

St. James — #1 of 10: Owner Occupancy Rate

St. James Leads NC in Owner Occupancy

96.4% owner-occupied homes — a local benchmark

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THE DATA

96.4%

Owner Occupancy Rate (2024)

St. James leads the Wilmington metro and North Carolina in owner-occupied housing, according to the 2024 American Community Survey.

This figure reflects deep community roots and long-term residency patterns. With nearly every home occupied by its owner, St. James exhibits a level of stability rare even in established coastal markets. The data signals a market where homeownership is not a transactional step but a generational commitment.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-17-wilmington-owner-share-place-mkt>

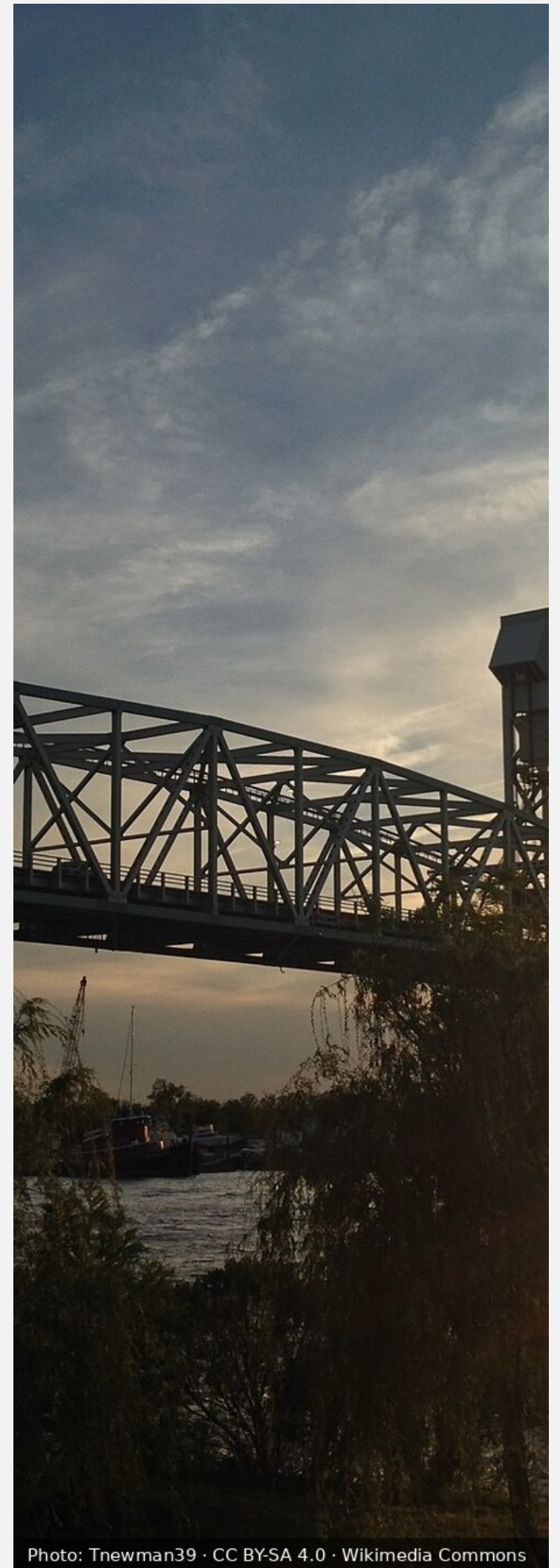


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01

Stability Drives Long-Term Value

This stability also reinforces municipal resilience. With a stable tax base and low rental turnover, public services and infrastructure planning can be conducted with greater certainty. This is not just a real estate trend—it is a civic foundation.

02

The Invisible Supply Constraint

For developers and investors, this means traditional expansion models—acquiring and repositioning properties—face structural resistance. The path to growth lies not in volume, but in preservation, adaptive reuse, and community-led development that respects existing tenure patterns.



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