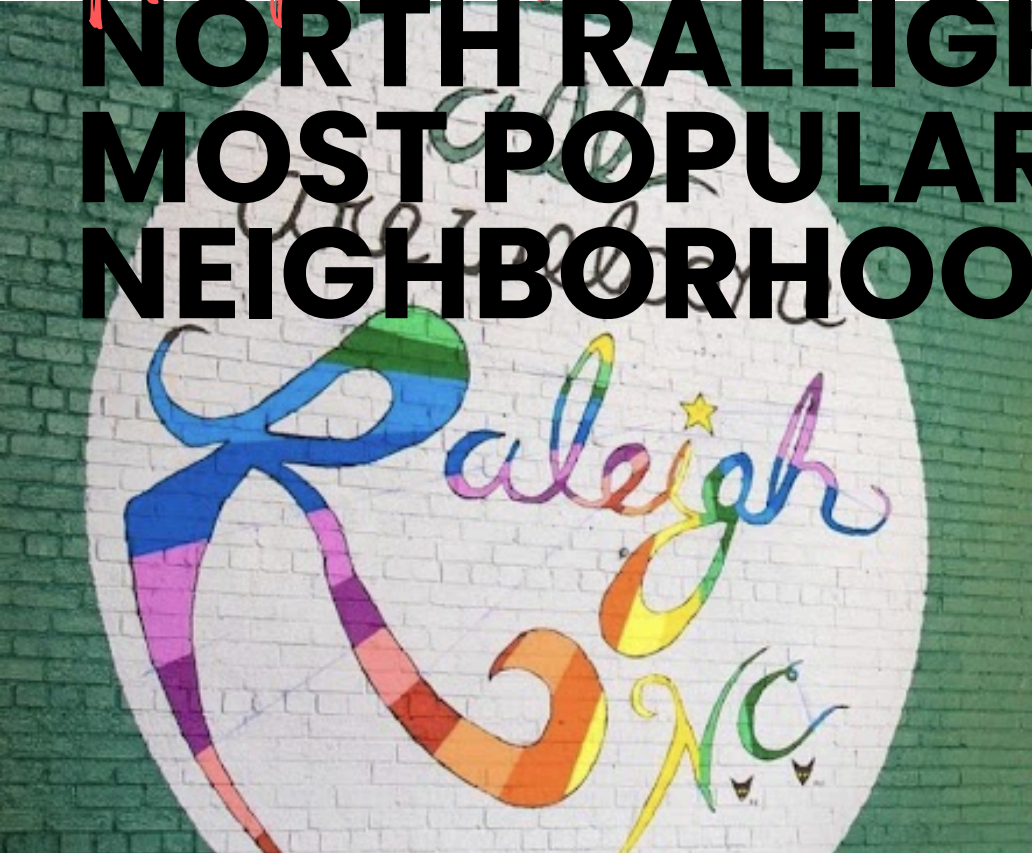


A Guide To

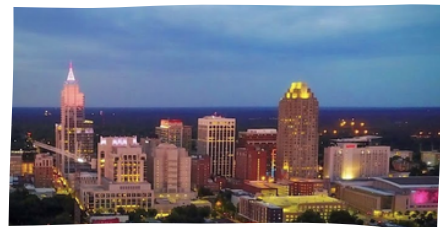
NORTH RALEIGH'S MOST POPULAR NEIGHBORHOODS



Guide Includes by Neighborhood...

- ✓ Summary & Benefits
- ✓ Population
- ✓ Price Range for homes
- ✓ Median Income
- ✓ Median Age
- ✓ Public School Rating
- ✓ Commute Times

Let's dive in!



Welcome to **NORTH RALEIGH**



Considering a move to Raleigh, NC?

I'm so glad you're here!

In 2014, after living in Chicago for my entire life, my husband and I decided to do something absolutely crazy – move out of Chicago. It was bonkers and unheard of. People asked “Why...how???” Well, we were not tied to a City pension, we were civilians and tired of the cost of living, horrible weather, increasing crime, and the feeling of battling through life. Our kids were just approaching school age, so we decided it was a great time for a life adventure.

It may have been one of the best decisions we ever made for our family.

Since 2014, we've been all over North Carolina, from the mountains to the beaches, and truly love everything it has to offer. We chose the Raleigh/Triangle area, specifically North Raleigh, and have never looked back.

But here's the thing, when we moved, there wasn't a lot of information on what life was like. That's why I've created this guide as well as all the supplemental videos found on my Instagram.

You're not just buying a new home, you're buying a new life.

You want to make sure you're making the right decision for you and your family, right? The last thing you want to do is relocate just to find out you would rather be in a different community across the Triangle.

Whether you're looking to settle in the vibrant heart of Raleigh, or a tight knit community in North Raleigh and the surrounding areas– I'd be honored to help you find home.

Carole Langheim

Your favorite Raleigh REALTOR®

Welcome to **RALEIGH – CITY OF OAKS**

Known as the “City of Oaks”, Raleigh has been ranked as one of the top places to live for good reason. Whether you love golf, endless trails for hiking and biking, a good food scene, 4 seasons or a clean, safe and friendly place to make lasting memories, Raleigh has everything you’re looking for. It’s truly Lifestyle Living!

Emerging Foodie Destination

At its core, you’ll find staples like North Carolina barbecue, fried chicken, biscuits, and shrimp & grits, but the city has evolved far beyond that. Today, it offers everything from upscale dining and farm-to-table concepts to global cuisine, food halls, and local hidden gems.

Yes, we have professional Sports!

Raleigh has hometown pride in the Carolina Hurricanes. Is football more your jam? Hop on a train to Charlotte for a Panther’s game. Or, catch one of the many college games, Duke and Carolina is always a fun, heated rivalry.

