

Midfield — #1 of 10: Median Home Age

Midfield Leads Alabama in Home Age

Source: ALEX Intelligence · Published October 17, 2026

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THE DATA

66 years

Median Home Age (2024)

Midfield holds the oldest housing stock in the Birmingham metro area.

This age concentration reflects decades of stability, limited redevelopment, and a deep-rooted community fabric. Unlike newer suburbs, Midfield's housing stock is not a product of speculative growth but of enduring settlement patterns.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-17-birmingham-median-home-age-place-mkt>



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01

Age Is a Strategic Asset

In a market where new construction is constrained by high financing costs and labor shortages, Midfield's aging inventory offers a unique advantage: proven stability. These homes are not dilapidated—they are well-maintained, fully occupied, and embedded in long-standing neighborhoods. Their age is not a liability but a signal of resilience, reducing turnover risk and supporting consistent rental demand.

This stability is particularly valuable in a cooling market. As prices dip in newer developments, older homes in established areas like Midfield retain relative value due to location, tenure, and neighborhood cohesion.

02

The Hidden Infrastructure Advantage

The 66-year-old homes in Midfield are not isolated relics. They sit atop decades of infrastructure investment—sewer lines, roads, utilities—that have already amortized their costs. Unlike newer subdivisions that burden developers with greenfield costs, Midfield's housing stock benefits from fully developed public services.

This infrastructure efficiency reduces the cost of maintenance and upgrades for both homeowners and local governments. The city's oldest homes are, paradoxically, among its most future-ready.



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