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St James Plantation, NC

Community & Property Update

Q1 2026



I jumped into the new year with lots of enthusiasm. I believe 2026 will be a very active market for home sales in St James and surrounding areas. We are already seeing lots of new people visiting and exploring a move to the Carolinas. Spring months are typically busy but I am already getting appointments for the Summer.

I was delighted to be featured as a Rising Star in Brunswick Real Producers Magazine December issue. I also just launched my new Website, <https://www.jenronan.realtor/>. Take a look. It has tools for searching for a home, featured listings, community updates and I will regularly post blog articles with tips for both Sellers and Buyers.

I am experienced helping both Sellers and Buyers in St James, Southport, Oak Island and surrounding areas. I look forward to seeing you soon and helping you find your dream home.

The best compliment is a Referral. Please feel free to share my contact information to your friends/family for their real estate needs.

St James Market Snapshot

St James Residential



Jan 2026

Number of homes on the market: Single Family = 58, Townhomes/condos = 11

Average SF Active Home Price: \$669,900.

Median Days on Market: 32 Days. This has reduced from 62 days in Dec 2025.

Sales Trends: Sale to list price ratio is 95.8%.

Source MLS

The St. James real estate market continues to be very active. Inventory levels increased towards end of Q3 and into Q4 last year, but much of that inventory has gone under contract, with the number of homes on the market now reduced. As of the third week of January 2026, 25 homes had gone under contract for 2026 with 9 new listings. There is definitely still competition for homes that are priced correctly.

Market Update - The metrics

Looking Ahead: Forecast for the rest of 2026

Over the past year, more established homes have come to the market, creating opportunities for buyers to secure properties on very desirable lots. St James Plantation was thoughtfully developed in phases, resulting in neighborhoods with varying home ages, lot sizes, and property styles. This makes it possible for me to find options that suit a wide range of needs and preferences, ensuring I have something for every buyer's criteria.

While interest rates have dropped over the last year, the reduction has not been large and people who were holding off buying are not waiting any longer. Winter weather in Northern states always gets people planning and exploring moving to the Carolinas. Our office has been very busy with both walk-ins and people visiting on Discovery packages.

Our Discovery Package

We offer a Discovery Package to people interested in learning more about our Community. Stay in one of our condos and "live the life" for 2 nights/ 3 days. You get to use our community amenities and for golfers a round of golf is included. As part of this package, you will get a personalized tour with me of all our amenities and I can also arrange to show you homes.

Happenings locally

There is always something going on...

There is always lots going on both inside and outside the gates of St James Plantation. There is no chance to be bored. Did you know there are over 100 Resident run social clubs in St James?

Here is just a sample of what has been going on lately.....

Lantern Event on Oak island

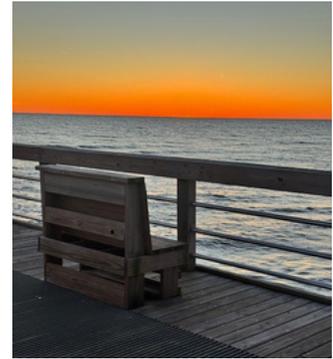
This has now become an annual event held on January 1st each year. People gather near the Oak Island pier and walk along the beach, displaying decorative paper lanterns that are lit up by battery operated lights. Many lanterns are home-made and very imaginative.

Laugh Out Loud Comedy Night at the Homer E. Wright Jr. Event Center (Jan 2026) featuring Mark Ricadonna.

St. James NEST held their first program in the 2026 Speaker Series titled "Navigating Your Next Chapter, Advanced Medical Directives: Guidance for Loved Ones and Peace of Mind for You"

Southport Historical Society Second Tuesday Program

This program explores how political tension, Militia activity and conflict in the Lower Cape Fear helped shape North Carolina's path to independence during the early years of the American Revolution.



Until Next Time

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