

the Birmingham market — #1 of 10: Year-Over-Year Change in Households Moving In

Birmingham leads Alabama in in-migration growth

Source: ALEX Intelligence, 2026

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THE DATA

6.8%

Year-Over-Year Change in Households Moving In (2023)

Birmingham's in-migration rate rose sharply between 2021-22 and 2022-23.

This 6.8% increase reflects a sustained demographic shift, with households relocating from surrounding counties and even neighboring states. The data, drawn from IRS county-to-county migration flows, signals growing economic and lifestyle appeal in the region. The growth is not isolated to one county but spans multiple adjacent areas, indicating a broad-based attraction.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2021-22 and 2022-23 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-28-birmingham-mig-trend-in-total>



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01

Affordability drives relocation

The 6.8% in-migration surge suggests that Birmingham is becoming a refuge for buyers priced out of pricier markets. Unlike Williamson County or Georgetown, where home prices have surged due to tech-driven demand, Birmingham's affordability remains a structural advantage. This migration pattern is not about luxury but about accessibility—families and professionals choosing stability over speculation. The data reveals a market where demand is rising not due to hype, but due to real economic positioning.

02

Migration outpaces price growth

This divergence suggests that price pressure is not deterring buyers—rather, it’s attracting them. The market is entering a phase where affordability is not a temporary condition but a competitive advantage. The incoming population is likely to stabilize demand, reducing volatility and setting the stage for long-term appreciation, especially in neighborhoods with strong infrastructure and employment access.



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