



St. James, North Carolina.

Current market data.

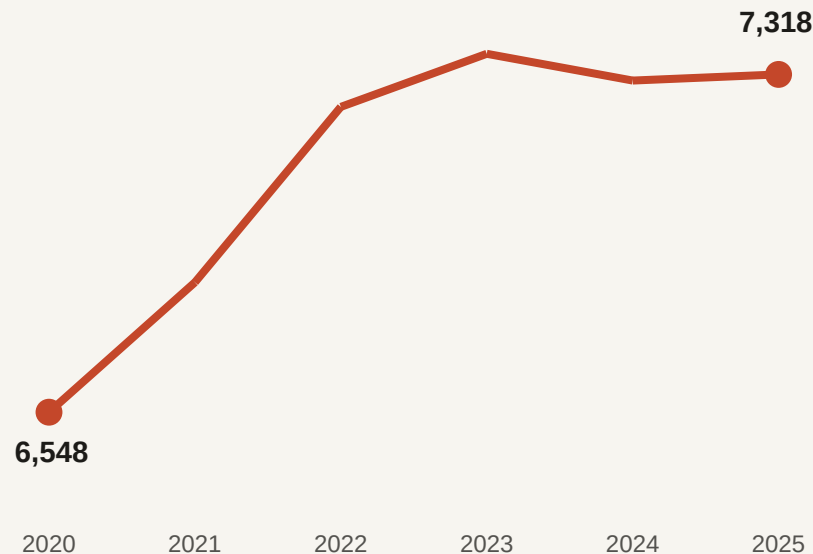
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.8% since 2020.

7,318

people, the 120th-largest of North Carolina's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

91.0%

of 790 jobs located in St. James are filled by in-commuters.



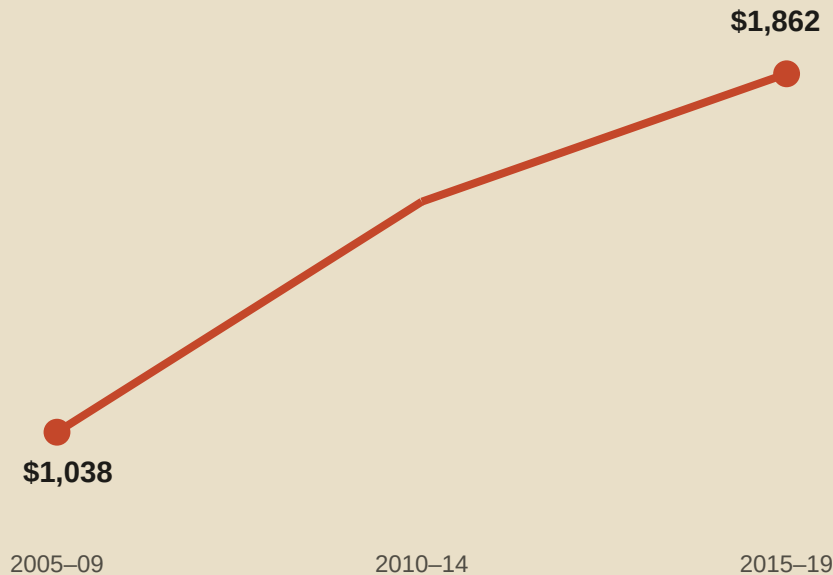
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 79%
since the 2005–2009
survey, before inflation.

\$1,862

a month. North Carolina's median is \$1,228.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,601 gap between neighbors, the sharpest rent edge between adjacent tracts in Brunswick County.

TRACT 203.15

\$967

TRACT 203.13

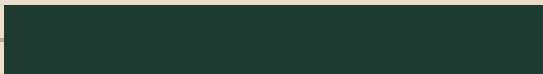
\$2,568



ROOM TO BUILD

The median rent is above what local wages can carry.

\$922–\$1,383



\$1,862 median

is the monthly rent range local workforce wages support.

BUILDING

20% of the housing here was built before 2000.

319

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

20%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.0–0.2% to the 4,321 homes here.

1–8

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs
120% more than North
Carolina's.

\$636,800

median home value in St. James.

St. James



\$636,800

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS ST. JAMES'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/nc/st-james/**](https://almanacdata.ai/e/nc/st-james/)

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