4 Seasons

Raleigh offers the beauty of all four distinct seasons, and each one is really cool—spring flowers are jaw-droppingly beautiful, sunny summer days, to vibrant fall colors and occasional peaceful winter snowfalls. Enjoy the changing scenery and a variety of outdoor activities year-round.

Safe, Friendly, Clean

Raleigh is celebrated for its safe neighborhoods, friendly Southern community, and clean environment. Ideal for families, it offers a welcoming and harmonious living space, making it a perfect relocation choice for those seeking a safer, more pleasant lifestyle

Affordability

Raleigh offers a cost of living significantly lower than many major U.S. cities. With its affordable housing, lower utility costs, and vibrant lifestyle, Raleigh is an appealing choice for families and individuals seeking a high quality of life without the high expenses.

Your New Life Awaits You

As you go through this guide, you’ll discover the essentials of relocating to the City of Oaks, from finding your neighborhood, and settling into your new community.

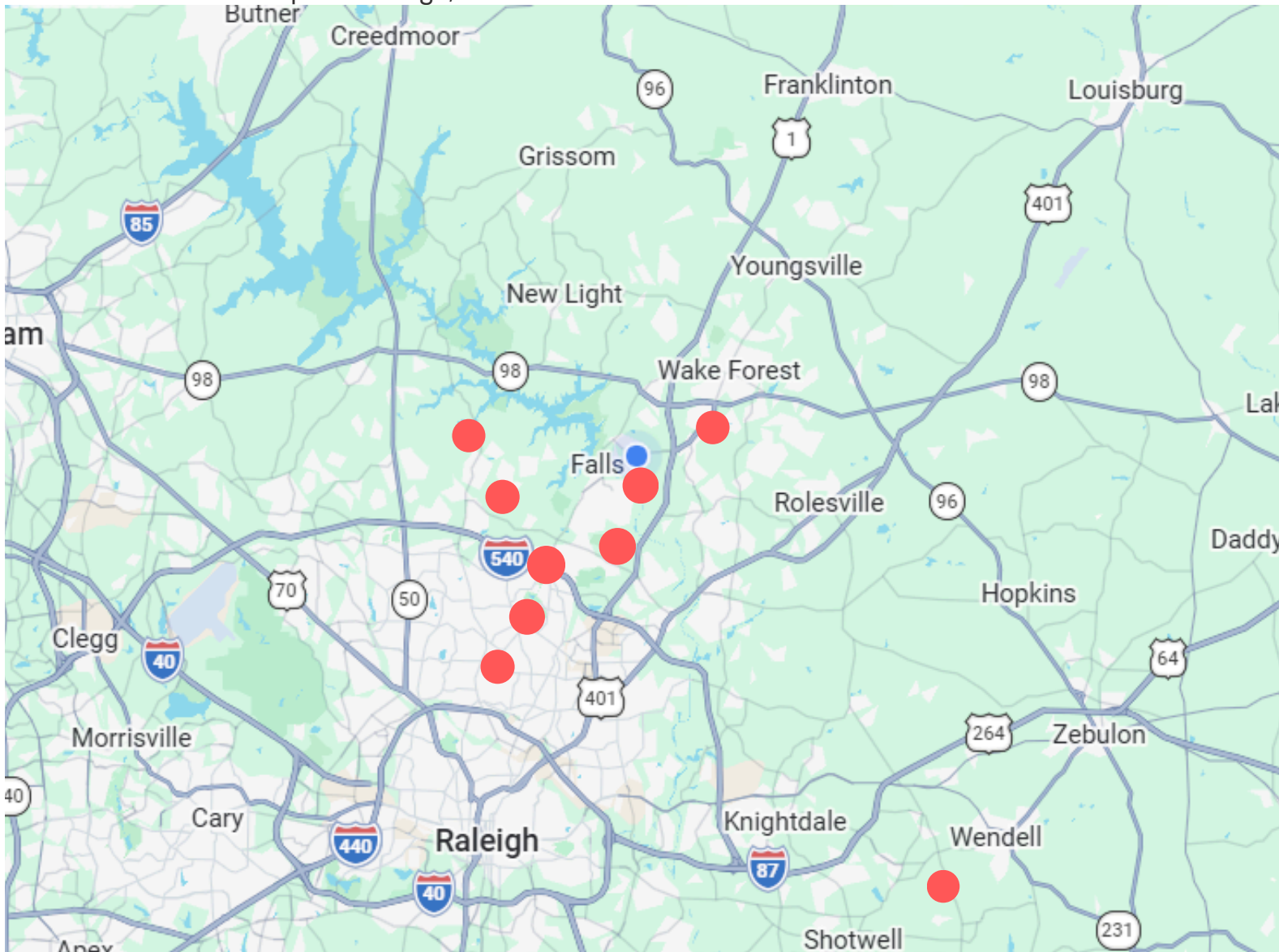
Why call
RALEIGH HOME?



Get To Know THE NEIGHBORHOODS

Considering a move to Raleigh, NC? These North Raleigh neighborhoods are favorites for families, offering peaceful streets, spacious homes, and close-knit communities. It's a place where you can truly feel at home while enjoying the convenience of nearby amenities.

With downtown Raleigh and Research Triangle Park (RTP) just a short drive away, you'll have access to a thriving job market, vibrant culture, and endless entertainment options. From relaxing in your quiet neighborhood to exploring the city's energy, you'll enjoy the perfect balance of calm and excitement—an ideal place to live, work, and thrive. Let's explore Raleigh, NC!





