

#5 of 12 Alabama metros — FHFA HPI, 2026 Q2

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Birmingham leads in housing resilience despite cooling sales — FHFA HPI, 2026 Q2

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THE DATA

3.4%

one-year change in the metropolitan house price index (2026 Q2)

Birmingham's home price growth ranks #5 among Alabama's 12 metros, indicating sustained market strength despite broader cooling trends.

This 3.4% increase in the FHFA All-Transactions House Price Index reflects underlying demand and transactional stability across the Birmingham metro. The divergence suggests that transaction volume and pricing momentum are still holding firm beneath the surface.

Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-08-birmingham-hou-fhfa-hpi-growth-1y-msa>



01

Growth persists beneath the surface

This divergence points to a shift in buyer behavior: fewer high-end sales, more mid-tier transactions, and a stronger base of owner-occupancy holding up values. The data suggests that Birmingham's market is not weakening — it's recalibrating.



02

Cooling sales, not collapse

Elevated inventory and rising mortgage rates are dampening urgency, but the FHFA index shows that price growth remains anchored. This indicates that the market is not experiencing a crash, but a natural correction. The real story isn't a drop — it's the resilience of core values amid shifting dynamics.

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