

Living in Apex, NC: The Complete 2026 Guide

A community guide by Jade Derival, Realtor — *Luxury Isn't a Price Point. It's an Experience.*

Overview of Apex

Apex is a town in western Wake County, North Carolina, roughly 15–20 minutes from Cary, Raleigh, and Research Triangle Park (RTP). Incorporated in 1873, Apex takes its name from sitting at the highest point on the old Chatham Railroad line, and today carries the town motto “The Peak of Good Living.” Its 1994-designated historic downtown along Salem Street anchors a blend of small-town charm and rapid Triangle-area growth, and the town has earned national recognition including Money Magazine's #1 Best Place to Live, Forbes' #3 Best Place to Move To, and Movoto's #5 Happiest Suburb in America.

Sources: [Wikipedia: Apex, NC](#) / [Rome2Rio](#) / [Carroll Team Sells NC](#)

Population & Demographics

- Town population (2026 est.): the Town of Apex's own estimate is **85,721 as of May 31, 2026**, based on ACS 5-Year Estimate methodology; the U.S. Census Bureau's most recent published ACS figure is **70,630 (2024)** — figures vary meaningfully depending on the data source and month, so always confirm the current estimate.
- Median age: **36.4 years**.
- Median household income (2024): **\$144,135**, with per-capita income of \$91,710; some sources report a slightly higher figure of \$146,836 for the same year depending on methodology.
- Racial/ethnic composition: roughly 61.7% White, 19.5% Asian, 7.3% Black or African American, 6.2% Hispanic or Latino, and the remainder multiracial and other groups
- Apex is the **15th most populous municipality in North Carolina**, and one of the fastest-growing towns in Wake County — its population has grown over 100% since 2010.

Sources: [Apex, NC – Official Website](#) / [World Population Review](#) / [NC Demographics](#) / [City-Data](#) / [HomeSnacks](#)

Best Neighbourhoods in Apex

Neighbourhood	Known For	Approx. Price Point
Sweetwater	165-acre master-planned village off US-64/NC-540 with its own Town Center for shopping & dining	~\$400K–\$1M+
Bella Casa / Villagio at Bella Casa	Upscale, custom-built homes; pool, tennis courts, adjacent to Apex Nature Park	~\$700K+
Destin (West Apex)	Exclusive 40-home enclave, fully custom homes, HOA-maintained exteriors, ½-acre wooded lots	~\$1M+
Abbingtion	Established West Apex community of 433 homes near RTP, Jordan Lake & Beaver Creek Crossings	Moderate–high
Haddon Hall	Townhouses, condos & single-family homes; walkable to Beaver Creek & Downtown Apex	Wide range
Historic Downtown Apex (Salem Street)	Walkable 1994 historic district, local shops & restaurants, PeakFest & Apex Music Festival	Varies by home age

Sources: [RaleighRealty: 15 Best Neighborhoods in Apex](#) / [Harmony Realty Triangle](#) / [Next Stop Movers NC](#) / [Triangle Homes & Real Estate](#)

Cost of Living & Home Prices

- Average/median home value (2026): **figures range from about \$603,000 to \$650,000** depending on the data source and month — Zillow's ZHVI shows \$603,237 (down 2.2% YoY as of June 2026), Houzeo reports a median sale price of \$630,000, and Movoto's median list price is \$649,900.
- Days on market: **estimates vary widely by source and time period**, from roughly 14–21 days (Zillow, Redfin) up to the mid-50s (Houzeo, Movoto) — always check current, hyper-local comps.
- Sale-to-list price ratio: **around 98.4–98.7%**, indicating a market that is close to balanced between buyers and sellers.
- Inventory: **roughly 1–3 months of supply** depending on the source, still on the tighter side of the 4–6 months considered a balanced market.
- Cost of living: **estimates diverge by source** — HomeSnacks puts Apex's cost-of-living index at 121 (about 21% above the U.S. average, driven mainly by housing), while City-Data reports a near-average index of 95.9; median gross rent is roughly \$1,900–\$2,040.

Note: home price and market data changes monthly — always confirm current figures with your agent or MLS before using them in a transaction.

Sources: [Zillow](#) / [Houzeo](#) / [Movoto](#) / [Redfin](#) / [HomeSnacks](#) / [City-Data](#)

Real Estate Market Insights

- Apex has been named **Money Magazine's #1 Best Place to Live in America**, Forbes' #3 Best Place to Move To, and Movoto's #5 Happiest Suburb in America, all of which continue to support strong buyer demand.
- Market conditions vary by snapshot: **Houzeo's mid-2026 data describes an evenly balanced market** (98.67% sale-to-list ratio, 1.07-month supply), while earlier Redfin data described a “very competitive” market with homes averaging 2 offers and selling in about 21 days.
- **New construction remains a major share of the market**, concentrated in growth corridors near NC-540 and US-64, including large master-planned communities like Sweetwater and Bella Casa.

Sources: [Carroll Team Sells NC](#) / [Houzeo](#) / [Redfin](#) / [Phil Slezak – Living in Apex, NC](#)

Schools

Apex is served primarily by the **Wake County Public School System (WCPSS)** — the largest school district in North Carolina and the 16th largest in the nation — through its R-1 attendance area, which covers 18 elementary, 10 middle, and 4 high schools serving Apex addresses.

- **Apex High School** carries an overall Niche grade of A and ranks #11 among Best Public High Schools in Wake County.
- **Apex hosts 12 public schools with an average GreatSchools rating of 8 out of 10**, plus 5 private and 2 charter schools serving the area.
- **Wake County Schools overall carry a Niche grade of A** and rank among the top public school districts in North Carolina.