Population 8K-10K	Price Range \$300K-\$2.5M	Median Age 39
Median Income \$128,000	Public Schools A	Commute to Downtown 25-30 mins

Summary

Okay, I might be a bit biased on this one! I live in Wakefield and absolutely love it! We chose it because of the walkability to the schools, restaurants and grocery stores. We were also astounded for what we could get for our money.

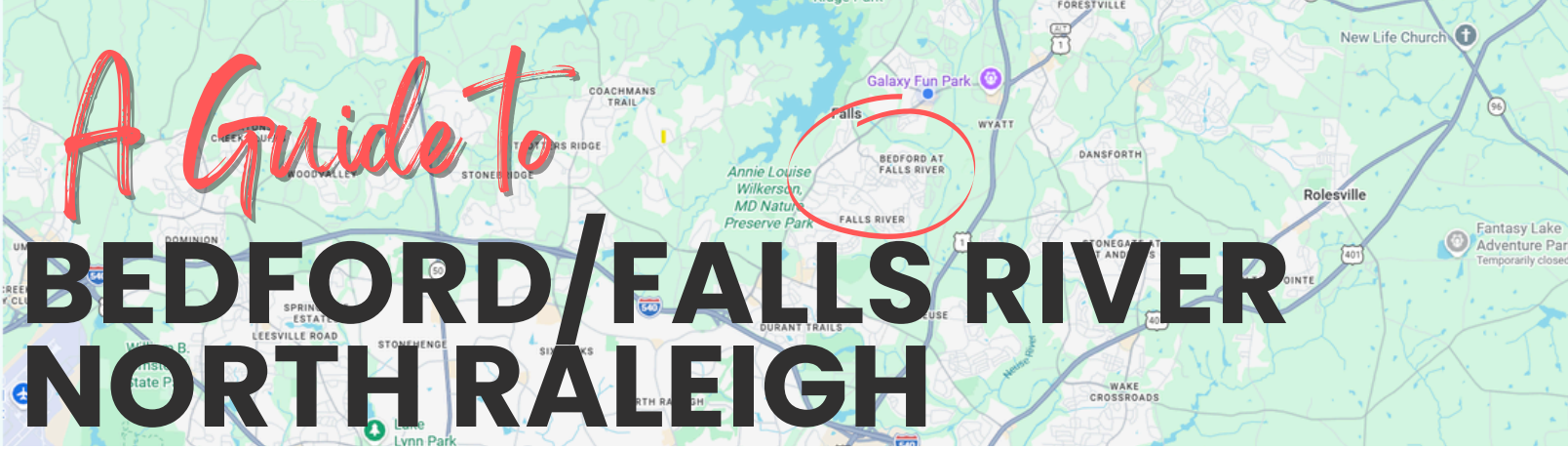
Located in North Raleigh, Wakefield is one of the area's most established and desirable communities, known for its tree-lined streets, strong home values, and lifestyle-focused design. Built around the Wakefield Country Club, the neighborhood offers a mix of homes—from move-up properties to custom builds—appealing to both local and relocating buyers seeking space and long-term value.

Wakefield stands out for its amenity-driven lifestyle and sense of community. The community is awesome, people help each other out and there are many volunteer opportunities to strengthen to make it better. Optional country club access includes golf, tennis, swimming, and fitness, while nearby parks, greenways, and everyday

conveniences make daily living easy. Buyers are drawn to the balance of quiet suburban living with close access to shopping, dining, and major roadways.

From a market perspective, Wakefield continues to attract high-income, professional buyers, helping support consistent demand and resale value. Its location also offers a manageable 25–30 minute commute to downtown Raleigh, making it a strong option for those who want more space without sacrificing accessibility. Combined with well-rated Wake County schools, Wakefield remains a top choice for both families and relocation buyers.





Population 2000	Price Range \$600-\$1.2M	Median Age 35
Median Income \$128,000	Public Schools A-	Commute to downtown 20-25 mins

Summary

Bedford and Falls River are nextdoor neighbors. If you are looking for a lot of fun neighbors, this community delivers! It's right down the street from my neighborhood, Wakefield. My kids have so many Bedford friends and hang out there all the time.

It consistently attract buyers looking for charm, convenience, and a strong sense of neighborhood identity. Located just off Falls of Neuse Road, both offer easy access to shopping, dining, and major commuter routes while maintaining a quieter, residential feel. These neighborhoods are especially popular with families and relocating buyers who want established communities without sacrificing accessibility.

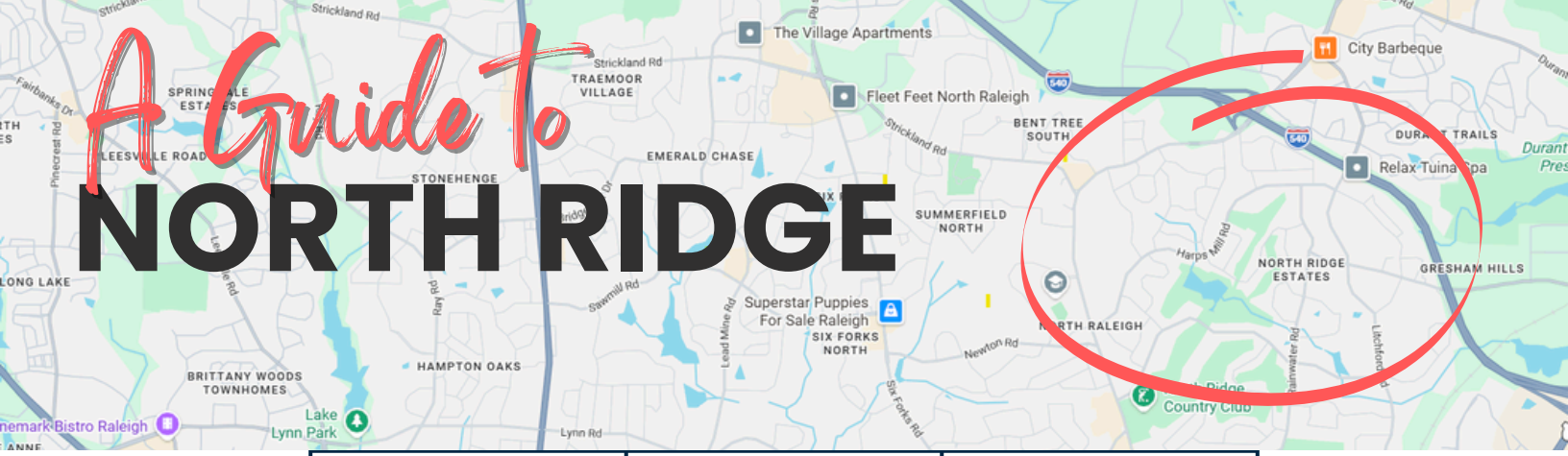
Bedford/Falls River is so darn cute I can't stand it! It has such character and a storybook feel, inspired by It's a Wonderful Life, my fave movie! The neighborhood features sidewalk-lined streets, pocket parks, and a walkable layout, creating a true community atmosphere. Homes here tend to have a slightly more custom, architectural feel, which appeals to buyers looking for something distinctive in North Raleigh.

