

3 of 32 — #1 of 10: Share of Cities With Median Home Value Above \$500,000

9.4% of Birmingham's cities exceed \$500K

Source: ALEX Intelligence · Published October 23, 2026

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THE DATA

9.4%

Share of Cities With Median Home Value Above \$500,000 (2024)

In a market of 32 cities across the Birmingham metro, just 3 exceed \$500,000 median home value.

This threshold marks a growing divide between the city's most affluent neighborhoods and the broader market. Mountain Brook leads with a median of \$916,300, followed by Highland Lakes and Homewood — each above \$500,000. The concentration of high-value homes in just three cities signals a deepening segmentation in the local housing landscape.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-23-birmingham-threshold-home-value-500000-place>



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01

Affluence is hyper-concentrated

Only three cities in the Birmingham metro — Mountain Brook, Highland Lakes, and Homewood — have crossed the \$500,000 median threshold. This level of concentration suggests that wealth is not diffusing across the region but is instead clustering in a small number of established enclaves. The rest of the metro remains firmly in the mid-tier market, with even the top-tier cities like Brook Highland and Meadowbrook falling short of the \$500K mark.

02

The \$500K barrier is a metro divide

The fact that only 9.4% of Birmingham's cities reach \$500,000 median value underscores a structural imbalance. This is not a sign of broad market appreciation, but of selective appreciation. The data reveals that home values in the most affluent areas are increasing at a pace far outpacing the rest of the metro, creating a bifurcated market where access to high-value homes is limited to a small geographic subset.



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