

#1 in Birmingham, #1 in Alabama — ALEX Intelligence 2026

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ALEX Intelligence 2026 — Income Gap Ranking

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THE DATA

9.9%

Income Gap Between Arriving and Departing Households (2023)

Birmingham has the largest income gap between incoming and outgoing households among all Alabama counties.

This 9.9% gap indicates that households moving into the Birmingham metro earn significantly less than those leaving. This is not a transient trend — it reflects a sustained shift in migration patterns where lower-income households are increasingly choosing Birmingham over higher-income destinations. The data, drawn from IRS county-to-county migration flows (2022–23), reveals a structural repositioning of economic geography in the region.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-11-birmingham-mig-agi-gap>

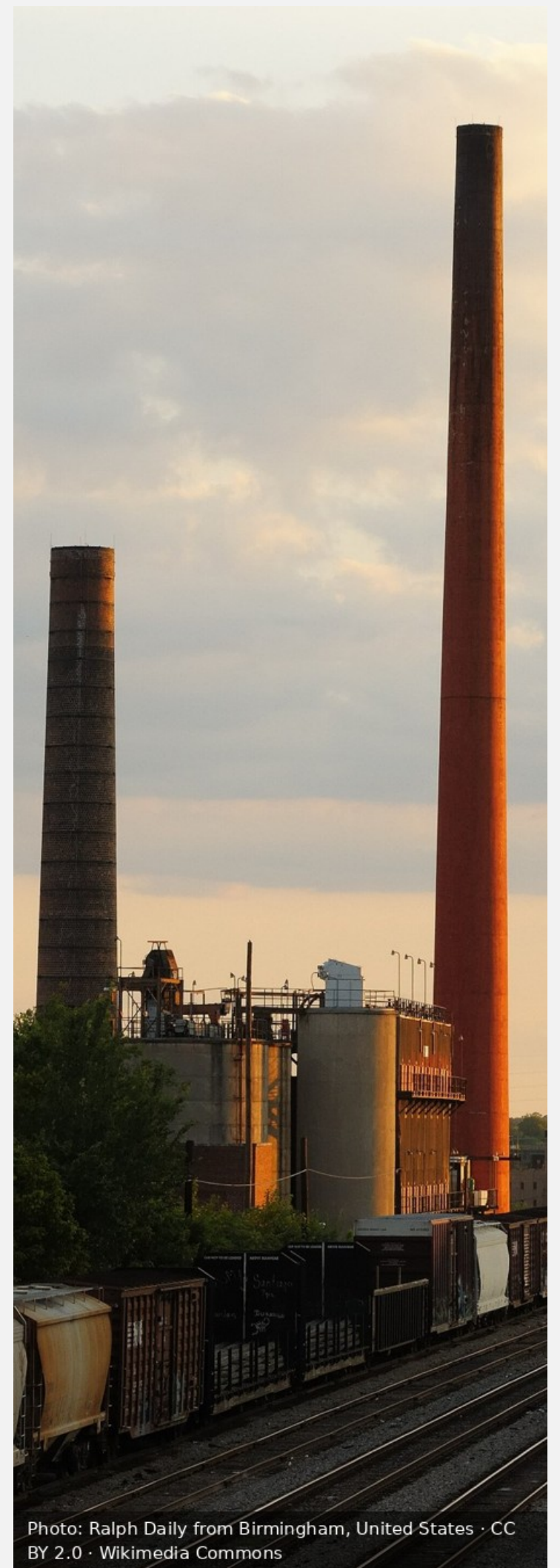


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01

Affordability Is a Magnet, Not a Byproduct

The persistent income gap suggests that Birmingham is not just attracting lower-income residents — it is becoming a destination for those seeking affordability relative to opportunity. This is not a sign of decline but of strategic positioning: a city where economic access is prioritized over income level. The trend may signal long-term value appreciation in mid-tier neighborhoods, where demand is rising despite lower incoming household incomes.

02

The Influx Is Reshaping Market Dynamics

As lower-income households arrive in growing numbers, the market is adjusting to a new equilibrium — one where price sensitivity is rising, and competition is shifting from income-based to value-based. This is not a signal of weakness, but of structural evolution. The cooling in mid- and upper-tier prices (per ACRE, July 2026) may reflect this realignment: homes are settling closer to perceived value, not inflated by income expectations.



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