Falls River offers a more traditional neighborhood layout with larger sections, strong amenities, and a wide range of home styles and price points. Residents enjoy access to a community pool, tennis courts, clubhouse, and greenway trails, making it a great fit for active lifestyles. The neighborhood has a well-established reputation for livability and continues to see steady demand due to its location and overall value.

Both Bedford and Falls River are served by well-rated Wake County schools and offer a manageable 20-25 minute commute to downtown Raleigh. Together, they provide a compelling option for buyers seeking community-oriented living, established surroundings, and long-term value in North Raleigh.



A Guide To NORTH RIDGE



Population 45,000	Price Range \$500K-\$1.5M	Median Age 42
Median Income \$112,000	Public Schools A-	Commute to Downtown 15 mins

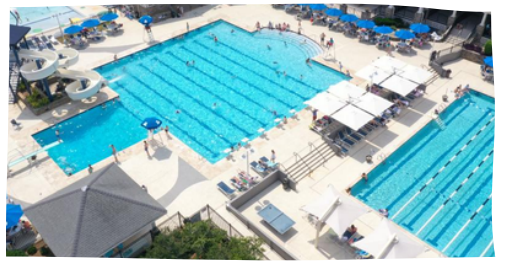
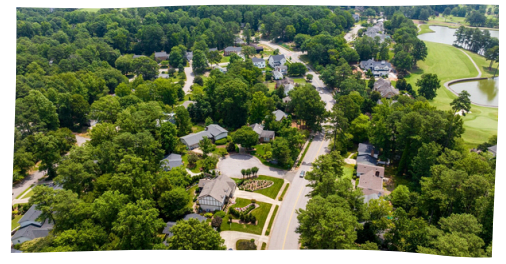
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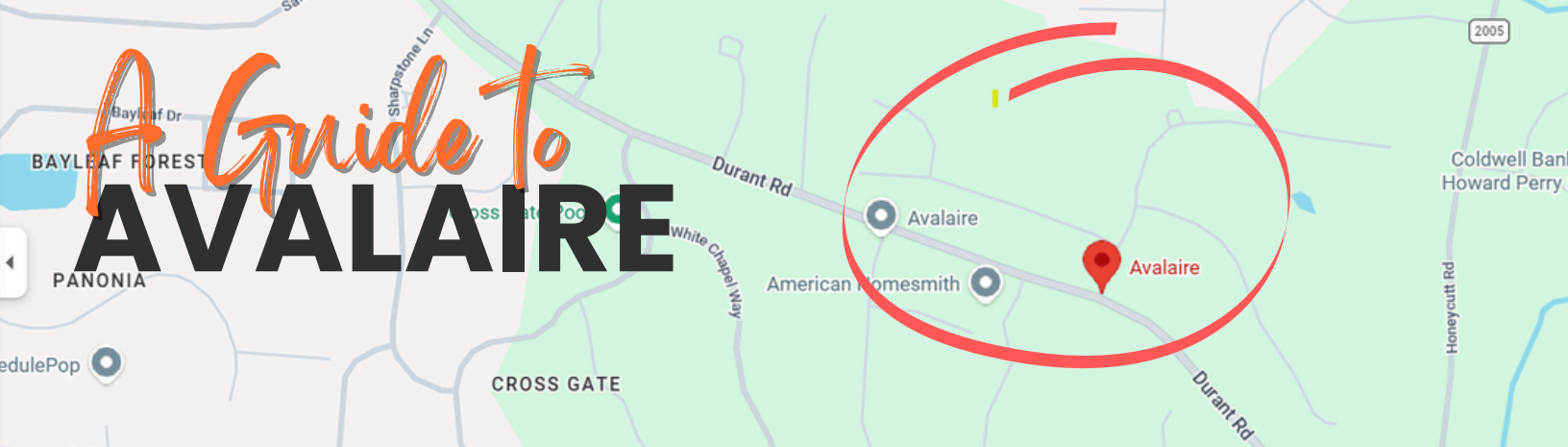
North Ridge is one of Raleigh’s most established and centrally located neighborhoods, known for its mature trees, larger lot sizes, and classic architecture. Centered around the private North Ridge Country Club, the area offers a mix of homes that make you say WOW, move-up homes, and more affordable options in the surrounding streets. Unlike newer master-planned communities, North Ridge has an organic, established feel that appeals to buyers looking for character and long-term value.