School ratings and attendance boundaries change; always confirm current school assignment by address at [wcpss.net](#).

Sources: [Niche: Apex High School](#) / [Niche: Wake County Schools](#) / [Movoto Market Trends](#) / [Luxury Movers – Sweetwater](#)

Parks, Greenways & Recreation

Apex sits beside **Jordan Lake**, a 14,000-acre lake offering hiking, biking, swimming, and sailing without a trip to the North Carolina coast. In-town options include Apex Nature Park, Apex Community Park, Pleasant Park, Trackside Skate Plaza, and Kelly Road Park, along with a growing greenway network. Each year, thousands of residents gather on Salem Street for PeakFest and the Apex Music Festival.

Sources: [Carroll Team Sells NC](#) / [RaleighRealty – Moving to Apex](#)

Shopping & Dining

Apex's retail and dining scene centers on **historic Salem Street** downtown — locally owned shops, restaurants (including Daniel's, Sushi Iwa, and JD's Tavern), and regular community events — alongside newer hubs like **Beaver Creek Crossings** (major retail, including Costco) and the **Sweetwater Town Center**, a 45-acre walkable commercial and entertainment district with shopping, dining, and a medical clinic.

Sources: [Getting Moving Muscle – Cities Close to Raleigh](#) / [Team Anderson Realty – Sweetwater](#) / [Luxury Movers – Sweetwater](#)

Healthcare

Apex is served directly by **Wake Med Apex Health plex**, featuring a 24/7 full-service emergency department backed by Wake Med Cary Hospital and Wake County's only Level 1 Trauma Center, plus a UNC REX Rehabilitation and Nursing Care Center located in town. Residents also have easy access to the region's larger hospital networks, including Wake Med Cary Hospital, Rex Hospital and Duke Health Raleigh Hospital in Raleigh, and Rex Holly Springs Hospital — giving Apex residents access to some of the top-ranked hospital networks in the Southeast.

Sources: [WakeMed Apex Healthplex](#) / [UNC REX Rehabilitation – Apex](#) / [Healthgrades – Hospitals near Apex](#) / [Wake County Economic Development](#)

Commute Times

- **RDU International Airport** is about 13 miles from Apex — roughly a 20-minute drive.
- **Research Triangle Park (RTP)** is about 20 minutes away via NC-540, though estimates range 20–40 minutes depending on traffic and the specific route.
- **Downtown Raleigh** is roughly 18–26 miles from Apex; typical drive times run about 25–45 minutes off-peak and can stretch well beyond an hour during peak rush hour.
- **Major commuter routes include NC-540 (the tolled Triangle Expressway), US-1, NC-55, and US-64**, connecting Apex to Cary, Morrisville, RTP, and Raleigh.

Sources: [Rome2Rio](#) / [This Is Raleigh](#) / [Ensemble Properties NC](#) / [RaleighRealty – Moving to Apex](#)

New Construction Communities

New construction in Apex is concentrated in growth corridors near NC-540 and US-64. **Sweetwater** is the town's flagship master-planned community — a 165-acre, \$275-million project with 347 single-family homes and 63 townhomes ranging from the \$290s to over \$1 million. **Bella Casa and Villagio at Bella Casa** offer upscale and custom homes with pool, tennis, and Apex Nature Park access, while newer subdivisions like The Huxley and The Depot 499 continue to add inventory from national builders such as Pulte and Lennar. As of mid-2026, dozens of new communities are in active development or pre-construction across Apex.

Sources: [Triangle Homes & Real Estate](#) / [Team Anderson Realty – Sweetwater](#) / [Homes.com – Sweetwater New Construction](#) / [NewHomeSource – Apex](#)

Is Apex a Good Place to Live?

Yes — Apex consistently earns national recognition (Money Magazine's #1 Best Place to Live, Forbes' #3 Best Place to Move To, and Movoto's #5 Happiest Suburb in America), thanks to a historic, walkable downtown, top-ranked Wake County schools, easy access to Jordan Lake and the greenway system, and a short commute to Research Triangle Park and Raleigh. It's an especially strong fit for families and professionals who want small-town character with big-Triangle job access — though rapid growth means buyers should budget for a home-value premium and confirm current market conditions before writing an offer.

Sources: [Carroll Team Sells NC](#)

Frequently Asked Questions

Is Apex a good place to raise a family? Yes. Apex is zoned to Wake County Public Schools, one of the top-ranked districts in North Carolina, and neighborhoods like Sweetwater, Abbingdon, and Haddon Hall are specifically known for family-friendly amenities and parks.

Is Apex's housing market a buyer's or seller's market in 2026? It depends on the snapshot — recent data shows a roughly balanced market (about 98.7% sale-to-list ratio and just over a month of supply), though conditions can shift quickly by neighborhood and price band, so confirm current comps with your agent.

How far is Apex from Research Triangle Park and RDU? RTP is roughly 20 minutes away via NC-540, and RDU International Airport is about a 20-minute, 13-mile drive.

What's the median home price in Apex right now? Roughly \$600,000–\$650,000 depending on the data source and month — always confirm current figures with your agent, since prices shift monthly.

Thinking About Your Next Move in Apex?

Whether you're relocating for work, upgrading to your forever home, or exploring investment opportunities in one of Wake County's most in-demand suburban markets, I'd be honored to help you navigate the Apex market with confidence.

Jade Derival

Realtor

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