51.4% of Homes $1M+ in Mountain Brook — ALEX Intelligence 2026

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Birmingham’s wealthiest city leads Alabama in luxury housing share

THE DATA

51.4%

Share of Homes Valued $1M or More (2024)

Mountain Brook leads the Birmingham metro in high-end housing concentration.

This figure represents the proportion of homes in Mountain Brook valued at $1 million or more, a level unmatched in any other city within the Birmingham market. It reflects a long-standing pattern of wealth retention and exclusive land use, not a recent surge. The data, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, confirms that Mountain Brook's housing stock remains the most concentrated in high-value real estate across the region.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-26-birmingham-million-share-place-mkt

01

Wealth is spatially concentrated

The 51.4% figure in Mountain Brook is not just a number—it's a spatial signal. It indicates that wealth is not broadly distributed across the Birmingham metro, but instead clustered in a small number of enclaves. This concentration suggests that economic mobility, access to capital, and long-term investment patterns are deeply unequal. For real estate professionals, this means that market dynamics in Mountain Brook are driven by a different set of economic forces than those in other parts of the region, where affordability remains a primary concern.

02

Luxury markets resist softening

The data shows no indication of price erosion in the $1M+ tier, suggesting that high-net-worth buyers are still active and confident. This divergence between luxury and entry-level segments underscores a growing bifurcation: one part of the market is stabilizing, even as the broader market experiences softness. This dynamic may influence future zoning, development, and investment strategies in the metro.

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

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