The lifestyle in North Ridge is defined by convenience and flexibility. Residents have the option to join the country club for golf, tennis, swimming, and social events, while also being just minutes from everyday essentials (TJ Maxx & HomeGoods), dining, and shopping. Its central location in North Raleigh means you’re close to everything without feeling like you’re in the middle of the city—a balance that continues to draw both move-up buyers and downsizers. From a market perspective, North Ridge stands out for its wide range of price points. The country club section commands premium pricing, while surrounding areas offer more approachable entry points with the same desirable location.

Many homes were built in earlier decades, which often translates to larger floor plans, established landscaping, and renovation potential—a major draw for buyers who want to customize rather than start from scratch. These homes have “good bones” which some people prefer over new construction.

Another key advantage is accessibility. North Ridge offers a quick 15–20 minute commute to downtown Raleigh, making it one of the most convenient options for buyers who want space without sacrificing proximity. Combined with strong Wake County schools and enduring neighborhood appeal, North Ridge remains a top choice for those seeking central location, timeless character, and lasting value in Raleigh.





Population <i>500-1500</i>	Price Range <i>\$900K-1.8M</i>	Median Age <i>35-40</i>
Median Income <i>\$150,000+</i>	Public Schools <i>A</i>	Commute to Downtown <i>20 mins</i>

Summary

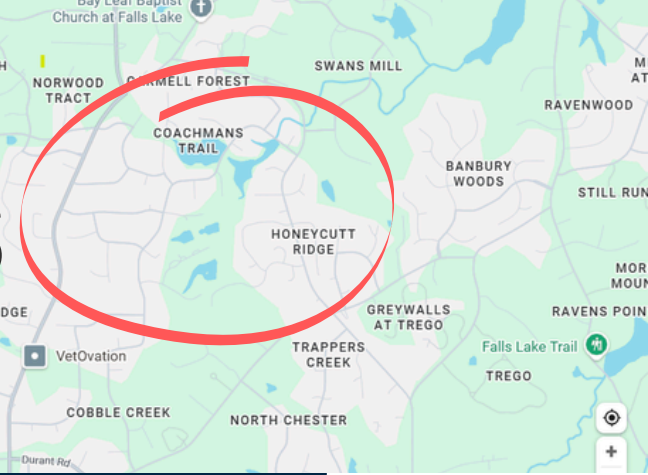
Avalaire is one of North Raleigh’s newest luxury communities, offering estate-style homes, larger homesites, and a private, tucked-away feel just off Durant Road. While it feels secluded, residents still enjoy convenient access to Falls Lake, Wakefield, and major commuter routes—making it ideal for buyers who want space without sacrificing location. Downtown Raleigh and North Hills are not far, as well as one of our go-to places, Lafayette Village is right down the street.

The community is designed around a resort-style lifestyle, with plans for a private golf course, clubhouse, pool, and fitness center. Drop-dead gorgeous homes feature modern design, high-end finishes, and more customization, attracting relocation and move-up buyers looking for something newer and more refined than many established neighborhoods.

Avalaire offers a quieter, more exclusive atmosphere compared to nearby communities, with a focus on privacy, luxury, and long-term value. With an estimated 25–30 minute commute to downtown Raleigh and continued growth in North Raleigh, it’s quickly becoming a top choice for buyers seeking new construction and upscale living.



A Guide To COACHMAN'S TRAIL



Population <i>1500</i>	Median Price <i>\$600-850K</i>	Median Age <i>42-48</i>
Median Income <i>\$125,000</i>	Public Schools <i>A</i>	Commute to Downtown <i>15-20mins</i>

Summary

Coachman's Trail is a quiet, established North Raleigh neighborhood known for its larger lots, mature trees, and classic brick homes. Located just off Creedmoor Road, it offers a more traditional, residential feel compared to newer master-planned communities—appealing to buyers who value space, privacy, and timeless character.

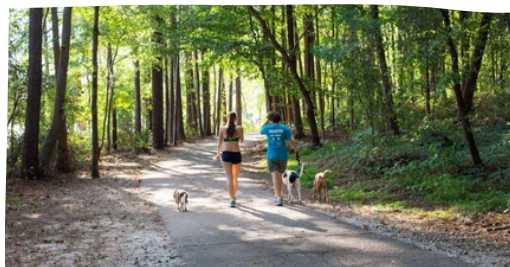
I've sold homes in Coachman's Trail and when I visit the neighborhood, it feels like I'm on vacation.

One of the biggest draws is the lot size and setting. Homes in Coachman's Trail often sit on generous, wooded lots, creating a sense of separation that's harder to find in newer developments. While the neighborhood doesn't center around large-scale amenities, it makes up for it with peaceful surroundings and proximity to everyday conveniences, including shopping, dining, and major roadways.

Outdoor spaces are a thing – enjoy cocktails on your front porch with neighbors, and make friends with the deer prancing on your front lawn. Stroll on down to the lake to fish with the kids.

From a market standpoint, Coachman's Trail attracts buyers looking for established homes with renovation potential and long-term value. It's especially appealing to those who prioritize location and lot size over newer construction, offering a more custom, non-cookie-cutter feel within North Raleigh.

Location is a strong advantage, with an estimated 15–20 minute commute to downtown Raleigh. Combined with access to well-rated Wake County schools and nearby amenities, Coachman's Trail remains a solid choice for buyers seeking space, convenience, and a more traditional neighborhood setting.





