2026

NORTH CAROLINAS

BRIER CREEK 27617 GUIDE

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THE BRIER CREEK HOMEBUYER GUIDE

Brier Creek & ZIP 27617

A concierge buyer's guide by Carolyn Graven

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I help buyers land the right home in Brier Creek and Northwest Raleigh with honest guidance, deep local relationships, and a calm, white-glove hand at every step. This guide is the same concierge resource I share with every serious buyer before we start touring, so you walk into your first showing already two steps ahead.

With more than 25 years of business and real estate experience, I bring a client-first approach built on trust, responsiveness, and results. I take on a select number of clients at a time so your search always has my full attention, and I handle the details myself rather than passing you down a line. Having made a long-distance move to the Triangle myself, I know what relocating asks of a family, and I bring that perspective to your purchase whether you are buying, downsizing, or relocating from out of state.

CREDENTIALS & SPECIALTIES

Brokerage	**Keller Williams Elite Realty**
License	**NC License #319609 · Active**
Memberships	**NAR · NC Realtors · Raleigh Regional Assoc. of Realtors**
MLS	**Triangle MLS**
Specialties	**White-Glove Concierge Service · 55+ Communities · Brier Creek · Relocation**

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Welcome to Brier Creek

A plain-English overview for buyers moving in from out of the area.



Raleigh is the capital of Wake County, North Carolina, and Brier Creek is its Northwest corner, mapped to ZIP code 27617. It is a master-planned corridor anchored by Brier Creek Country Club, bordered by William B. Umstead State Park, and minutes from Raleigh-Durham International Airport. If you have flown into RDU and thought you could live right here while driving past golf greens and oak canopies, you were in Brier Creek.

The community was built out starting in 2001 around an Arnold Palmer-designed 18-hole course, with a cluster of townhome and condo neighborhoods along Brier Creek Parkway. Brier Creek Commons, an 800,000 sq ft open-air lifestyle center with Target, HomeGoods, Barnes & Noble, and 75-plus stores and eateries, is the de facto town square. Five minutes in any direction puts you at Umstead's 22 miles of trails, the Angus Barn steakhouse, or an on-ramp to I-540.

For buyers relocating from out of state, Brier Creek hits a sweet spot. It is suburban without being remote, the commute to Research Triangle Park runs about 15 minutes, and RDU offers nonstop flights to hubs including SFO, LAX, and SAN. Your budget also stretches further here than in most large coastal metros, often into a new-construction home with a backyard. The typical style is transitional Southern: brick or fiber-cement exteriors, covered porches, open floor plans, and two-car garages.

BRIER CREEK AT A GLANCE

County	**Wake (parts in Durham)**	Established	**2001**
Property Tax	**~0.91% (Raleigh-city)**	State Income Tax	**3.99% flat**
Typical Style	**Transitional Southern**	Climate	**Humid subtropical**

Property tax rates verified for fiscal year 2026-27 and income tax for 2026. Current market figures are on the next page.

Why Buyers Choose Brier Creek

~14,300 BRIER CREEK POPULATION	**$425K** MEDIAN HOME PRICE	**$0** BUYER TRANSFER TAX
15 min DRIVE TO RTP	**3.99%** NC FLAT INCOME TAX	**8 min** DRIVE TO RDU AIRPORT

BRIER CREEK MARKET SNAPSHOT · *updated September 2026*

Median sale price	**$424,816 (Jun to Aug 2026)**
Median days on market	**34 days**
List-to-sale price ratio	**99.0%**
Homes for sale now	**Live search at cteliving.com**
Price trend vs. summer 2025	**down 9.0%**

What This Adds Up To

Brier Creek is one of the most sought-after corners of the Triangle for out-of-state buyers, and the math is a big reason. North Carolina's flat 3.99% income tax and property taxes around 0.91% of assessed value keep your cost of living in check, and prices here run well below those in most large coastal metros. Pair that with nonstop RDU flights to hubs across the country, and you get a relocation that pencils out financially and keeps family within easy reach.

Just as importantly, days on market have normalized. Homes here now take noticeably longer to sell than they did at the peak of the 2022 frenzy, which gives buyers real negotiating room on price, repairs, and closing costs. For my clients, that is leverage they have not had in years.

