

15.2% Home Value Divergence in Birmingham — ALEX Intelligence 2026

15.2% Gap in Home Growth

Birmingham's fastest and slowest cities diverge — a new kind of market split

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THE DATA

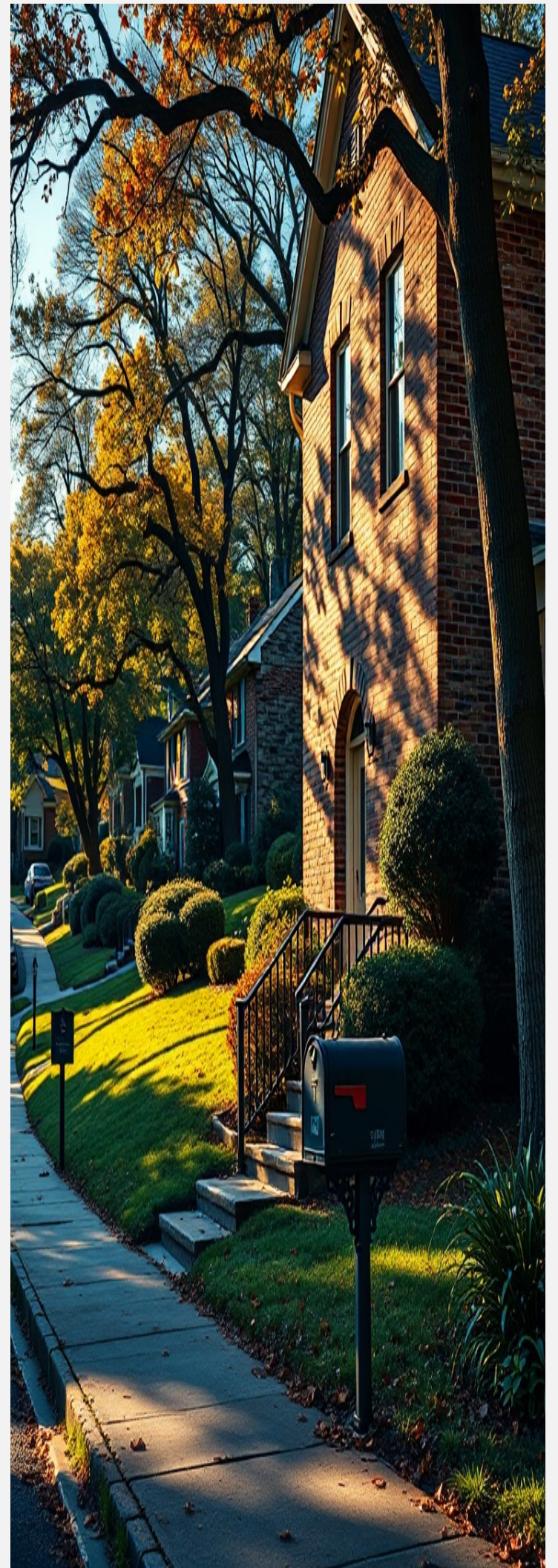
15.2%

Spread Between the Fastest and Slowest Appreciation (2024)

This is the largest divergence in home value growth among cities in the Birmingham metro, measured between Irondale and Pell City.

While some neighborhoods are experiencing boom-level growth, others are lagging behind, creating a fragmented market where access to wealth-building through homeownership is no longer uniform.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 ·
ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-02-birmingham-divergence-home-value-place>



01

Growth is no longer uniform

This divergence reveals that the Birmingham market is no longer a single entity but a collection of micro-economies. The gap suggests that policy, infrastructure investment, and development planning are not distributed equally across the metro. Areas like Irondale, with strong economic anchors and access to major corridors, are capturing disproportionate gains — while others, like Pell City, are being left behind despite similar demographic profiles.

02

Equity at risk in high-growth zones

The 15.2% spread implies that wealth accumulation through home equity is increasingly concentrated in a few high-performing cities. For long-term residents in slower-growing areas, this creates a real risk of displacement or stagnation, even as the overall metro appears to thrive. Without targeted intervention — such as reinvestment in underperforming zones or inclusionary zoning — this divergence could become entrenched, deepening existing socioeconomic divides.



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