A Guide To FALLS LAKE AREA

Population 15,000	Price Range \$800K-\$3M	Median Age 43
Income Range \$140-200K	Public Schools A	Commute to Downtown 25-35 min

Summary

The **Falls Lake area in North Raleigh** is known for luxury homes, larger wooded lots, and a nature-driven lifestyle centered around the lake. Unlike traditional master-planned neighborhoods, this area is made up of multiple smaller, high-end communities offering privacy, custom homes, and proximity to outdoor recreation. Residents enjoy easy access to boating, hiking, and over 175 miles of shoreline, making it one of the most desirable settings in the Triangle.

What defines Falls Lake living is the balance of seclusion and convenience. Many neighborhoods are tucked into natural landscapes while still offering access to I-540, Wake Forest, and North Raleigh shopping and dining. This makes it especially appealing to buyers who want estate-style living without being too far removed from the city.

There are many communities, but here are some of the most popular Falls Lake Luxury Communities:

- Sanctuary at Falls Lake (gated, ultra-luxury estates)
- Avalaire (new luxury community with planned resort amenities)
- Falls Reserve (custom homes, private wooded setting)
- Shinleaf Estates (large homesites, custom builds)
- The Barony (small, acreage lots near Falls Lake)
- Linville (luxury homes with amenities, near I-540)



Across these communities, buyers will find everything from modern custom builds to multi-million-dollar estates, with pricing increasing closer to the lake and in gated enclaves.

Location remains a key advantage. Most Falls Lake neighborhoods offer a 25–35 minute commute to downtown Raleigh, while still providing a completely different lifestyle centered around space, privacy, and the outdoors. For luxury buyers, it represents one of the best combinations of natural beauty, exclusivity, and long-term value in the Raleigh market.



A Guide to NORTH HILLS

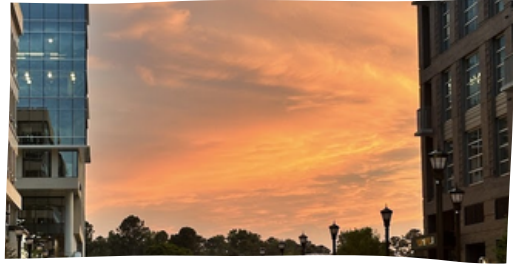
Population 35,000	Price Range \$400K-2M	Median Age 39
Income Range \$140-200K	Public Schools A-	Commute to Downtown 10-15 min

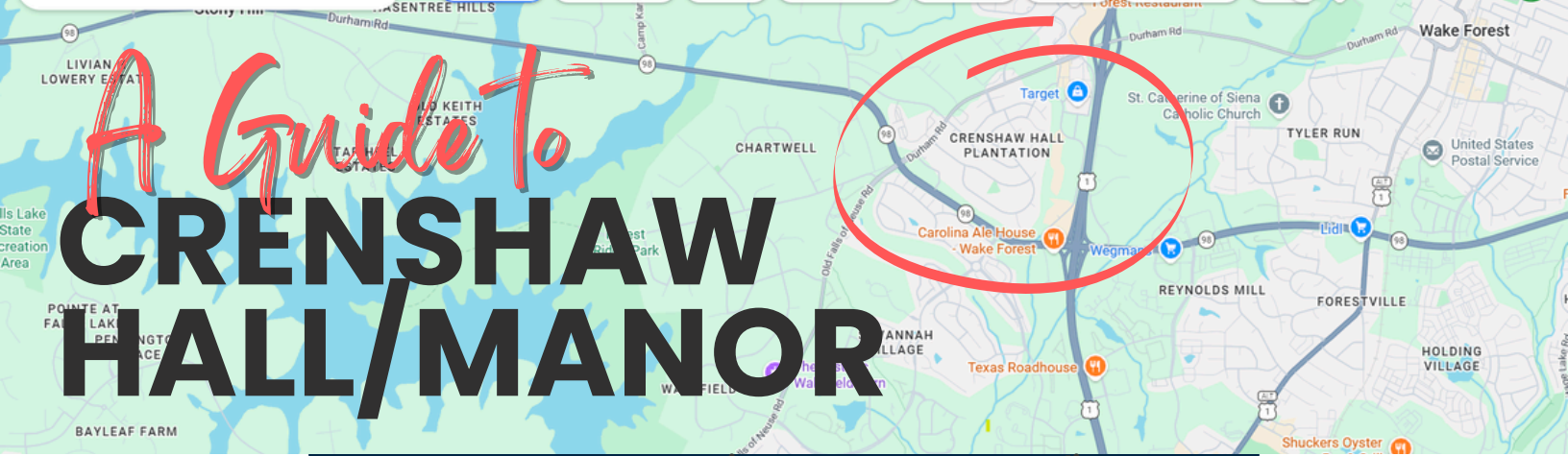
Summary

North Hills, often referred to as Midtown, is Raleigh’s premier destination for walkable, lifestyle-driven living. It’s the go-to place for FUN! The residential neighborhood is centered around North Hills mixed-use district blends residential, retail, dining, and entertainment into one big, happening environment. Instead of traditional subdivisions, North Hills offers a mix of luxury condos, apartments, townhomes, and nearby single-family homes, making it especially attractive to buyers who prioritize convenience and an active, connected lifestyle. It’s a great urban vibe!

What sets North Hills apart is its true live-work-play atmosphere. Residents can walk to restaurants, fitness studios, coffee shops, and events year-round, creating an energy that’s unique within the Raleigh market. The area continues to grow with new development and investment, reinforcing its position as one of the most dynamic and desirable locations for both local and relocating buyers. Beyond the core district, surrounding Midtown neighborhoods offer a slightly quieter residential feel while maintaining close proximity. This gives buyers flexibility—whether they want to be in the center of the action or just minutes away. Compared to more suburban communities, North Hills appeals to those looking for low-maintenance living, walkability, and a more urban pace.

