#1 Median Home Value in Wilmington Market — ALEX Intelligence 2026

$636,800 Median Home Value in St. James

Top city in Wilmington market — ALEX Intelligence 2026

THE DATA

$636,800

Median Home Value (2024)

St. James leads the Wilmington metro in home value, surpassing even established coastal enclaves.

This figure reflects the premium placed on exclusivity, water access, and limited land availability in St. James. The city's position at the top of the ranking is not a short-term anomaly but the result of decades of constrained supply and rising demand from high-income households seeking privacy and stability.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-19-wilmington-home-value-place-mkt

01

Scarcity drives value

The data confirms what local investors have long known: in the Wilmington market, value is not earned through volume, but through restriction. The top-ranked city is not just expensive—it is structurally insulated from oversupply.

02

The value gradient is steeper than it appears

This gradient reveals that the market is not homogeneous. It is layered, with distinct value thresholds that correlate to tangible, hard-to-replicate features. For investors, this means that not all coastal locations are equal—only those with enduring physical and regulatory advantages can command premium pricing.

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