

EMILY MURPHY

PROPERTY SPECIFIC REALTY

2026-2027 RELOCATION GUIDE

Welcome to *Raleigh*

THINGS TO DO · NEIGHBORHOODS · LIVING



Most people don't need a salesperson. They need someone who will tell them the truth.

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About Us — *Property Specific Realty*

Navigating the Raleigh market is more than a transaction—it's about understanding where and how you want to live. At Property Specific Realty, we take a thoughtful, elevated approach to guiding our clients through one of the most dynamic markets in North Carolina. With over 15 distinct submarkets, we begin with a private, in-depth consultation to walk you through the area with clarity, aligning every recommendation with your lifestyle, priorities, and long-term vision.

Whether you're new to the area or already established in Raleigh, we serve as your trusted resource at every stage. From insight into school systems and job markets to a refined understanding of neighborhoods, community dynamics, and local opportunities, our role is to ensure you feel informed and confident. We also connect you with a highly vetted network of preferred vendors, offering support that extends far beyond buying or selling.



Our promise

Guide, connect, and
elevate your experience
throughout your time
in Raleigh.

What is *the Triangle*?

"The Triangle" refers to the Raleigh-Durham-Chapel Hill region in North Carolina, one of the state's most prominent and fast-growing areas. The name comes from the three major cities—Raleigh, Durham, and Chapel Hill—which form a geographic triangle on the map.

It's also named after Research Triangle Park, a major hub located between the three cities that's known for tech, healthcare, and research companies. The Triangle is recognized for its strong job market, top universities, and a mix of city life and suburban living, making it a popular place to live and relocate.