Location is a major advantage, with North Hills situated along Six Forks Road and the I-440 Beltline, providing a quick 10–15 minute commute to downtown Raleigh. Combined with strong schools and central access to the broader Triangle, North Hills stands out as a top choice for buyers seeking convenience, lifestyle, and long-term growth in the heart of the city.





A Guide To CRENSHAW HALL/MANOR

Population 1500	Price Range \$600-900K	Median Age 45
Median Income \$120-160K	Public Schools A-	Commute to Downtown 25-30 min

Summary

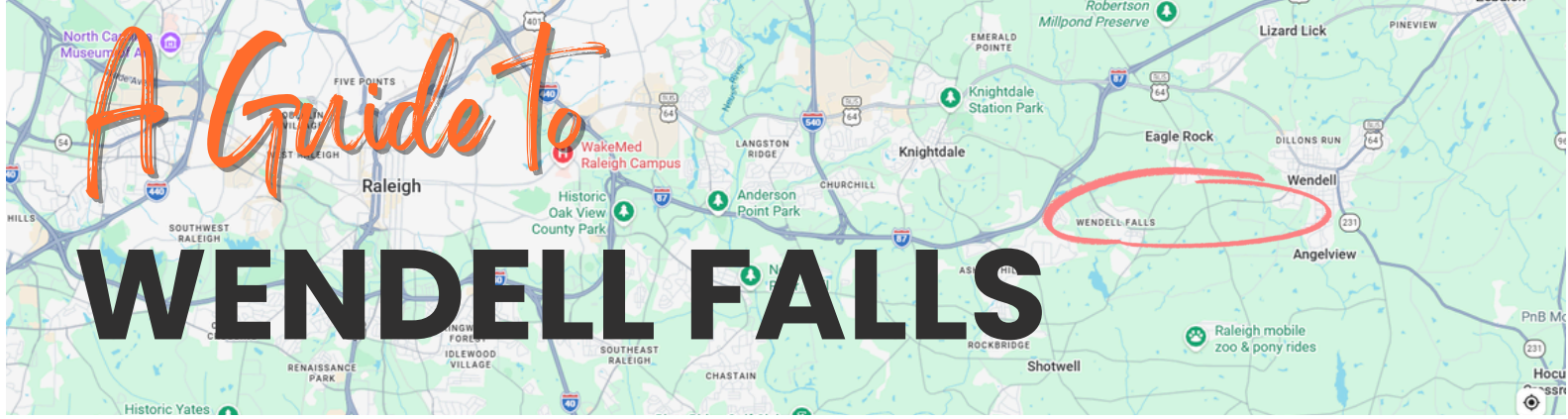
Crenshaw Hall Plantation and Crenshaw Manor are quiet, established Wake Forest communities known for their larger homesites, custom homes, and wooded surroundings. Tucked just outside the busier parts of Wake Forest, these neighborhoods offer a more private, residential feel—appealing to buyers who value space, character, and a slower pace of living while still being within reach of everyday conveniences.

What sets this area apart is the variety of settings. Homes in the Manor are typically positioned on generous lots with mature trees, creating a sense of separation that’s increasingly hard to find in newer developments. While the neighborhoods are not centered around large-scale amenities, they offer a peaceful, low-traffic environment that attracts buyers looking for a more relaxed lifestyle. But hold up, there are still amenities to enjoy, like the pool and tennis courts.

From a market perspective, Crenshaw Hall Plantation and Crenshaw Manor appeal to buyers seeking custom homes with long-term value and flexibility. Many properties feature unique layouts and architectural details, making them a strong option for those who prefer non-cookie-cutter homes. The combination of space, location, and home style continues to support steady demand.

Location remains a key advantage, with an estimated 25–30 minute commute to Raleigh and easy access to Wake Forest shopping, dining, and major roadways. Combined with well-rated Wake County schools, these neighborhoods offer a compelling option for buyers looking for privacy, space, and established living just outside North Raleigh.





Population 10,000	Price Range \$400-900K	Median Age 37
Median Income \$90K-120K	Public Schools B+/A-	Commute to downtown 15-25 min

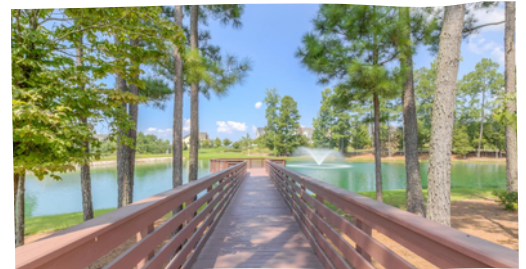
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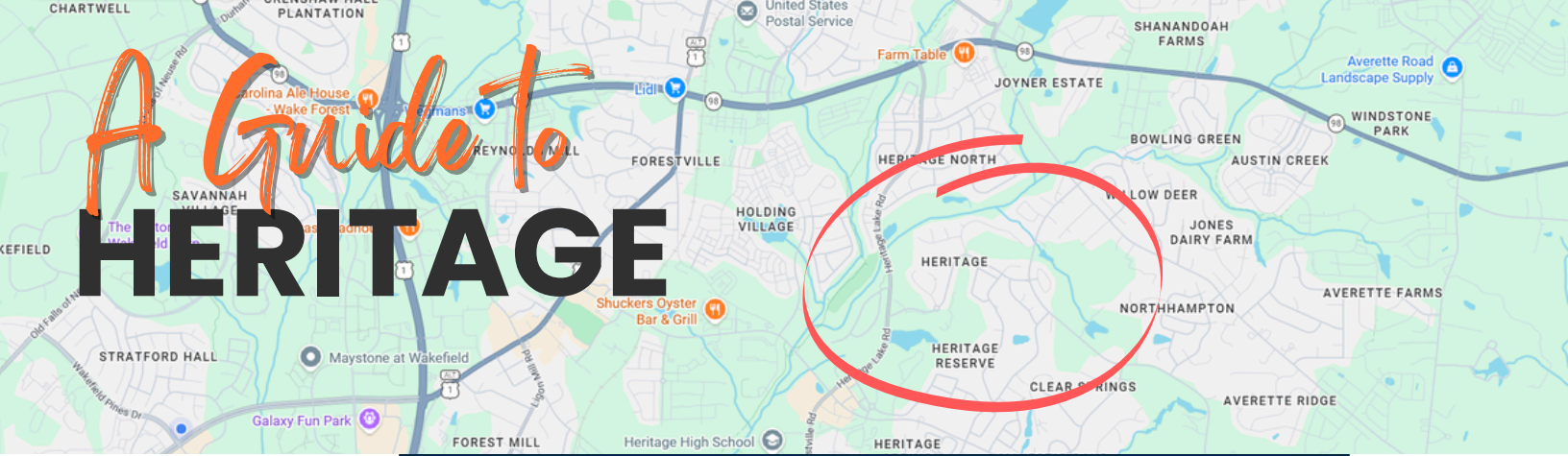
Wendell Falls is one of the coolest neighborhoods out there! It's the Triangle's most popular master-planned communities, known for its distinctive architecture, strong sense of community, and lifestyle-driven design. Located just outside Raleigh in Wendell, the neighborhood offers a refreshing alternative to more traditional developments, with colorful homes, front porch living, and thoughtfully designed streetscapes that create immediate curb appeal.