Homes for Every Lifestyle

The communities that make up Brier Creek and 27617, with price ranges and honest takes.



Brier Creek Country Club

$550K–$1.4M

The flagship master-planned community. Single-family homes along the Arnold Palmer golf course, with clubhouse dining, pool, and tennis. All residents hold at least a club Social Membership.

GOLF · RESORT-STYLE · GATED FEEL

Regency at Brier Creek

$450K–$650K

Within Brier Creek Country Club. Mostly single-level brick ranch homes with first-floor primary suites, plus some larger homes with walkout basements. Geared to active adults who want low-maintenance living (age-targeted, open to all ages).

WITHIN BCCC · SINGLE LEVEL & WALKOUT · ACTIVE ADULT

More Brier Creek Communities

Avera Place & The Cascades

$280K–$420K

Condominium communities within Brier Creek Country Club, with cathedral ceilings, granite counters, and secure entries. The most accessible price points in the zip.

WITHIN BCCC · CONDOS · STARTER-FRIENDLY

Brier Creek Townes

$385K–$525K

Newer townhome subdivision with modern finishes and walkability to Brier Creek Commons. Quartz counters and luxury vinyl plank flooring. A common first landing pad.

MODERN · WALKABLE

Lennox & Seville at Brier Creek

$340K–$475K

Attached townhome communities with neighborhood pools and social membership access to the country club. Strong price-per-square-foot value.

WITHIN BCCC · VALUE · POOL ACCESS

The Cottages at Brier Creek

$360K–$465K

Toll Brothers condo and townhome-style homes with private garages, a shared pool, fitness, and fire pit. Walkable to the Commons, zero yard maintenance.

TOLL BROTHERS · WALKABLE · AMENITIES

HOA FEES AT A GLANCE

Home Type	Typical HOA	Usually Covers
Single-family (BCCC)	$80–$200 / mo	Common areas, amenities, plus a required club Social Membership
Townhomes & Condos	$200–$450 / mo	Exterior maintenance, roof, lawn care, pool and fitness
Club golf / social tiers	$200–and up / mo	Separate, additional membership; optional upgrades beyond Social

HOAs are nearly universal in Brier Creek. I confirm exact dues and what they cover, including any required club membership, before we write any offer.

55+ Communities Near Brier Creek

Brier Creek is open to all ages, but it sits minutes from several of the Triangle's established 55+ communities. Age-restricted communities require a resident 55 or older; age-targeted ones are marketed to active adults but stay open to all ages. I help you sort which fits.



AT A GLANCE

Community	Location · Type	Highlights
Regency at Brier Creek	In 27617 · age-targeted	Single-level ranch homes, plus larger homes with walkout basements, inside Brier Creek Country Club
Carolina Arbors by Del Webb	Durham 27703 · 55+	Closest large 55+; 37,000 sq ft clubhouse, 100+ clubs
Fendol Farms	Durham 27703 · 55+	Newer gated 55+; amenity center, pickleball, social calendar
Creekside at Bethpage	Durham 27703 · 55+	Established 55+; clubhouse with fitness and billiards
Carolina Preserve at Amberly	Cary 27519 · 55+	Large Del Webb; resort clubhouse, pools, tennis
The Courtyards at O'Kelly Chapel	Cary 27519 · 55+	Epcon courtyard ranch homes built for aging in place

55+ housing is permitted under the federal Housing for Older Persons Act. Carolina Arbors, Fendol Farms, and Creekside sit just over the Wake/Durham line in ZIP 27703. I confirm current pricing and age policies before any visit.

Schools In & Around Brier Creek

Where to look, how assignment works, and the resources to evaluate schools yourself.

Brier Creek is served primarily by the Wake County Public School System, one of the largest districts in North Carolina. One important note: the Wake and Durham county line runs through parts of Brier Creek, including some Country Club sections, so a specific home may be assigned to either Wake County Public Schools or Durham Public Schools, which also affects tax jurisdiction. Assignments are set by address and can change year to year, so I confirm the exact assignment for any home before we tour it.

