

2022

market report

LAKE FOREST ESTATES

2022 List Price vs. Sales Price

Lake Forest Estates Average:

Listed \$905,999 | Sold \$917,000

Chapel Hill Average

Listed \$655,343 | Sold \$683,357

2022 Days On Market

Lake Forest:

Average 27 | Median 20

Chapel Hill

Average 13 | Median 4

2022 Sales Volume

Lake Forest Estates	10 Sales
Zip Code 27514	166 Sales
Chapel Hill	1012 Sales

Prior Neighborhood Sales

2021: 17 sales

Avg, Sold Price: \$818,199

Avg, Days On Market: 9

2020: 14 sales

Avg, Sold Price: \$767,264

Avg, Days On Market: 16

2022 saw tremendous gains in equity for homeowners in Lake Forest Estates. On average homes sold for around \$150,000 more than just two years ago. Driven by lower inventory and historically low mortgage rates, the average sales price crept closer to \$1,000,000 in 2022. In 2023, I anticipate the pace of price increases to slow and days on market to increase. However, indications are that neighborhood sales and prices will remain strong.

If you're interested in the value of your home, I'd be happy to prepare an analysis. Please get in touch by call, text, or email.



anne@redbloomrealty.com

919-272-6312

It is not my intention to solicit business if you are already working with a real estate broker.



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Hello, my name is Anne. I'd like to wish you and your loved ones a very happy new year! As your local realtor, this year I'll be working hard to provide valuable information to you about the Lake Forest Estates real estate market. This will include quarterly market reports like this one, as well as post cards like the ones you can see below. With delicious recipes and helpful home hacks. If you'd like to know your home's value, don't trust Zillow. Get it from a knowledgeable neighbor. Reach out to me anytime, I'd love to hear from you!

Anne



Be on the lookout for a series of post cards bringing you tasty recipes and helpful home hacks!



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