

St. James — #1 of 10: Share of Homes Built Since 2010

St. James leads NC in new home share

Source: ALEX Intelligence · Published October 31, 2026

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THE DATA

53.7%

Share of Homes Built Since 2010

St.

This figure reflects a sustained wave of development over the past decade, with 53.7% of homes in St. James constructed since 2010. The data, drawn from the 2024 American Community Survey 5-Year Estimates, reveals a market that has prioritized new construction over preservation, shaping a housing stock that is modern, energy-efficient, and aligned with contemporary buyer expectations.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-31-wilmington-recent-stock-share-place-mkt>

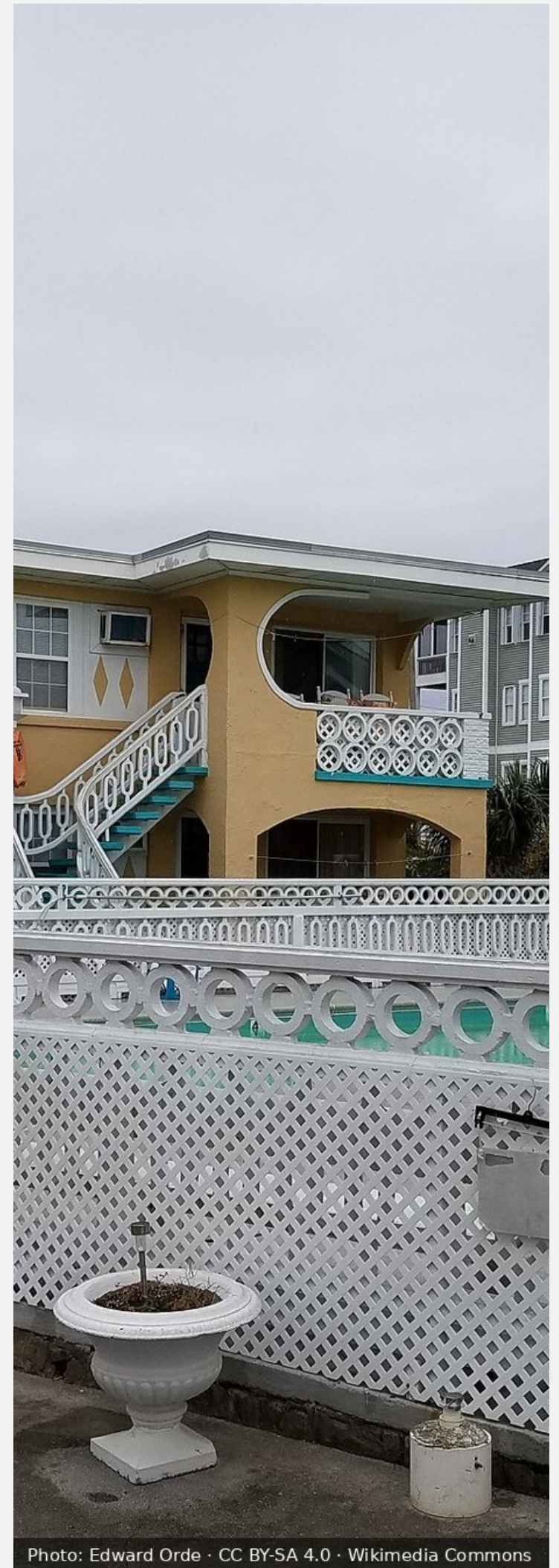


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Newness drives market resilience

The concentration of recent builds suggests that St. James has become a preferred destination for families and professionals seeking modern amenities, smart home integration, and lower long-term maintenance. This alignment with evolving lifestyle demands positions the city as a natural magnet for inbound migration, especially from more established but aging metros.

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Age gap creates competitive advantage

In a market where older homes often require costly upgrades, St. James offers immediate move-in readiness with modern infrastructure. This reduces buyer friction and accelerates transaction velocity. As national markets face inventory constraints, St. James' new-home advantage becomes a rare asset — one that supports both affordability and long-term value.



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