

St. James — #1 of 10: Share Aged 65 and Over

St. James leads NC in senior population share

62.8% aged 65+ — top in metro and state

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THE DATA

62.8%

Share Aged 65 and Over (2024)

St. James leads the Wilmington metro and North Carolina in senior population share, according to ALEX Intelligence's 2026 analysis.

This figure is not just a demographic stat — it reflects a fundamental shift in housing demand. As the oldest cohort grows, so does the preference for low-maintenance, accessible living. In St. James, this is already reshaping development patterns, with fewer new single-family homes and more focus on age-in-place infrastructure.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-13-wilmington-senior-share-place-mkt>



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01

Demand is shifting toward permanence

For investors, this means targeting communities where demographic inertia is strong. Properties in St. James are less sensitive to interest rate fluctuations because the owner base is not reliant on refinancing or quick exits — they're staying put.

02

The next wave of growth is invisible

This is a second-order effect of the data: the 62.8% figure isn't just about who lives here — it's about what the community will need to support them. The next wave of real estate value will be in adaptability, not just square footage.



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