Raleigh

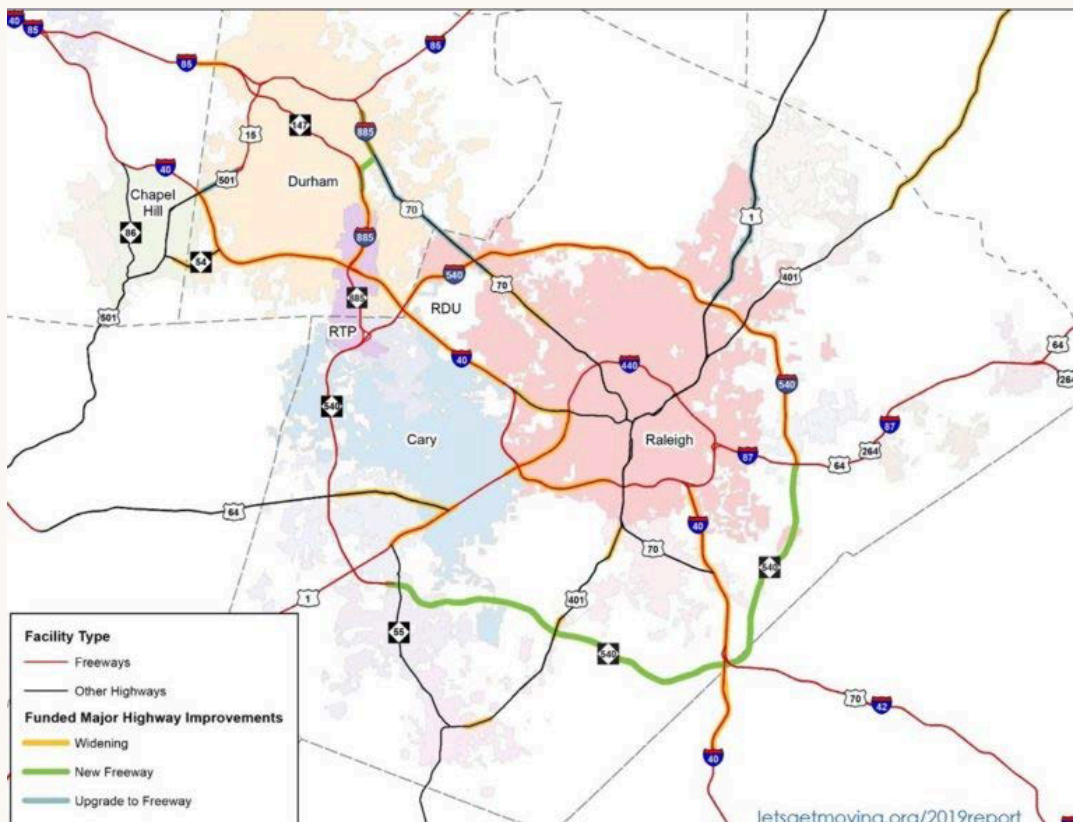
THE CAPITAL

Durham

BULL CITY

Chapel Hill

COLLEGE TOWN



About *Raleigh*

Raleigh consistently ranks among the top places to live for many reasons, and it's easy to see why. Let's take a closer look at the surrounding areas that make up the Triangle—a region known for its renowned teaching hospitals, thriving restaurant scene, prestigious universities, and the innovation hub of Research Triangle Park. With a blend of established communities and up-and-coming areas, the Triangle offers an exceptional quality of life, complete with scenic parkways and thoughtfully planned spaces.

Wake Forest

Known for its forestry feel and filled with special places—Heritage is one of the most popular places to live. 25 minutes to downtown Raleigh and 20 minutes to downtown Durham. Loaded with activities and beautifully planned communities. Along the 98 corridor, conveniently situated between Durham and Raleigh, many new developments are opening that offer estate homes.

Youngsville, Rolesville & Franklinton

Further out than Wake Forest, but still close to the action. Franklinton has begun to build up its community and downtown area and has become quite robust—lots of value for the money for bigger homes and land. Rolesville has the biggest explosion of new development, and is positioned for a major population change over the next few years.

Cary

One of the most popular and exclusive areas around Raleigh. Home to many software companies, this area was the first to really explode with interest and that is reflected in price—it's by far the most expensive area. Always a favorite with people moving from out of the area, and a wonderful place to live. Cary demands the highest prices and due diligence money.

Apex & Holly Springs

South of Cary. If you like the Cary area and location, Apex and Holly Springs border Cary and are more economical, although catching up quickly. Apex has a charming, quaint downtown and fantastic communities, and tends to feel a bit more urban, with more vertical buildings, than its neighbor to the north, Wake Forest.

The surrounding *areas*

Willow Spring & Fuquay-Varina

Two areas a little further out that are great options. Willow Spring is about a 35-minute drive to Raleigh, with nice options for more land. Fuquay is stepping out as its own leading market—there is a dynamic community vibe in this town and lots of fun events.

Knightdale, Garner, Zebulon & Wendell

These areas offer some of the best values in our whole market. The Amazon center, located in Garner, has brought a ton of momentum. Garner and Knightdale both border Raleigh so commutes are amazing. Wendell and Zebulon are more rural with lots of land, and many homes are not in HOA-governed communities.

Clayton

This market has had an explosion of growth, with a few of the nicest master-planned communities including Flowers Plantation and Portofino. Clayton includes all kinds of different price ranges—you can get a lot for the money—and has a very strong community feel.



Raleigh's balanced *climate*

Raleigh offers a true four-season climate with mild winters, warm summers, and plenty of sunshine throughout the year. Residents enjoy blooming springs, vibrant fall colors, and comfortable weather that makes it easy to enjoy outdoor living, golf, parks, and weekend getaways year-round.

Spring

Beautiful. Everything starts blooming, temperatures are comfortable, and people are outside again. The only catch? Pollen. It's heavy for a few weeks, but once it's gone, it's hard to beat.

Summer

Warm—think 80s and 90s with some humidity. You'll see afternoon thunderstorms roll through, but they usually pass quickly. Great for pool days, lake days, and just being outside (as long as you don't mind a little heat).

Fall

Probably the favorite for most people. Cooler mornings, warm afternoons, and the humidity finally drops. It's perfect for golf, walks, and anything outdoors.

Winter

Pretty mild. You'll have some colder days, but nothing like up north. Snow is rare, but when it happens, the whole area tends to slow down a bit.

Wake County *education*

Navigating the school system in Wake County can be overwhelming. With over 158 schools, it's important to understand what each school has to offer and how to choose the best one for your student. Here's what you need to know about schools in Wake County.

TYPES OF SCHOOLS

Traditional public

The Wake County Public School System (WCPSS) offers traditional public schools at elementary, middle, and high school levels, with some schools offering specific programs such as International Baccalaureate or Advanced Placement courses. Traditional calendar and year-round schools are both options.