PUBLIC SCHOOLS THAT COMMONLY SERVE THE AREA

School	Grades	District
Leesville Road Elementary	K–5	Wake County Public Schools
Sycamore Creek Elementary	K–5	Wake County Public Schools
Pine Hollow Middle	6–8	Wake County Public Schools
Leesville Road Middle	6–8	Wake County Public Schools
Leesville Road High	9–12	Wake County Public Schools

Private & independent options nearby include Trinity Academy of Raleigh (K–12), Ravenscroft School (PreK–12), and Cardinal Gibbons High School (9–12), among other independent and faith-based schools serving North and Northwest Raleigh. I am glad to share a fuller list based on your priorities.

RESOURCES TO RESEARCH SCHOOLS YOURSELF

Wake County Public Schools address lookup
Confirm the assigned schools for a specific property. wcpss.net

Durham Public Schools (for Durham-assigned homes)
For homes that fall on the Durham side of the line. dpsnc.net

GreatSchools
Independent ratings, test data, and parent reviews so you can judge fit for yourself. Find the link to greatschools.org under the resources tab



Commute & Travel Times



Brier Creek sits at the intersection of I-540 and I-40, putting you 15 minutes or less from almost everything that matters in the Triangle.

WORK & INNOVATION

Destination	Time	Distance
Research Triangle Park	15 min	9 miles
Cisco RTP Campus	15 min	9 miles
SAS Institute (Cary)	18 min	11 miles
Epic Games (Cary)	20 min	12 miles
Downtown Raleigh	25 min	12 miles
Downtown Durham	20 min	14 miles

RTP alone is home to 300+ companies and 50,000+ jobs.

UNIVERSITIES & HEALTHCARE

Destination	Time	Distance
NC State University	18 min	11 miles
Duke University	20 min	13 miles
UNC Chapel Hill	30 min	22 miles
UNC REX Hospital	17 min	10 miles
Duke Raleigh Hospital	18 min	11 miles
WakeMed Raleigh	20 min	13 miles

Drive times are typical off-peak estimates via I-540 and I-40; add 10 to 25% during weekday rush. Source: Google Maps.

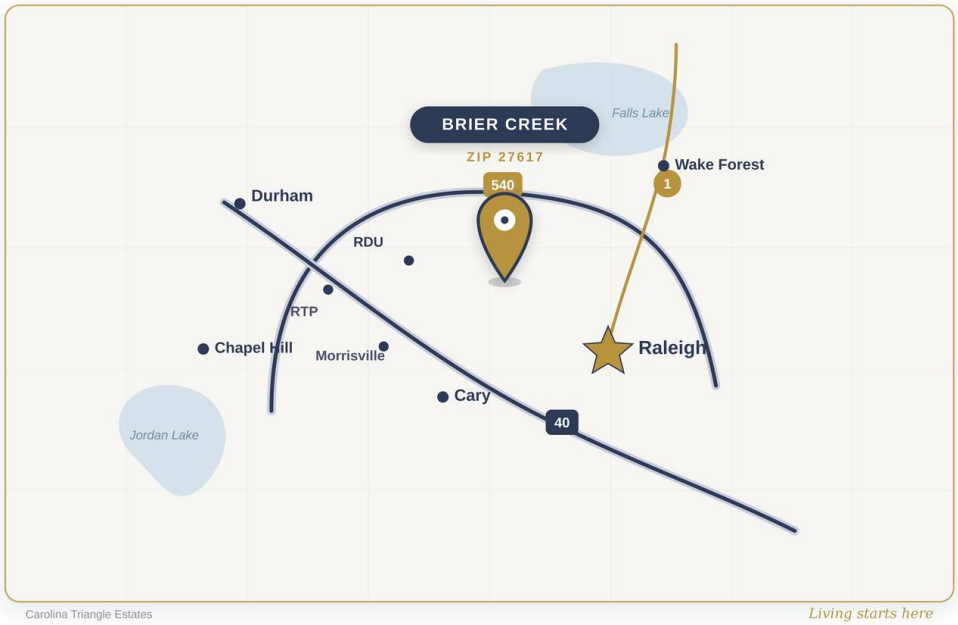
Weekend & Travel

Destination	Time	Distance
RDU International Airport	8 min	4 miles
Umstead State Park	5 min	2 miles
North Hills (Midtown)	17 min	9 miles
Wrightsville Beach	2 hr 15	130 miles
Charlotte	2 hr 30	165 miles
Asheville (Mountains)	3 hr 45	245 miles

RDU offers nonstop flights to SFO, LAX, and SAN. Wrightsville Beach is the closest Atlantic coastline; Asheville and the Blue Ridge Parkway make an easy mountain weekend.

