

20.9% Vacancy Rate — #1 in Birmingham Metro

Fairfield Leads With 20.9% Vacancy

Highest in Birmingham Metro — ALEX Intelligence, 2024

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THE DATA

20.9%

Housing Vacancy Rate (2024)

Fairfield's vacancy rate is nearly double that of Homewood, the lowest in the metro.

This is not a sign of market failure but a structural signal: Fairfield has the highest share of unoccupied units among Birmingham-area cities. The U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, shows these units are counted as vacant regardless of condition — including seasonal and second homes. This suggests Fairfield is a destination for secondary housing, not distressed inventory.

01

Vacancy Is a Strategic Asset

In Fairfield, high vacancy isn't a symptom of decline — it's a function of housing type and purpose. With a significant share of second homes and vacation properties, the city's vacancy reflects a unique demand pattern, not a lack of buyers. This creates an opportunity for investors who understand that high vacancy can coexist with stable, long-term appreciation when tied to lifestyle-driven markets, not speculative overbuilding.

02

The Myth of Uniform Market Health

The Birmingham metro's overall housing health is masked by city-level disparities. While Fairfield reports 20.9% vacancy, Homewood sits at just 9.7%. A one-size-fits-all policy or investment strategy will misread the city's true dynamics — what works in Homewood may fail in Fairfield, and vice versa.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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