

#1 of 10: Share of the Market's Post-2020 Homes in Its Top Three Zip Codes

19.8% of New Homes in Birmingham's Top 3 ZIPs

Source: ALEX Intelligence, October 21, 2026

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THE DATA

19.8%

Share of the Market's Post-2020 Homes in Its Top Three Zip Codes

This concentration is unprecedented in recent development history for the Birmingham metro.

The data reveals that nearly one in five new homes built since 2020 are clustered in just three ZIP codes: 35244, 35043, and 35242. This level of aggregation suggests a bifurcation in development patterns —where growth is not broadly distributed but strategically focused in specific corridors. The implications for infrastructure, equity, and long-term urban planning are significant.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-21-birmingham-concentration-new-homes-zcta>

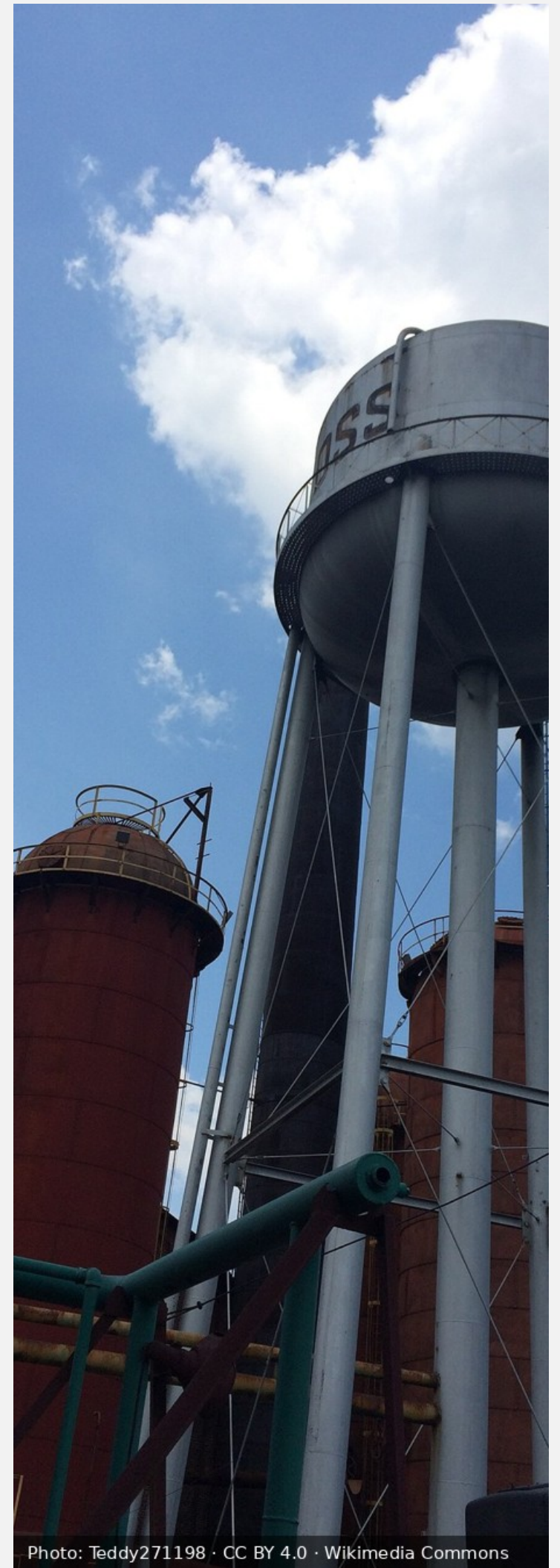


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01

Development is Following Demand, Not Supply

This alignment between policy and market behavior is rare. It suggests that long-term planning is finally translating into tangible outcomes, not just documents.

02

Equity Risk in the Shadow of Success

The next phase of Birmingham's growth must answer: Who gets to live where? The data shows where development is happening—but not who is being left behind.



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