The Two-Highway Advantage

What makes Brier Creek unusually convenient is that two interstates border the zip. I-540 loops the northern Triangle and feeds directly into RTP. I-40 runs the diagonal toward downtown Raleigh, Durham, and Chapel Hill. Having two highway options means a single accident rarely ruins your commute, and it is the practical reason RDU, RTP, and three major university towns all sit within a 30-minute radius of your driveway.



Life Inside Brier Creek

**Restaurants, breweries, and gathering spots
I end up recommending to clients every single week.**

ICONIC STEAKHOUSE

Angus Barn

On US-70 at the edge of Brier Creek, family-owned since 1960. Certified Angus Beef aged in-house, one of the country's largest wine cellars, and the Wild Turkey Lounge rooftop. Every newcomer's first big dinner-out.

STEAKHOUSE

Epic Chophouse

8551 Brier Creek Pkwy, in Brier Creek Commons. USDA Prime and Certified Angus Beef, hand-cut steaks aged 35-plus days, plus seafood and a deep wine list in a warm, clubby room. A polished special-occasion spot.

CRAFT BREWERY

Lonerider Brewing Company

One of Raleigh's fastest-growing craft producers, headquartered right in the Brier Creek corridor. Weekly tours, tastings, outlaw-themed beers on draft, and a dog-friendly patio.

SOUTHERN BRUNCH

The Flying Biscuit Cafe

9400 Brier Creek Pkwy. Southern comfort with a twist: shrimp and grits, signature biscuits with apple butter, creamy white cheddar grits. Weekend brunch feels more like a community gathering than a wait.

JAPANESE · HIBACHI

Umami Japanese Steakhouse & Sushi

8411 Brier Creek Pkwy. Teppan-yaki tables where the chef puts on a show, plus a serious sushi menu. The Volcano Roll and NC State Roll have a cult following.

PIZZA · CASUAL

Mellow Mushroom

A Brier Creek Commons favorite for stone-baked specialty pizzas, calzones, and craft beer. Relaxed, family-friendly, and an easy weeknight go-to.

FARM-TO-TABLE

Page Farms of Raleigh

6100 Mt. Herman Rd, a working pick-your-own farm.
Strawberries in spring, blueberries in summer,
pumpkins in October.
A family Saturday tradition for Brier Creek.

What to Watch For in Brier Creek

The candid cautions I give every buyer, so there are no surprises at the closing table.

I would rather you hear these from me now than discover them later. None of them should scare you off Brier Creek. They are simply the things a local agent watches for on your behalf.

1

The club Social Membership is a permanent cost

Every home inside Brier Creek Country Club, including Regency and the carriage homes, carries a required club Social Membership on top of HOA dues. Budget for it from day one.

2

The Wake and Durham county line runs through the area

Two homes a few streets apart can sit in different counties, with different property tax rates and school assignments. I confirm the county for any home before you fall in love with it.



3

Golf-course lots cut both ways

The views are beautiful, but factor in stray balls, course foot traffic, and resale to buyers who do not golf. These lots carry a price premium.

4

Condos and townhomes can levy special assessments

Before you buy, we review the HOA's reserves, dues history, and meeting minutes so a surprise assessment does not land after closing.

5

Resale often beats new on value

A resale home frequently includes finished landscaping, blinds, fencing, and upgrades a new build charges extra for. We weigh total cost, not just the sticker price.

Moving to Brier Creek & 27617, Answered

The questions I am asked most often by buyers moving to the area.



What is the median home price in Brier Creek (27617)?