At the heart of Wendell Falls is its amenity-rich lifestyle. The community is centered around The Farmhouse Café and gathering space, along with a resort-style pool, fitness center, parks, and walking trails. It's also a true golf cart community, making it easy for residents to connect and enjoy everything the neighborhood has to offer. Regular events and social programming add to the strong neighborhood vibe.

From a market perspective, Wendell Falls appeals to buyers looking for newer construction, energy-efficient homes, and a built-in sense of community. It's especially popular with relocation buyers and those priced out of North Raleigh, offering strong value while still delivering a lifestyle-focused experience.

The town of Wendell is on fire! It is attracting so many businesses, shops and restaurants! Location continues to improve as the area grows, with an estimated 15-25 minute commute to downtown Raleigh and ongoing development in the town of Wendell. For buyers seeking modern homes, community engagement, and long-term growth potential, Wendell Falls remains one of the most compelling options in the Triangle.





A Guide to HERITAGE

Population 10,000	Price Range \$400K-1.5M	Median Age 36
Median Income \$100-140K	Public Schools A-	Commute to Downtown 30-35 min

Summary

Heritage is one of Wake Forest’s most established and sought-after communities, known for its golf course setting, strong amenities, and traditional neighborhood feel. Built around the private Heritage Golf Club, the community offers a mix of single-family homes and townhomes with sidewalk-lined streets, mature landscaping, and a welcoming, community-oriented layout.



The lifestyle in Heritage is a major draw. Residents have access to optional club amenities including golf, tennis, swimming, and fitness, along with parks, playgrounds, and walking trails woven throughout the neighborhood. Its layout encourages connection, making it a popular choice for buyers looking for an active, amenity-rich environment with a true neighborhood feel.



From a market perspective, Heritage appeals to a wide range of buyers—from families to relocating professionals—thanks to its consistent demand, established reputation, and variety of home styles and price points. It offers a balance between newer construction and established charm, making it a strong option for long-term value in Wake Forest.



Location adds to its appeal, with an estimated 25–30 minute commute to Raleigh and close proximity to shopping, dining, and major roadways. Combined with well-rated Wake County schools, Heritage remains a top choice for buyers seeking golf community living, strong amenities, and everyday convenience.



The Process of RELOCATING

1

Connect with a Relocation Specialist Realtor – ME!

Schedule a 30-minute “Move Me to Raleigh” call where we'll dive into what you're looking for, alongside insights into the communities, to refine your home search effectively.

2

Partner with a Local Mortgage Expert

I will introduce you to a mortgage professional who excels in assisting out-of-state relocations to the Raleigh area. They will guide you through essential details like financing options and local tax obligations.

3

Begin Your Personalized Home Search

You'll be equipped with a tailored online home search tool, which will start presenting you with options in your preferred areas that align with your budget.

4

Plan a Relocation Visit

We'll finally meet face-to-face! Allocate 3–4 days for a thorough exploration where we'll visit potential homes and you'll have the chance to discover local neighborhoods and amenities on your own.

5

Focus Your Choices & Make an Offer

Once you pinpoint your ideal location and find homes that catch your eye, we'll evaluate the current market trends and start the offer process to secure your new home.

6

Finalize Your Home Purchase

Once a deal is in place, we'll collaborate closely to ensure you're fully prepared for your move. Raleigh's welcoming community is eager to greet you!

We've been There & **NOW WE'RE HERE FOR YOU.**



My husband and I are both Raleigh, NC transplants.

We moved from Chicago in 2014 when our kids were 6 and 4 years old in search of a better quality of life, and we want to help you do the same.

Relocating can be intimidating and overwhelming if you don't know where to start. We felt it.

We moved to a town we had never seen to an area where we didn't know anyone.

Now we help other families find community in Raleigh. We also realized our dream of owning and managing beach properties and have helped people find their dreams on the NC Coast!

This chapter of your life should feel exciting and empowering. We offer you the resources to make it happen.

Carole Langheim

viberealtync@gmail.com

773-294-5274



Carole Langheim- Realtor

<https://movingtonorthraleigh.com/contact-me>

A Guide to North Raleigh References

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Public School Rating:

<https://www.niche.com>