Magnet schools

Specialized academic programs at all grade levels, such as the STEM program (science, technology, engineering, and mathematics) or the Humanities program.

Charter schools

Unique educational opportunities in a public school setting.

Private & parochial

Private and parochial (Catholic) schools are also available for families who want to explore those options as well.



Enrollment & *calendars*

ENROLLMENT PROCESS

The enrollment process begins by creating an account with WCPSS and submitting a registration form online. Once your application is received, it will be reviewed by the Student Enrollment Office and assigned to a school based on availability. You may also be asked to complete additional paperwork or schedule an appointment with the enrollment office. It is important that you respond promptly to any requests from them; failure to do so could result in a delay in processing your application or even denial of enrollment.

ENROLLMENT CAPS

Some schools in Wake County have been capped to prevent overcrowding. If you have concerns with your base school being capped, it is important to call and discuss your options with the school's data manager. They will discuss waitlist and overflow schools.

TRADITIONAL VS. YEAR-ROUND

Not all schools operate on the same calendar. Some are on a traditional calendar—starting in late August and ending in early June—but many elementary and some middle schools operate on a year-round calendar, and some operate on a modified calendar year.

Year-round calendars mean students have scheduled breaks throughout the school year. Most operate with 4 tracks—one track is always tracked out while the other three are in session—typically following a pattern of 9 weeks in school and then 3 weeks off, with additional breaks for winter and at the end of the school year.

NEED GUIDANCE? WE CAN HELP

School options can play an important role in your move. We've teamed up with a phenomenal school expert, Libby Taylor with SchoolUP Wake (schoolupwake.com), and include a consultation with Libby for all of our buyer clients needing more information about schools and their options in Wake, Durham, and Johnston County. For ratings, we've found Niche.com to be a helpful resource.

Healthcare

Raleigh offers access to top-tier healthcare, with a strong network of hospitals, specialty clinics, and private practices throughout the area. Leading systems like Duke Health, UNC Health, and WakeMed provide comprehensive care ranging from primary services to advanced specialties and emergency treatment. The area is also home to a wide range of wellness providers, urgent care centers, and boutique medical practices, making it easy for residents to find personalized, high-quality care close to home.

Duke University Hospital

Located in Durham and named the #1 hospital in the state. Nationally ranked in 11 adult specialties and 9 pediatric specialties.

UNC Hospitals

UNC Hospitals in Chapel Hill is nationally ranked in 4 adult and 8 pediatric specialties.

UNC Rex Hospital

Located in Raleigh and regionally ranked #3. It has received high-performance rankings in 19 adult procedures.

WakeMed Hospital

Two locations including Raleigh and Cary. The North Raleigh location includes a Children's Hospital. This hospital has received national as well as regional rankings.



Career & opportunity

Raleigh and the greater Research Triangle area are home to a mix of major headquarters and dynamic growth sectors that make the job market both exciting and diverse. The region hosts large employers in healthcare, education, tech, and research, from institutions like Duke University, UNC Chapel Hill, and NC State University to global tech and science firms such as IBM, Cisco, and SAS, alongside a growing roster of corporate headquarters and expanding companies fueling opportunities across industries.

As of 2026, the broader Triangle job market continues to show strength with tens of thousands of openings, particularly in technology, biotech, healthcare, and professional services, reflecting long-term growth trends and a resilient economy.

Technology	Biotech	Healthcare	Professional
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Shopping

Raleigh offers a well-rounded shopping scene that blends upscale retail with local charm. Popular destinations like North Hills feature a walkable, open-air setting with a mix of luxury brands, national retailers, and dining, while Village District provides a more boutique feel with locally owned shops and stylish storefronts. Larger centers like Crabtree Valley Mall offer a wide range of major brands, making it easy to find everything in one place. Overall, Raleigh's shopping experience is diverse, combining modern retail destinations with unique, locally driven boutiques and markets.