The median sale price in 27617 was about $425,000 this summer, with Brier Creek proper running closer to $410,000 and the country club's golf-course homes well above that. Across the board, prices run well below comparable large-metro zip codes.

Which neighborhoods are most popular with relocating buyers?

Buyers typically gravitate to two spots: Brier Creek Country Club for golf and resort amenities, and Regency at Brier Creek, inside the country club, for low-maintenance living. Regency is mostly single-level ranch homes, with some larger homes offering walkout basements. Each offers close proximity to RDU Airport and Research Triangle Park.

How many days on market do homes take?

Homes in Brier Creek currently take longer to sell than they did at the 2022 peak, depending on neighborhood and price point. That shift gives buyers real negotiating room on price, repairs, and closing costs, leverage buyers have not had in years.

What is the home-buying process in North Carolina?

North Carolina is an attorney-closing state, not escrow-based. **Due-diligence money is non-refundable if you walk**, and buyers typically close in 30 to 45 days. The sequence: get pre-approved, tour homes, submit an offer with due-diligence and earnest money, complete inspections within the due-diligence period, then the attorney handles title and closing. I walk relocating clients through every unfamiliar step.

Do I need a real estate attorney in NC?

Yes. Unlike many states, North Carolina requires a licensed real estate attorney to conduct the title search, prepare the deed, and handle closing funds. Attorney fees typically run $500 to $900 and are paid at closing. I introduce you to a trusted Brier Creek-area attorney who I work closely with.

How do property taxes work here?

For a home inside the City of Raleigh, the combined property tax rate is about 0.91% of assessed value (Wake County 0.5371 plus City of Raleigh 0.3720 per $100), so a $500,000 home pays roughly $4,545 a year. Homes on the Durham County side of Brier Creek fall under a different, generally higher rate, so I confirm the exact jurisdiction for any home before you write an offer.



What Clients Say

A few words from buyers and sellers I have had the privilege to guide.

> *Carolyn has the patience of a saint. She makes sure every little detail has been taken care of. Her follow-through and attention to detail keep you on the right path to closing.*
>
> **– Buyer, Brier Creek**

> *Carolyn is friendly, very responsive, and has a lot of local knowledge in the Brier Creek area. I also really appreciate her negotiating skills.*
>
> **– Relocating buyer**

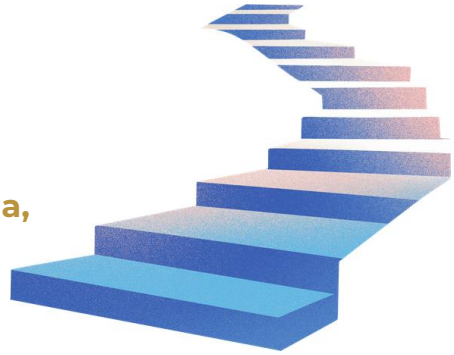
> *Carolyn made the entire process so easy. She is professional, deeply knowledgeable about the Raleigh market, and genuinely cares about finding the right fit. Highly recommend to anyone buying or selling in Brier Creek.*
>
> **– Buyer & seller, 27617**

★ ★ ★ ★ ★

Read my reviews on Google

See verified client reviews at google reviews

Your Path to Closing



How a home purchase works in North Carolina, step by step, with my role at each stage.

1

Get pre-approved

Talk to a lender early so you know your budget and can move quickly. I introduce you to trusted local lenders who understand relocation buyers.

2

Tour and choose a home

We tour neighborhoods, compare HOAs, amenities, and locations, and narrow to the homes that truly fit your life and budget.

3

Offer accepted

You put up a due-diligence fee and earnest money. In NC the due-diligence fee is typically non-refundable if you walk, so we set it strategically.

4

Due-diligence period

Inspections, appraisal, and loan processing happen here. This is your window to investigate the home and negotiate repairs or credits.

5

Final walkthrough

We confirm the home's condition and that any agreed repairs are complete before you sign.

6

Closing at the attorney's office

North Carolina is an attorney-closing state. The deed is recorded, funds transfer, and you get the keys. Most purchases close in 30 to 45 days.

