Is Birmingham's Housing Market Outpacing National Growth?

A deep dive into the latest Atlanta Fed data



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THE DATA

5.8%

Median Price Growth (YoY)

Birmingham’s housing price increases have been significantly higher than national averages.

Birmingham’s median home price rose by 5.8% year-over-year, according to the Atlanta Federal Reserve's latest regional report. This is notably higher than the national average of 3.9% and reflects a strong demand dynamic in the region. While this growth has been robust, it raises concerns about affordability as wages have not kept pace with price appreciation.



Source: Atlanta Fed · Published August 25, 2026

01

Growth is Not Uniform Across Submarkets

The data shows that Birmingham’s top-performing neighborhoods are seeing price increases above 7%, while others lag behind. This divergence suggests that investment strategies must be tailored to specific submarkets, rather than applying a blanket approach across the metro area.



02

Affordability Risks Are Rising

As prices climb faster than wage growth, there is increasing pressure on middle-income households. The Atlanta Fed data shows that the ratio of median home price to median household income has risen sharply in Birmingham, signaling potential long-term affordability issues if this trend continues.

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