NORTH HILLS



VILLAGE DISTRICT



CRABTREE VALLEY MALL



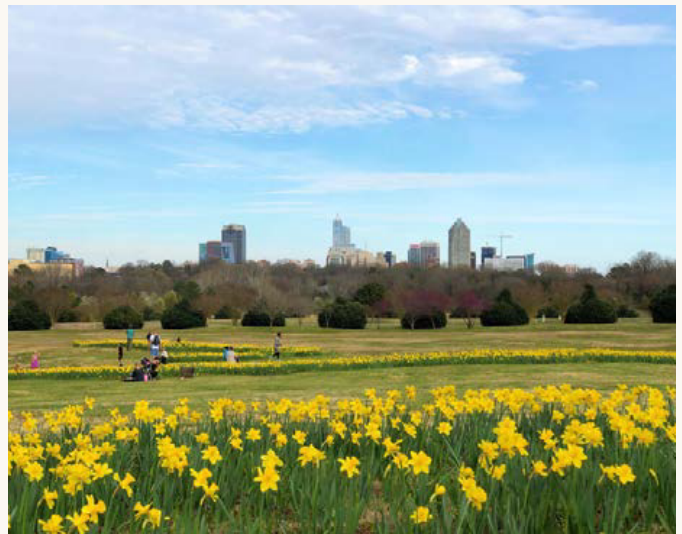
THE STREETS AT SOUTHPPOINT

Parks & outdoor *activities*

Raleigh's outdoor scene offers a mix of scenic parks, lakes, and unique recreational spots, with something for both relaxation and adventure. Residents enjoy destinations like William B. Umstead State Park and Lake Johnson for trails, kayaking, and nature escapes, while nearby Fantasy Lake Adventure Park adds a more high-energy option—a crystal-clear quarry lake with an inflatable water park, paddleboarding, kayaking, and beach-style lounging that's a go-to during the warmer months. Overall, Raleigh's outdoor lifestyle blends peaceful green spaces with fun, active experiences, perfect for year-round enjoyment.



PULLEN PARK



DOROTHEA DIX PARK



FANTASY LAKE ADVENTURE PARK

Premier golf *lifestyle*

Raleigh offers an exceptional golf lifestyle, with a wide range of private clubs, semi-private courses, and distinguished country clubs throughout the Triangle. Many communities are thoughtfully designed around golf, offering beautiful surroundings and easy access to top-tier recreation. Combined with Raleigh's mild climate and year-round playability, it's the perfect place to enjoy the game—and the lifestyle that comes with it.



PRIVATE COUNTRY CLUBS

The Hasentree Club — High-end course in Wake Forest

Prestonwood Country Club — 54 holes and top-tier facilities

North Ridge Country Club — Classic private club

Carolina Country Club — Traditional, historic course

Wakefield Plantation Country Club — Well-known private layout

Raleigh Country Club — Donald Ross design, hosts pro events

PUBLIC & SEMI-PRIVATE COURSES

River Ridge Golf Club — Scenic layout with elevation and water features

Raleigh Golf Association — One of the oldest public courses in the area (27 holes)

Lonnie Poole Golf Course — Arnold Palmer-designed collegiate course

Wildwood Green Golf Club — Local favorite, player-friendly

Pine Hollow Golf Club — Affordable, laid-back course nearby

Heritage Golf Club — Well-kept course with strong finishing holes

Easy escapes *from Raleigh*

One of the best things about living in Raleigh is how simple it is to get away for a weekend. You really get both the mountains and the coast within a few hours.

Head west · 3.5–4.5 hours

You're in the Blue Ridge Mountains. Towns like Boone, Blowing Rock, and Asheville offer cooler air, hiking, waterfalls, and beautiful scenic views—perfect for a quick reset.

Go east · 2.5–3.5 hours

You'll reach the coast. Spots like Emerald Isle, Atlantic Beach, and Wilmington give you easy access to sandy beaches, boating, and relaxed coastal towns.

What makes it so appealing is the flexibility—you can leave after work on a Friday and be in a completely different setting that same night. Living in Raleigh really does give you the best of both worlds without the hassle of air travel.



NO. 12

Thank *you*

Thank you for exploring Raleigh with us. Our team is here to make your move and every step of your life in this vibrant city seamless. From finding the perfect neighborhood to uncovering local favorites and hidden gems, we're dedicated to supporting you as you settle in, explore, and fully enjoy everything Raleigh has to offer.

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