A note for relocating buyers: North Carolina closings are handled by a licensed attorney rather than an escrow company, and your due-diligence money is at risk if you cancel outside the contract terms. I walk you through every unfamiliar step so there are no surprises.

Closing Costs & Financing

What HOA fees and club memberships should I expect?

HOAs are nearly universal in Brier Creek. Single-family homes in Brier Creek Country Club run $80 to $200 a month; townhomes and condos run $200 to $450 and typically cover exterior maintenance, roof, lawn care, and pool or fitness amenities. The required Social Membership applies to homes throughout Brier Creek Country Club, including Regency and the carriage homes; golf and higher tiers are optional upgrades, roughly $200 to $600 a month depending on level.

WHAT'S INCLUDED IN NC BUYER CLOSING COSTS

Cost	Typical Range	Notes
Closing attorney fee	$500–$900	NC closings are handled by an attorney
Lender fees	~0.5%–1% of loan	Origination, processing, underwriting
Appraisal	$500–$700	Ordered by your lender
Title insurance	NC-regulated	Lender's policy; owner's recommended
Recording fees	~$90	Deed and deed of trust; varies by county
Prepaids & escrow	Varies	Insurance, prepaid interest, tax reserves
Prorated items	Varies	Prorated HOA dues and property taxes at closing

Estimated fee-type closing costs: roughly 2 to 3% of the purchase price, about $11,000 to $15,000 on a $500,000 home. *Separate funds, not closing costs: your down payment, due-diligence fee, and earnest money. Your lender's Loan Estimate is the authoritative breakdown.*

FINANCING YOUR BRIER CREEK HOME

Get pre-approved first. It sets your budget and lets you act fast when the right home appears.

Out-of-state income qualifies. Relocating buyers can be approved using income from a job in another state, including remote roles.

Jumbo loans for the club homes. Homes above the conforming loan limit, common in Brier Creek Country Club, use jumbo financing with its own guidelines.

Downsizing? Ask about a bridge loan. If you are 55+ and selling elsewhere, a bridge loan can let you buy here before your current home closes.

I am not a lender, but I connect you with trusted local lenders who understand relocation and these neighborhoods.

Let's Find Your Brier Creek Home

You now have the same head start I give every serious buyer. Here is how we turn this guide into an address.

1

Get pre-approved

Talk to a lender so we know your budget and can move fast when the right home appears. I can introduce you to **trusted local lenders** who understand relocation buyers.

2

Book a discovery trip

We tour neighborhoods, drive your prospective commute, and visit the spots in this guide. Ask me for my **self-guided area tour** so the area feels like home before you commit.

3

Map your must-haves

Single-level vs townhome, school zones, HOA tolerance, golf vs park-adjacent. We narrow these communities to your short list.

4

Write a confident offer

I walk you through NC's attorney-closing process, due-diligence and earnest money, inspections, and the week-by-week timeline to close.

BEFORE WE TOUR, HAVE READY

- ☐ Lender pre-approval letter (or proof of funds)
- ☐ Target neighborhoods and price range
- ☐ Any school-assignment questions
- ☐ Your must-haves vs nice-to-haves
- ☐ Your move timeline
- ☐ A wish list for your next chapter





READY WHEN YOU ARE

If you have read this far, you already know I do this differently. I made the move to Brier Creek myself, so I understand what it feels like to choose a home from a distance and to want someone in your corner who will tell you the truth, not just what you hope to hear. That is the work I love. I take on only a handful of clients at a time, I handle the details myself rather than passing you down a line, and I stay reachable when a question comes up at an hour that suits your schedule, not mine. When you are ready, whether that is next month or next year, I would be glad to walk the neighborhoods with you and help you find the home that fits the life you are building here. Living starts here, and I would be honored to help yours begin."

CAROLYN GRAVEN

Realtor | Relocation |
55+ and Brier Creek Specialist

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Scan to explore listings and resources at cteliving.com, or reach me directly.

This guide is provided for general informational purposes and reflects market conditions as of September 2026. Figures are estimates compiled from public sources and are not a guarantee of future results. Always verify school assignments, HOA fees, and tax rates for a specific property before purchase.