Margaret Leads in New Housing Stock — ALEX Intelligence 2026

Margaret Leads Alabama in New Housing Stock

11.2% of homes built since 2020 — ALEX Intelligence 2026

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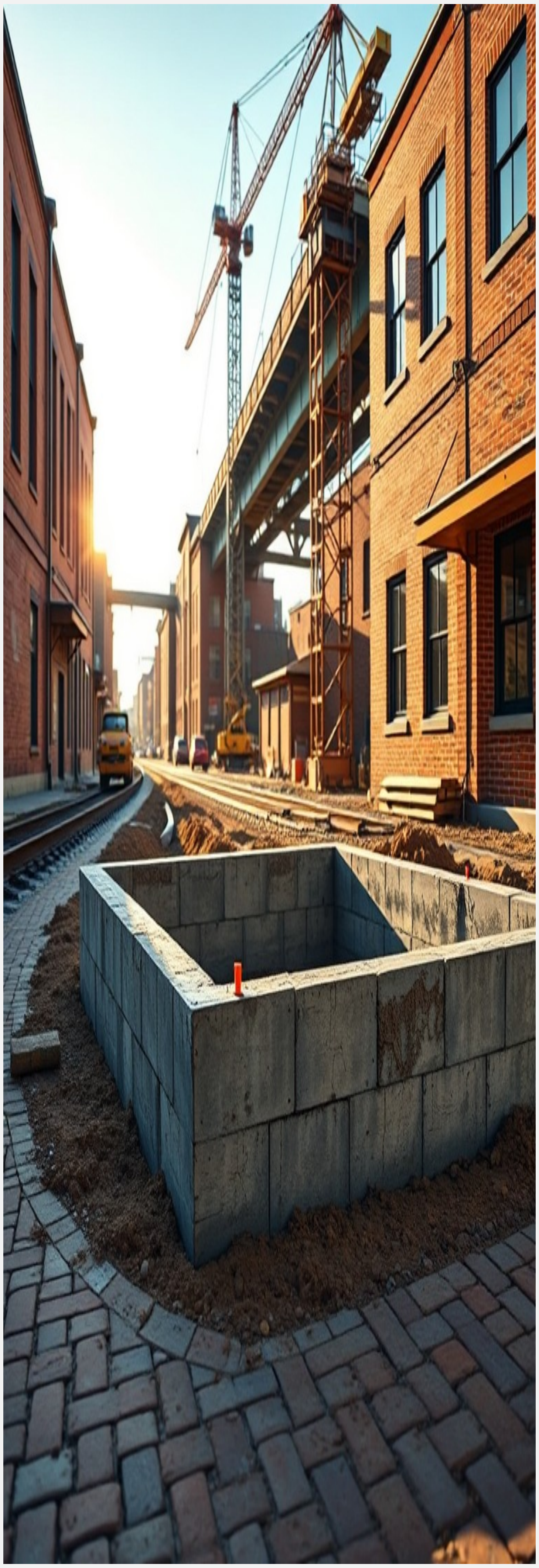
THE DATA

11.2%

Share of Homes Built Since 2020

Margaret leads the Birmingham metro in new housing construction, with over one in nine homes built in the last four years.

This figure represents a structural shift in where growth is occurring across the region. While traditional hubs like Birmingham City and Homewood remain central to the market, Margaret's dominance in new stock signals a reconfiguration of development momentum toward the city's southern and western corridors. The concentration of new homes suggests strong land availability, infrastructure readiness, and likely active developer interest in long-term community building.

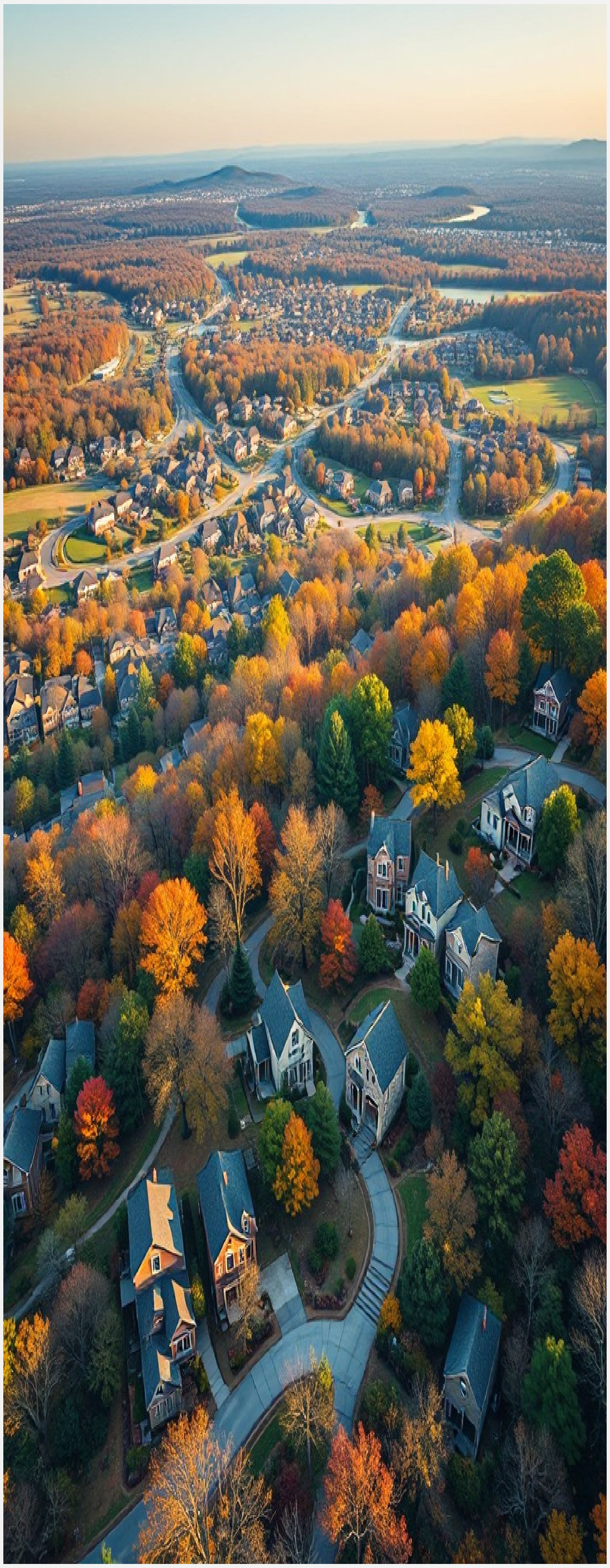


Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-24-birmingham-new-stock-share-place-mkt

01

New Housing = New Identity

Margaret's 11.2% share isn't just about quantity—it reflects a deliberate recalibration of where the market is placing its future. This level of new construction suggests a shift from reactive to proactive urban planning, where the city is actively shaping its identity through modern, sustainable development. Unlike older neighborhoods still adjusting to price volatility, Margaret's new homes are likely to attract younger professionals, remote workers, and first-time buyers seeking updated amenities and lower maintenance costs.



02

The Price of Being First

Yet Margaret's lead carries a paradox: early-mover advantage can become late-mover risk. As the most recent housing stock enters the market, Margaret may face downward pressure on appreciation velocity, especially if demand does not keep pace with supply. In contrast, areas with slower growth—like Fultondale or Highland Lakes—may benefit from scarcity-driven appreciation in the next 3–5 years. The real estate strategy isn't just about building new homes—it's about timing the market's next phase.

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

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